

YOUR

GATEWAY

2018 Annual Report



GATEWAY85

YOUR GATEWAY TO:

KNOWLEDGE
IMPACT
OUR WORK
COMMUNITY
IMPROVING
MOBILITY
THE RESULTS
A PROSPEROUS
FUTURE
LEADERSHIP

YOUR GATEWAY TO:

Emory Morsberger
Gateway85 CID Executive Director



During 2018, in my role as a founding member of this organization, I was proud to play an integral part in the thoughtful decision-making that led to the transformation of our organization from Gwinnett Village to Gateway85 Community Improvement District (CID). In this inaugural year as the newly branded Gateway85 CID, we had many successes, large and small. We took time to reflect on and draw from what worked in the past, then added new elements, that started us down the transformative path we see for the future. All of this happening while staying focused on our core mission to increase property values, promote business development and improve the quality of life for all in our district by:

- Investing in infrastructure
- Enhancing public safety
- Developing community identity
- Improving mobility
- Encouraging quality redevelopment
- Maximizing property owner investment, value and income

Some of our most successful efforts focused on the business community...meeting our stakeholders where they are, seeking input and making sure everyone had an opportunity to easily connect with us. We accomplished this through events like the Jimmy Carter Boulevard Liveable Centers Initiative public meeting, held at the Carter Rockbridge Plaza where locals provided important project feedback. We also connected with the community through our first-ever Gateway Flavors Global Taste Tour, which highlighted our district's authentic restaurants, as well as the richness and flare our community has to offer. Finally, we reached out to our various stakeholders by actively hosting events, meetings and conferences as well as participating in those hosted by our partners locally, regionally and nationally.

We are at our best when we collaborate, when we convene property and business owners, residents and community groups to garner their input. The outcomes are better when we include those who look at life through different lenses. It is then and only then, that we conceive, create and execute our best projects and programs.

In my new role as Executive Director, we will continue to lead important work that makes this community the best place to live, work and play...and I will strive to make Gateway85 an incredible corridor where businesses and the community will prosper. We invite you to join us at many points along the way. **Your Gateway85.**

Sincerely,

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Take a look at what our Executive Director has to say about the successes of 2018.



04 YOUR GATEWAY TO: IMPACT

Gateway85 has the support of local influencers who are helping us take the District to great heights.

06 YOUR GATEWAY TO: OUR WORK

Enhancing public safety, supporting quality redevelopment, developing community identity, improving mobility and maximizing property owner investment is the new focus of our work.



08 YOUR GATEWAY TO: COMMUNITY

2018 ushered in a new connection with community with the first ever Gateway Flavors Global Taste Tour as we continued our annual sponsorship of the Vulcan Quarry Crusher Run and many other collaborative events.

12 YOUR GATEWAY TO: THE RESULTS

The numbers speak for themselves.



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See an update on improvements made to Brook Hollow Parkway as examples of investing in mobility and safety.

14 YOUR GATEWAY TO: A PROSPEROUS FUTURE

Sneak peek at some upcoming project plans for 2019.

Shiv Aggarwal Global Mall Owner
and CID Board Chair

“Gateway 85 has provided security, beautification and tremendous infrastructure improvements to this area during last 12 years. Favorable area perceptions have had a positive impact that correlate to higher property values.”



Phil Sadd Peachtree Corners City
Councilman and CID Board Member

“Being involved as a Board Member in the Gateway85 CID is an excellent opportunity to contribute to the vision, growth and long term planning for the community. Investments we are making in the District will significantly improve property values and quality of life in the present and for decades to come.”

Andrew Hixson Norcross City
Councilman and CID Board Member

“The City of Norcross is proud to partner with Gateway85 CID on projects providing connectivity and accessibility for our residents and business community. With the completion of the sidewalks along Brook Hollow Parkway, we now have a direct connection to the new Pinnacle Park, allowing for the enjoyment of this recreational facility in the heart of Norcross. We’ll continue to identify connectivity opportunities as we strive to make our community more walkable with easily accessible amenities for all.”

Taste Tour Participant
Gateway Flavors Global Taste Tour, 2018

“Meeting the people on the tour and hearing the passion of the organizers about improving the area was just as interesting and impactful as the food. It was so well organized and a wonderful experience.”



