

City of Smyrna
Economic Development Department
3180 Atlanta Road
Smyrna, GA 30080

Re: Requesting Waiver of Permit Fees for Expansion of UCB Headquarters

To: Economic Development Department
Attn: Mr. Rusty Martin, Community Development Director

Company Background

UCB is a global biopharmaceutical company focused on developing treatments for people living with severe immunological and neurological conditions. Today, UCB is the largest biopharmaceutical company in the State of Georgia where we have become an integral part of the State's growing life sciences industry, including leadership positions in industry organizations like GeorgiaBio and broader groups like the Georgia Chamber of Commerce.

For the last 16 years, UCB's U.S. headquarters has been in Smyrna where UCB has more than 400 employees. From our Smyrna headquarters located on a corporate campus on Lake Drive, UCB directs activities throughout the U.S. This facility is a vital resource for UCB's global operations, including UCB's headquarters in Belgium.

Our long-term commitment to creating jobs and doing our share to contribute to the growth of Georgia's economy is only superseded by our long-term commitment to the economy right here in Cobb County and, specifically, in the City of Smyrna.

Project Description, Capital Investment, and Financial Impact

UCB intends to expand its operations in Smyrna and affirm its commitment to maintaining our U.S. headquarters in the community for decades to come. UCB's Smyrna facility today occupies five buildings on a 47-acre campus which encompasses more than 110,000 square feet of workspace.

The planned expansion will include the renovation of our 2050 building, which will include more than 60000 square feet of new workspace. The total capital investment of Phase 1 for this project is expected to be \$23.5 million over the next year and a half. Phase One, as designed, will allow UCB to recruit and retain the most highly qualified industry leaders to become part of the community through offering a cutting-edge facility that is both WELL and LEED certified (a first for Georgia). Phases 2 & 3 of this program are anticipated to add an additional \$24 million in construction and infrastructure investment.

As noted, UCB is committed to expanding its workforce in Smyrna even more. By 2022, UCB plans to add more than 100 additional employees for an estimated total corporate workforce of 500 with average annual incomes of >\$100,000 who will be working at and living near UCB's headquarters in Smyrna.

Project Timeline

UCB has completed feasibility studies and has developed construction plans for the 3 improvements to the 47-acre campus. Based on current timelines, our expectation is to begin work in summer 2020 and complete the project by summer/fall of 2022.

As soon as the project is completed, UCB will be in position to add employees and begin using the additional office space to continue our work in Georgia and throughout the U.S.

Business Incentives – Development Permit Fees

UCB is requesting a waiver of development permit fees, which is consistent with the City of Smyrna's Economic Development Incentive Program.

UCB is not seeking any other incentives from the City of Smyrna, Cobb County, or the State of Georgia with the exception of job credits already established by the State.

Key Company Contacts

UCB's contact for this project is Scott Sanford who is our on-site Project Manager and leads our project development team.

Other Competitive Jurisdictions Being Considered

UCB is not considering any other jurisdictions for this project at this time.

Cordially yours

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Duane H. Barnes

President, Head of U.S. Operations

UCB, Inc.