

CITY OF AUSTELL, GEORGIA
Development at Threadmill Complex

Subject: Questions and Answers

Date: October 10,2023

Q: Are boundary and topographical surveys available for the Property?

A: Surveys are scanned and uploaded on website.

Q: Are as-built drawings of the +/- 250,000 SF Threadmill Building and other buildings/structures on the Property available?

A: All building plans we have are scanned and uploaded on website.

Q: Are environmental reports available for the Property?

A: There are no known environmental reports for the property.

Q: Is there a stacking plan for the Threadmill Building showing how the building is demised and the location of each tenant (or vacancy)?

A: The map is scanned and uploaded to the website.

Q: Is there a rent roll showing basic lease terms, expiration dates, renewal options, etc.

A: Table of leased space and terms are uploaded on the website.

Q: Is there a profit/loss statement for the Threadmill Building, preferably calendar year 2021, 2022 and YTD 2023.

A: Our audited financial reports for our fiscal year end (June 30th) is located on our website, page 23.
<https://austellga.gov/ComprehensiveAnnualFinancialReport.aspx>.

Q: What is the property currently zoned?

A: The property is currently zoned Government Land. The City will work with the chosen party to rezone it to an appropriate zoning.

Q: What is the timing of the Austell-Powder Springs Multi-use Trail? Can the City influence the timing of a connection from the Threadmill Building to downtown Austell?

A: This was identified in Addendum 1, page 3 uploaded to the website.

Q: Is adequate sewer capacity available for development/density on the vacant land?

A: This was identified in Addendum 1, page 3 uploaded to the website.