Jimmy Fleming Vice President
of Permitting and External Relations,
Vulcan Materials Company

“Gateway 85 has helped kick-start projects and leverage funds for a variety of infrastructure, security and quality of life projects that would either be unavailable or would take years to implement. Gateway85 is the driver for revitalization of this area.”



GeorgiaTrend

Ben Young Editor-in-Chief
& Publisher, Georgia Trend

“We were considering moving out of the Gwinnett area 10 years ago and the CID did an excellent job of addressing the concerns we had about safety, traffic and trash clean up. The diverging diamond on Jimmy Carter Boulevard has had a positive impact on the traffic congestion in the area. As a result, Georgia Trend is celebrating more than 20 years in Gwinnett County!”

David Fincher Chancellor,
Greater Atlanta Christian School

“The evidence is clear—Gateway85 has been a game-changer—adding vibrancy, safety and beauty alike. Among the longest organizational residents of the district, we are able to see the difference they are making and are thankful.”



OUR WORK

We're always working toward our goal of increasing property values, promoting business and economic development as well as improving the quality of life for everyone who lives, works and spends time in our community. Here are some of the big successes in 2018:

ENHANCING PUBLIC SAFETY

- Flock security cameras installed
- Security patrolled business district 5800 hours in 2018



DEVELOPING COMMUNITY IDENTITY

- New banners and landscaping signs throughout the district
- Upgraded landscaping in medians and interchanges



SUPPORTING QUALITY REDEVELOPMENT

- OFS will continue to produce fiber optic cable at an accelerated pace with the opening of the second Ultra Tall Draw Tower 4.
- The adjacent property recently purchased by Gwinnett County will continue to host the movie industry for productions and be a catalyst site for transit-oriented redevelopment and public-private partnerships.



IMPROVING MOBILITY FOR ALL MODES OF TRANSPORTATION

- New sidewalks and handrails along major corridors
- New Parklet on Brook Hollow Parkway to provide a comfortable place to wait for the bus



PROSPERITY MAXIMIZING PROPERTY OWNER INVESTMENT – 6 TO 1

- For every \$1 in property owner investment, we leverage it to secure \$6 from other sources.



