



UCB Pharmaceutical

Fee Waiver Request Project Tall Pines

Date: April 30, 2020

UCB Representatives:

- **Duane Barnes**, President and Head of U.S. Operations
- **Scott Sanford**, US Program Management Head – Planning and Operations
- **Joe Zorzoli**, Head of U.S. State Government Relations
- **Jenee' Burke**, State Government Relations & Public Affairs Director - Southeast



UCB Background

- UCB is a global pharmaceutical company based in Belgium.
- It is the largest pharmaceutical company in the State of Georgia.
- The U.S. Headquarters has been based in Smyrna for the last 20 years.
- The corporate campus is situated on 47 acres located on Lake Park Drive.
- It currently has 110,000 square feet of workspace.
- The Smyrna location is currently home to over 400 employees.
- UCB is one of Smyrna's largest employers.

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UCB Campus





Project Details

- Phase 1 of this project will re-purpose an existing structure and provide an additional 60K square feet of quality workspace and an additional parking area.
- This cutting edge facility will be the first **WELL** (office design for human health and well being) and **LEED** (building design for environmental efficiency) certified structure in the State of Georgia.
- The Phase 1 project cost is estimated to be \$23.5 Million.
- It will allow the UCB campus to accommodate 100 additional employees at an average annual salary of more than \$100,000.
- The project is scheduled to break ground this Summer and be completed in approximately 18 months. Plans are currently under review for permitting.
- Phases 2 & 3 of this corporate campus expansion will add an additional \$24M In construction and infrastructure investment (no time frame for the next phases has been established).

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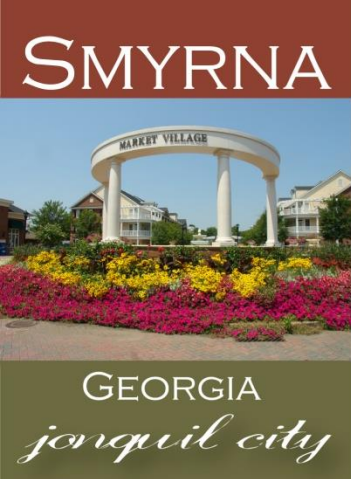
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Fee Waiver Request Details

- The estimated project cost for purposes of calculating Building Permit and Recording Fees is: **\$23.5M**
- Building Permit Fees (\$7/\$1000) will be: **\$164,500**
- Recording Fees (10% of Building Permit Fee) will be: **\$16,450**
- The Total Fee Waiver Request (Building Permit + Recording Fees) is: **\$180,950**
- The cost of the incentives will be recaptured in **26 months** (based on the **additional** property taxes collected due to the increased value of the property).
- The incentive/job is: **\$1810**



Fee Waiver Request Authorization

- The fee waiver request is being made under the **City Incentive Program outlined in Chapter 79** - Planning and Development; Economic Development Program; Article II Section 79-28 (b.8).
- The request for waiver of Building Permit Fees and related Records Fees is authorized under the aforementioned ordinance.
- **Building Permit Fees** are assessed at \$7/\$1000 of estimated construction cost.
- **Records Fees** are calculated based on 10% of estimated Building Permit Fees.



Recommendation

- Community Development and Economic Development are recommending approval of the request to waive the building permit and record fees for the UCB improvement project.