



From the Mayor's Desk

May 2017

Q&A: City's Decision to Purchase New City Hall Building

On Friday, April 28, 2017 we issued a press release announcing the purchase of a building in Technology Park which will serve as the new Peachtree Corners City Hall. I'm sure you have questions. Following is a Q&A which should provide the answers to the city's decision.

Q: Why purchase a building, why not continue renting the current space?

A: The decision to purchase was based on several factors. Remaining at its current location, the city would be facing a substantial rent increase. Conversely purchasing property would be a more fiscally prudent option as the new location, which has more square footage, will also allow the city to lease out a portion of the building, providing additional income which will offset the monthly cost. Purchasing a building in Tech Park also represents an investment in the city itself. The purchase will lend itself to our economic development plans to transform Tech Park into an innovation hub and is taking a vacant building that six months ago was in foreclosure and returning it back to a productive use.

Q: Where is the new building located and what is the purchase price?

A: The building is located about ½ mile west of the current City Hall. The address is 310 Technology Parkway. The purchase price of the building is \$4.59 million.

Q: How large is the new building?

A: The 310 Technology Parkway building is 61,244 square feet. The city will occupy the first floor and lease out the second floor.

Q: How does it compare to renting the current space to owning the larger building?

A: A renewed lease on the current 12,500 square foot space would result in the city paying almost \$16,000 per month in rent. Leasing rather than owning means there is no accumulation of ownership equity. With the second floor of the new building rented out, the city's monthly cost could be reduced to an amount comparable with the monthly cost of a renewed lease on 147 Technology Parkway.

Q: The city is moving to a building with over 30,000 square feet. What will the city do with the extra 17,500 square feet of space?

A: The additional square footage will accommodate a larger council chambers, election space and additional meeting space which would also be available for public use. The large meeting space will be multi-purpose for diverse uses and will be available to the public (i.e. Rotary Club, UPCCA, etc.)

Q: What other advantages does the new building have over the current City Hall?

A: Unlike the current space being used for City Hall, the new building will be fully compliant with the Americans with Disabilities Act (ADA), have public restroom access, and will provide a safe and secure environment for the residents, visitors, and staff that will access the building daily.

Q: The current location is rather hard to find. Will the new location be easier to locate?

A: Yes, currently City Hall is difficult to find for first-time visitors. It is tucked behind another building making it often difficult for visitors to locate our city hall. The 310 Technology Parkway building offers road frontage with clear visibility from the street. It's also just steps away from the city's multi-use trail.

Q: How will the cost of the building be financed?

A: It will be financed through the Georgia Municipal Association. The loan will be paid off in 15 years.

Q: How does the city's decision to purchase a building compare with other new cities in the metro area?

A: The City of Dunwoody recently purchased a 45,000 square-foot building for \$8,050,000 (\$178 per square foot) for use as its new city hall. The City of Johns Creek recently purchased a 75,000 square-foot building for \$9,405,125 (\$125 per square foot) for use as its new city hall. The City of Peachtree Corners' purchase of a 61,244 square-foot building for \$4,593,000 (\$75 per square foot) for use as its new city hall compares very favorably from a financial standpoint.

Q: Why not build a brand-new City Hall?

A: The City's decision to renovate an existing building rather than building a brand-new facility is a fiscally conservative and responsible decision and more cost effective than new construction.

Q: When will the new City Hall open?

A: Renovations to accommodate the City's needs will begin shortly, the work is expected to be complete by fall 2017. We expect to be operating out of the new City Hall shortly after the renovations are complete

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