PARTNER ACTIVITIES



PEER TOURS



STAKEHOLDER MEETINGS



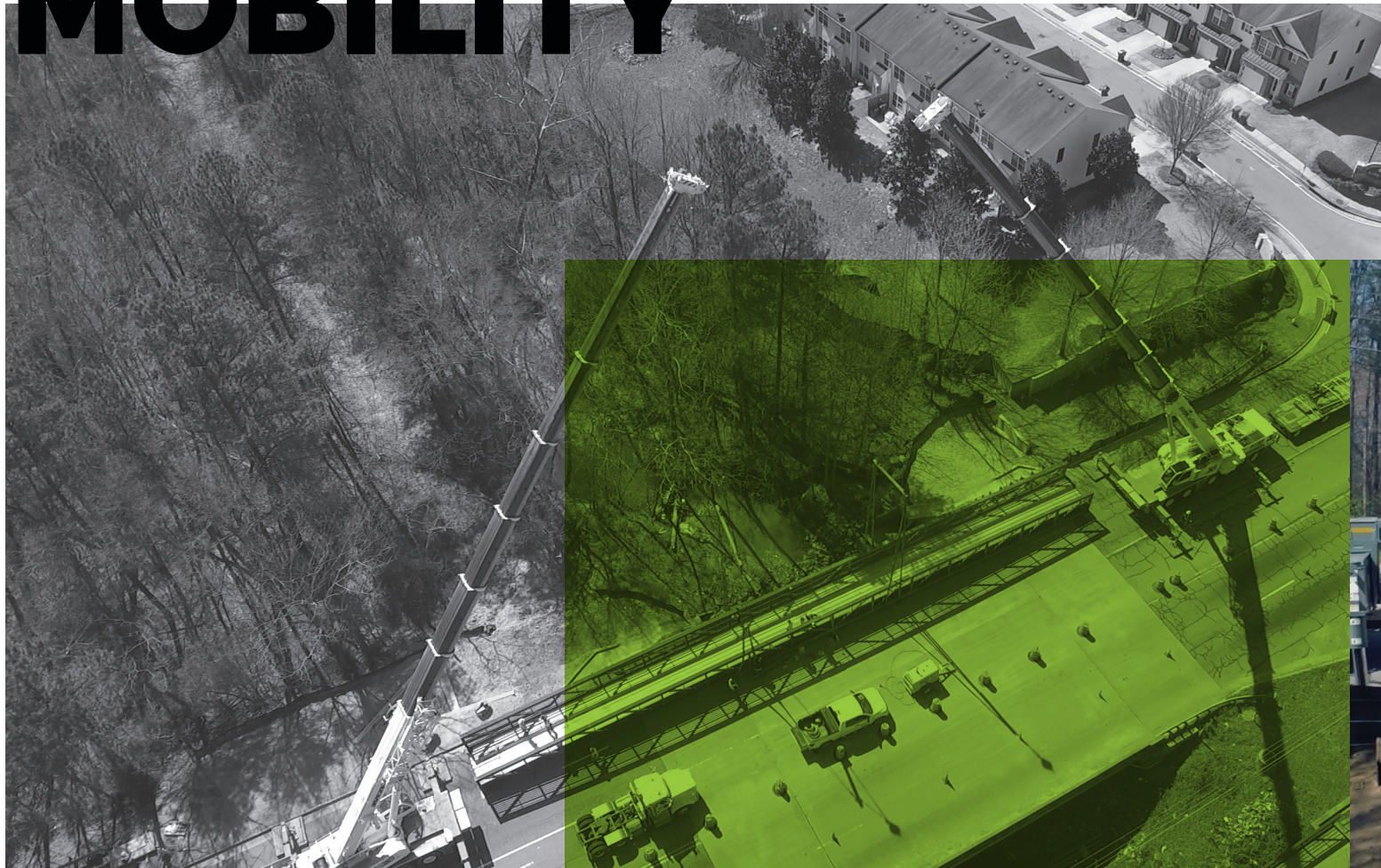
RIBBON CUTTINGS & GRAND OPENINGS



COMMUNITY EVENTS



IMPROVING MOBILITY



BROOK HOLLOW PARKWAY IMPROVEMENTS

In April 2018 a pedestrian bridge at the intersection of Brook Hollow Parkway and Pinnacle Way was completed. The bridge, which is 10 feet wide and 150 feet long and situated over a creek, allows for safe pedestrian travel on the south side of this important arterial connector. It also provides a beautiful view of Beaver Ruin Creek.

Additionally, sidewalks on the southside of Brook Hollow Parkway were completed to provide nearly 5 miles of continuous sidewalks on both sides from Jimmy Carter Boulevard to Indian Trail Road. There are four bus stops along this stretch of road and in the past, pedestrians had to stand in grass to wait for the bus. Now they can walk and wait safely on the new sidewalk. In one location we also constructed a pilot enhanced bus stop near the intersection of Mitchell Road which include benches, a sittable knee wall, a trash can and upgraded landscaping with shade trees. Upon completion of the construction, at our request, Gwinnett County Transit relocated the stop location to utilize this area for its passengers.

The new Brook Hollow Parkway bridge, sidewalk additions and bus stop enhancements are part of a larger plan of improvements for the area—all with the goal of providing more mobility for pedestrians and vehicles within our bustling corridor.

