

CITY OF AUSTELL, GEORGIA

Addendum 1

For

Development at Threadmill Complex

SUBJECT: Pre-Proposal/Site Visit Meeting Minutes

DATE: September 26, 2023

General Notes:

The optional pre-proposal meeting/site visit was held at the Threadmill Complex, 5000 Austell-Powder Springs Road, Austell, GA on September 20, 2023 at 10:00 AM to discuss the development project at the Threadmill Complex.

The following employees were in attendance representing the City of Austell:

Zach Evans, Building Manager

Darrell Weaver, Community Affairs Director

Christine Dobbs, Assistant Community Affairs Director

Raushanah Johnson, Purchasing/Finance Department

Rachel Yarbrough, Assistant Finance Director

The sign-in sheet for contractors/developers is attached.

The following administrative points were highlighted:

- Question and Answer deadlines
- Proposal deadline - time and location emphasized

Discussions and Clarifications from Meeting:

- There are no defined parameters for this project. This proposal is seeking the best long-term opportunity for the City. A “live, work, play” concept has been mentioned. Such a development would include a balance of uses, including entertainment, restaurants, and retail. The City sees this as a catalytic project for revitalization in the City. Nothing is considered off limits at this time. The City is open to such things as selling, joint development, ground leasing, etc.
- The building is occupied completely on the 1st and 2nd floors. A small portion of the third floor is currently leased. In addition, the City leases out portions of a building behind the Mill, which also houses the City gym. The existing leases of tenants will expire within the next 2 years. Leases do include utilities. **A schedule of tenant spaces/expiration dates is attached.**
- The City is flexible on a timeline and understands it depends on the developer, financing and other factors. The philosophy is “the sooner, the better”.
- The City would be willing to vacate their current offices, if necessary. The following departments are housed in the Threadmill:
 - Community Affairs
 - Parks
 - Court
 - Public Works
 - Police
 - Mayor
 - Clerk
- There has not been an active Downtown Development Authority for decades. However, this project may utilize the Cobb Development Authority (CDA) instead. The CDA has been involved in discussions from the beginning and may be used as financing arm.
- The outdoor Katlaw training area on the side of the building is owned by Norfolk Southern. Their lease with Katlaw is believed to be year-to-year, but that is entirely between Katlaw and Norfolk Southern. There is a possibility of Katlaw relocating to a different property in the area. The indoor suite leased by the City to Katlaw is short-term and expires in 1-2 years.
- The City expects mixed housing in the future development. This includes multi-family housing, townhomes, etc. It would be complimentary to Austell-Powder Springs Road. In terms of affordability, there would be a blend. The Council has discussed this and adopted it as part of the Comprehensive Plan and LCI study. The entire campus is available, including the current location of the Fire training center, the building at the back of the property with the gym and the Parks warehouse.
- There are approximately 160 original mill homes still in existence. Although they are adjacent to the Threadmill property, they are not within the City’s limits.

- The Threadmill is registered as an historic building. There is no preservation ordinance or other provisions that would prohibit development or change of use.
- There is no known opposition from the Clarkdale community, where the mill homes are located. The residents of that community have been included in conversations and are aware of the potential development. It is expected that any plans would be mindful of the surrounding communities.
- The City is not aware of any hazardous materials or environmental concerns. There was some remediation performed on a building behind the Mill, so the assumption is that all buildings were evaluated at that time.
- The Threadmill is approximately 250,000 square feet, including the police academy on the end. A new roof was just installed this year. The previous roof was completely removed before this roof was installed. It is a high efficiency, 30-year roof. New landscaping was also installed in recent years. The replacement/upgrade of the cooling tower and piping is in the bidding process. The City expects a 60% increase in efficiency with the new system. The sewer system at the Threadmill is sufficient to meet the current needs, however an upgrade would be needed for future development. The water, telecommunications, and electricity should have ample capacity.
- There are 200+ parking spaces in the parking lot, which are more than needed for current use.
- Proposals will be evaluated using the scoring system outlined in the RFP. A committee will conduct the scoring. There is a possibility of public input on the finalists. Any renderings, site plans, or visual aids would be helpful.
- A multi-use trail is scheduled to be built along Austell-Powder Springs Road in the coming years. This is a joint project with Powder Springs and Cobb County. The feasibility phase has been completed and it will be presented to the Cobb County Board of Commissioners at the 10/11/23 meeting. The City will present to the Mayor and Council at the 11/6/23 Council meeting. The project may be incorporated into the proposed MSPLOST, scheduled to be voted on in Cobb County in November, 2024. If that is successful, the trail could be built in 3-5 years. The County will be applying for federal funds to help pay for the project. The exact plans of the trail may vary, depending on development at the Threadmill Complex. **A concept of the trail is attached.**

Site Visit:

- There are no windows on the back of building except in restrooms. The windows were removed, but could be added back.
- There are 2 commuter elevators and 1 freight elevator.
- Dry storage is located on the first two floors at the back of the building.
- A berm runs across the back of the property that separates the Threadmill Complex and the Intermodal facility. A trail there is used by walkers, etc.

- The building behind the Threadmill has wood floors and short ceilings (sloping 8'-9').
- There is an 8.3 acre area on the side of the complex with streets that connect to Clarkdale. It is gated access and there are no permanent structures there. The fire training center and obstacle course are located here. **Available surveys are attached.**
- The City has never had standing water anywhere on the property after rains.
- There are thermopane windows at the ceiling of the center of the building that would need to be redone.
- All interior walls are non-load bearing.
- The third floor is divided into quadrants, each consisting of approximately 35,000 square feet.