



Waynesboro City Council Agenda Briefing

Meeting Date:	September 11, 2023	Staff/Council Member(s): City Manager
Agenda Item #	13	
Resolution#		
Department:	City Manager's Office	
Subject:	Resolution - Purchase Agreement	

Background: Prior to the COVID-19 Pandemic, Circuit Court judges have communicated the need for additional space to improve function and security in and around the circuit courtroom and clerk's office specifically and in the Gorsuch Building generally. Waynesboro's Sheriff, Chris Johnson, also confirms the need for additional space to improve security in the building.

In early 2020, Judge Paul Dryer communicated that the entire second floor of the Gorsuch Building should be made available for uses associated with the Circuit Court and building security.

In order to fulfil the Judge's request, the city real estate assessor was relocated from the Gorsuch Building to 116 S. Wayne Avenue in February of 2022. The City's Voter Registrar was relocated from the Gorsuch Building to the lower floor of the Waynesboro Public Library in August of 2022.

The only remaining municipal offices on the second floor of the Gorsuch Building are the Building and Zoning Departments (including Property Maintenance) which are collocated in a suite of offices.

In the spring of 2022, the city initiated a space study to determine space needs for various municipal functions and recommend potential solutions for relocation of the Building and Zoning functions from Gorsuch. It is important to note that it has been a goal to collocate the community development functions, Planning, Zoning, Building Permitting, Code Enforcement into a single location and thereby maximizing efficiency, effectiveness, and customer service in a Community Development Department.

Before the space study was completed, the city manager became aware that the property at 230 S. Wayne Avenue might be available for purchase. The location is convenient and keeps the municipal offices in a fairly compact geography downtown.

After a performing due diligence and negotiations with the owner, the City has arrived at an agreement for purchase including specified furniture and fixtures at a price of \$1,660,000 and commitment to close no later than January 2, 2024.

Given the size of the building, 8,300 square feet, the purchase price calculates to about \$200/ per square foot which compares favorably to new construction costs currently ranging from \$350 to \$400 square foot, not including land, and \$200 to \$300 per square foot for renovation.

The City Attorney prepared and reviewed the purchase agreement.

City Manager's Recommendation: Adopt the resolution authorizing the execution of the purchase agreement between the City and Elmore Properties L.L.C..

Suggested Motion(s): Move the adoption of the resolution authorizing the execution of the purchase agreement between the City and Elmore Properties L.L.C..

Attachments:

Resolution