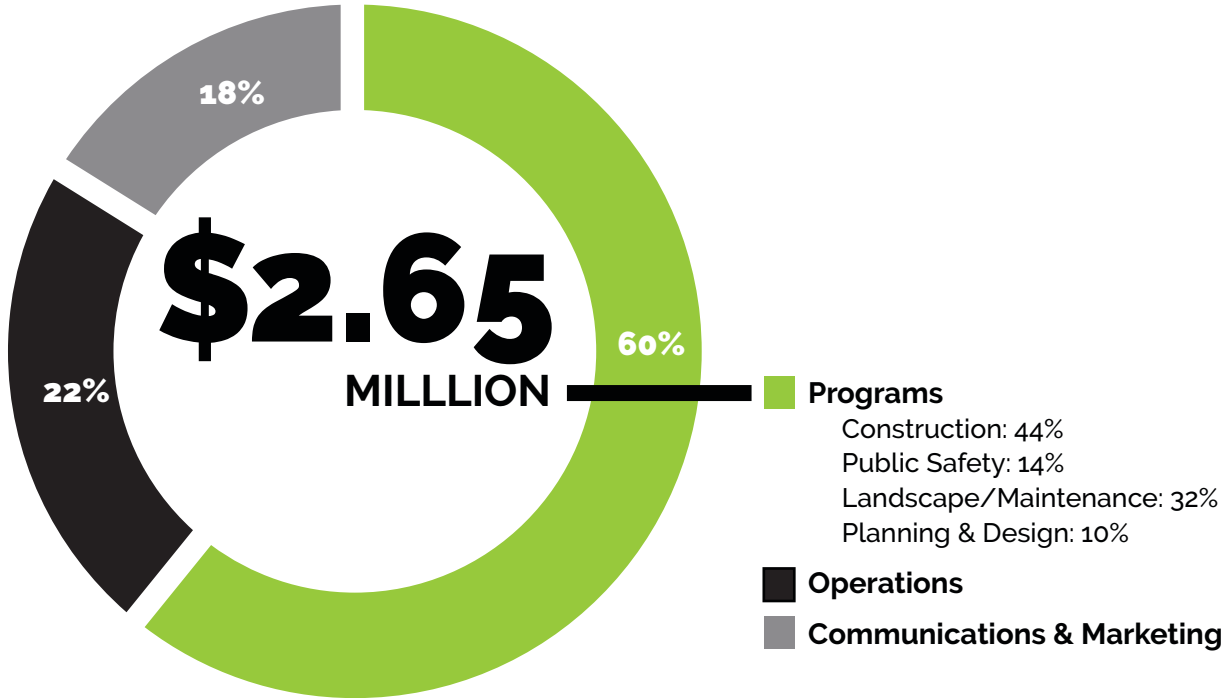


See time-lapsed video of the bridge installation at gateway85.com/bhp

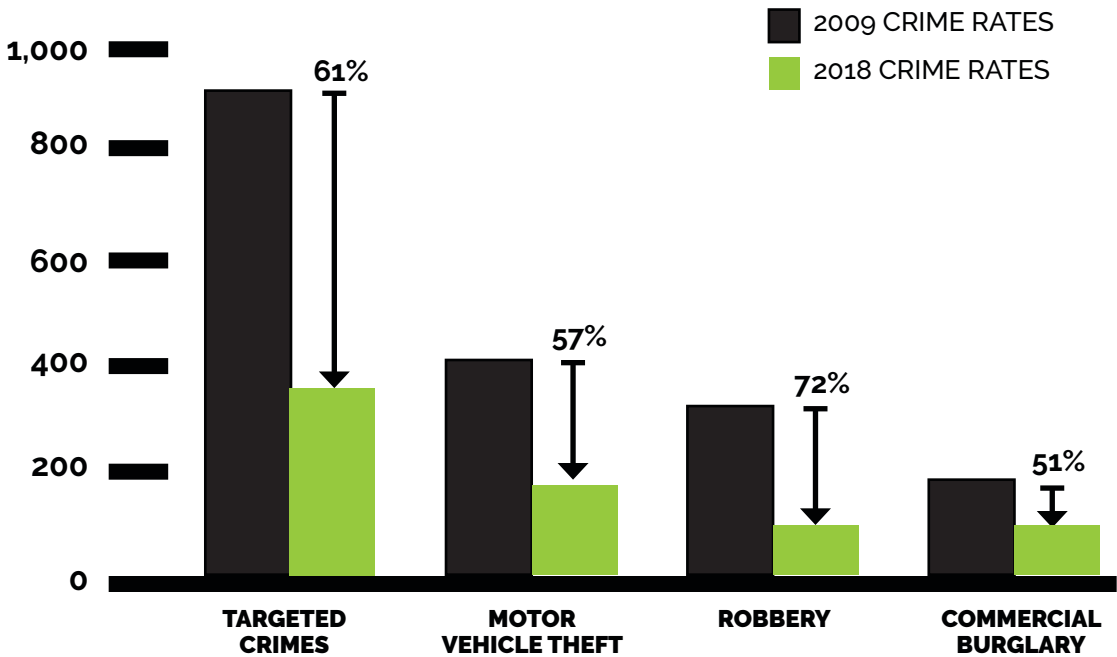
THE RESULTS

The Numbers Speak
for Themselves.

