



Government Center Redevelopment

New Hanover County is exploring a redevelopment of the county's Government Center and surrounding property, located at 230 Government Center Drive in Wilmington, NC. The potential redevelopment would include an efficient, newly-designed facility for county offices including an expanded Emergency Operations and 911 Center, as well as a revenue-generating mixed-use private development.

Existing Government Center

- Originally a shopping center built in 1989, the county bought the 15.01-acre property and renovated the building in 2002
- The building is 136,654 total square feet, with 30,000 square feet that is unusable for office space
- The building is expensive to operate due to its age and amount of unusable space, and it will require around \$20 million in needed maintenance and repair costs over the next 20 years. It also has workspace inefficiencies, is difficult for customers to navigate, and has an inefficient environmental footprint



Conceptual draft design of a new Government Center



Redevelopment Vision

- Purpose-built, energy-efficient facility that is approx. 125,715 sq. ft. with public greenspace (99,240 sq. ft. for Government Center & 26,475 sq. ft. for expanded EOC & 911 Center)
- Customer-focused design - greeting & helping the public all in one, easy-to-find place
- Efficient service operations for how the county does business today and well into the future
- Resilient, safe & enhanced structure to meet operational needs during storms & other emergencies
- New revenue streams through partnership & development of a mixed-use site, with affordable housing and commercial opportunities

If a redevelopment moves forward, county services would remain operational in the current building and would be moved directly into the new building once ready, to ensure continuity of services.

Overview of Proposed Development Agreement

County keeps land for new building, but sells other half to developer for mixed-use site



County receives approximately \$5 million in revenue from sale (\$15.28 per sq ft)

Developer constructs new building & provides lease financing to county over 20-year payment agreement



County pays \$4.5 million annually & owns building debt-free after 20 years

\$70 million in private, mixed-use development (built in phases) becomes revenue-generating source



More than \$730,000 annually in county & city tax revenue initially, with growth over time

View a project timeline and additional information at NHCgov.com/Government-Center