



## Executive Summary

### City Council Workshop

**AGENDA ITEM:** City Hall Location

**PREPARED BY:** Jacob Schillander, City Administrator

**RECOMMENDED ACTION:** Discussion

#### Summary:

The City has evaluated three potential sites for relocating City Hall: Gordon James Building, Wenck Associates Building, and Haven Homes. Each option varies in cost, size, and adaptability for municipal operations. The table below provides a comparative overview.

#### Comparative Table

Option	Address	Square Footage	Estimated Monthly Cost	Key Features
Gordon James Building	5173 US Highway 12	2,412 sq. ft.	\$6,096.27 (City est. \$4,300–\$4,500)	Offices, breakout rooms, kitchen, restrooms; minimal build-out
Wenck Associates	1800 Pioneer Creek Center	Entire 2nd floor Approx 4,200 Sq ft.	\$4,650 (discounted \$4,100 first year)	Multiple offices, conference rooms; sublease potential

Haven Homes	4848 Gateway Blvd	~1,875 sq. ft.	TBD (likely lowest)	Two offices, restrooms, open space; significant customization
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Staff reviewed proposals and floor plans provided by property owners and management companies. Cost estimates include base rent and potential savings for municipal exemptions.

## Recommendation

Staff recommend selecting a location that balances cost-effectiveness, accessibility, and long-term growth potential. Based on preliminary analysis, Wenk Associates offers the most flexibility and revenue potential, while Gordon James provides an almost turnkey solution and Haven Homes offers a smaller footprint at likely lower cost.