2018 TOTAL CID EXPENSES



A DECADE OF DECREASING CRIME RATES



A PROSPEROUS FUTURE

2019 will be an exciting year with several projects coming to completion and new ones ramping up:

- LANDSCAPING**— Our landscaping efforts along four I-85 interchanges and our major corridors will continue, with added focus on Jimmy Carter Boulevard, in the heart of our district.
- SIDEWALKS AND HANDRAILS**— We'll be extending the 14 miles of sidewalk completed with new sections, doing repairs throughout the district, as well as adding and repairing handrails for ADA compliance.
- MID-BLOCKS**— We'll see the completion of the Beaver Ruin Road and Tech Drive mid-block crossings providing pedestrian safety by offering a more readily available protected place to cross busy roads.
- COMMUNITY ENGAGEMENT OPPORTUNITIES**— We'll be engaged with the community more than ever—with our Gateway Flavors Global Taste Tour, public meetings, open houses and partner event participation.



YOUR GATEWAY TO:

GATEWAY85 BOARD

Post 1:
Tim Le
Atlanta Maxim Realty International

Post 2:
Lisa Reeves
NDI Development

Post 3: Vice Chair:
Michael Deming
Deming, Parker, Hoffman, Campbell & Daly LLP

Post 4:
Ryan Hoyt
ProLogis

Post 5:
Erika Heller
Colliers International

Post 6: Chairman:
Shiv Aggarwal
American Management Services, Inc.

City of Norcross Appointment and Treasurer:
Andrew Hixson

Secretary:
Emory Morsberger
Morsberger Group

City of Peachtree Corners Appointment:
Phil Sadd

Gwinnett County Appointment:
Clara Richardson-Olquin

Board Member Emeritus:
Tina Dang
NDI Development

Board Member Emeritus:
Ann Cameron

GATEWAY85 STAFF



Emory Morsberger
Gateway85 Executive Director

Emory Morsberger took the helm as Executive Director of Gateway85 CID on April 15, 2019. Emory comes with a long history of involvement in the development, management and growth of community improvement districts in Georgia, including his involvement with the Tucker Summit CID and Lilburn CID, as president. He was instrumental in forming the Gateway85 CID (formerly Gwinnett Village CID) in 2005, where he also has served on the board of directors. He has a strong vision for the area and will continue to gain momentum with his plan for the future of the largest CID in Georgia.



Tammy Thompson
Gateway85 Communications Director

Tammy Thompson is the most recent addition to the Gateway85 team. She joined in January 2018 and brings a wealth of experience in communications, public relations and special events management. Her responsibilities include managing the marketing and communications functions, social media presence, media relations and special events, as well as advertising and public relations efforts.



Matt Gore
Gateway85 Project Manager

Matt joined the CID as Project Manager in 2017. He oversees the CID's projects and planning, including project financing and grant submittals. Matt has experience in government finance and budgeting, including previously serving as Project Controls Coordinator for the Gwinnett County Government's Department of Transportation and as a budget analyst with the Athens-Clarke County Government. He is a board member for the Boys and Girls Clubs of Gwinnett.



Robert Michener
Gateway85 Director of Operations

As Director of Operations for the CID, Robert oversees the CID's infrastructure projects including pedestrian safety improvements, new sidewalk construction and intersection upgrades. He also manages the CID's landscape and security programs. Robert is managing the pilot security camera program which will expand over time to bring new tools to the district efforts.

GATEWAY85 PARTNERS



Send us your ideas for Gateway85

ideas@gateway85.com

Stay up-to-date with what is happening around Gateway85

    [**gateway85.com**](https://gateway85.com)