



Gateway85 CID is
**The Place to
Do Business**

2019 Annual Report



A Message from Gateway85 Executive Director, Emory Morsberger

2019 was a year of growth and continued transformation for Gateway85 Community Improvement District. As we moved forward from our original Gwinnett Village brand, we also moved forward with specific steps to achieve our vision for the district's future, which includes increasing property values, promoting business development and improving the quality of life for all people and businesses in the district. In order to make our vision a reality we:

- Invested in six transportation studies, including a freight study for the I-85 corridor, which will be completed in 2020.
- Improved transit with upgraded intersections and added 2.5 miles of sidewalks to improve walkability.
- Enhanced public safety with added security coverage for commercial properties in the district and a partnership with local law enforcement.
- Installed and maintained landscape improvements, along with \$267,000 in pedestrian lighting enhancements to drive future investment. This is on top of the County adding \$122,000 in upgraded street lighting along the same corridor.
- Promoted business-friendly opportunity zones and development regulations.
- And more!



Throughout the year, we worked to reach out to our stakeholders with consistent messaging through emails, social media, and participating in and hosting events. We worked to educate the area's business leaders about the Federal and State Opportunity Zones only available within specific areas of our CID. We also held a successful event and presentation on the benefits of opportunity zones at Gateway85 CID member Eagle Rock Distributing Company in October 2019.

We also began a campaign to expand the district this year, and will continue that work into 2020. Gateway85 CID is at its strongest and can do the most good when all the business owners in the district are CID members and are participating by providing their unique input. Together, we can achieve incredible things!

I look forward to welcoming new members into the CID in 2020 and continuing to support our current members by making Gateway85 CID the best place to do business in metro Atlanta.

Sincerely,

A handwritten signature in black ink, appearing to read "Emory Morsberger".

Gateway85 Community Improvement District – The Place to Do Business

Gateway85 CID positions businesses for a prosperous future!

Located in the 14-square-mile district that spans the I-85 corridor in southwest Gwinnett County, Gateway85 is perfectly positioned for businesses to succeed based on its critical linkage and significant community impact. Gateway85 CID is the place where commerce, business and community thrive based on our location, exceptional access and unique assets.

Gateway85 is not only the single largest CID in Georgia, but also is the only CID in Gwinnett County with both Federal and State Opportunity Zones, providing massive tax benefits to property owners and businesses in the district.

Gateway85 CID represents more than 550 owners, accounting for more than \$1 billion in commercial property value. 3,000 businesses employ more than 30,000 workers within the CID, making our district one of metro Atlanta's most important employment centers.



3,019

companies call Gateway85 home

33,345

employees

31,000,000

square feet of industrial and flex space

2,000,000

square feet of office space

5,000,000

square feet of retail space

MOBILITY STUDIES



The CID is currently representing its members' interests through **six different mobility studies**. These include a freight study that is being conducted in partnership with the Atlanta Regional Commission and Gwinnett County government, to examine freight activity in the CID. The result will be proposed solutions to address freight-related mobility challenges.

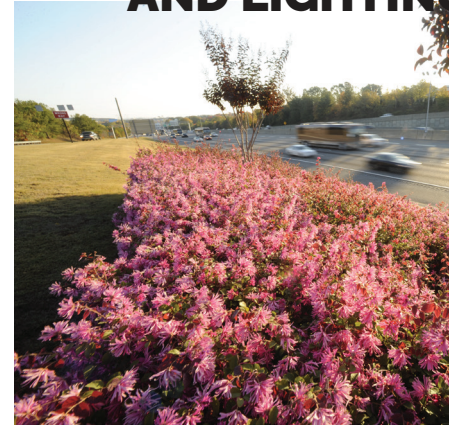
Other studies include working with GDOT and ARC to **upgrade the I-85 Corridor**, a truck parking study, a transit study reviewing the probability of a transit hub at Jimmy Carter and I-85 in the heart of the CID, as well as a study on improving the major access points onto I-285 that will affect Gateway85 CID and its member companies.

In 2019, we **added 2.5 miles** of sidewalks **connecting eight County transit stops**, improving corridor connectivity, and making it safer for pedestrians and transit riders alike. Since 2006, we've added a total of **16 miles** of sidewalks, pedestrian crossings and other amenities to make mobility through the district safer and promote a more walkable environment.



SIDEWALK IMPROVEMENT

BEAUTIFICATION AND LIGHTING



The CID has added **\$7.5 million** in landscaping and lighting since 2006 and is currently working on a significant **lighting plan on Jimmy Carter Boulevard**. The CID maintains landscaping worth millions of dollars at four interchanges along I-85, because **cultivating and maintaining an attractive roadside landscape** is critical to driving future investment and community pride.

The CID launched the **Target Enforcement Zone (TEZ) Program** to provide additional security coverage for commercial properties in the district. The program uses a multi-pronged approach that includes consistent graffiti and litter removal, private security patrols, cutting-edge technology and added police patrols.

2019 saw the **lowest amount of crime** on record since the CID began tracking statistics in 2006. Targeted crimes have been **reduced by 77%** by adding security, lighting and patrols, and educating business owners and residents on ways to reduce their crime risk.

PUBLIC SAFETY



From opportunity zones to tax allocation districts, Gateway85 works with **local and county partners** to ensure that zoning and development regulations are in place to **encourage sustainable redevelopment** and drive district investment.



REDEVELOPMENT

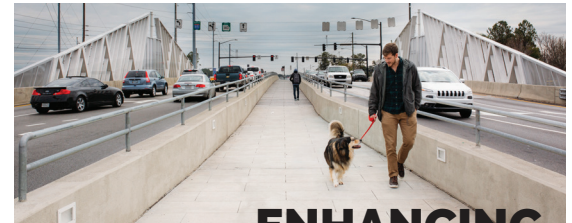
COOPERATION WITH AREA CIDS



INCREDIBLE CORRIDOR STUDY

Gateway85 CID **collaborates** with area CIDs to pool resources and achieve more. For example, Gateway85 along with Tucker Summit CID, Lilburn CID, the City of Tucker, and Gwinnett County, began a **traffic pattern study** of the Jimmy Carter Boulevard and Mountain Industrial Boulevard corridor.

One of Gateway85 CID's greatest assets is its **convenient highway access**, so mobility through the district is incredibly important. The CID has created **intersection improvements, infrastructure updates and more**, and continues to fund transportation studies to improve traffic flow.



ENHANCING TRANSPORTATION

Why Gateway85 CID is the Place to Do Business

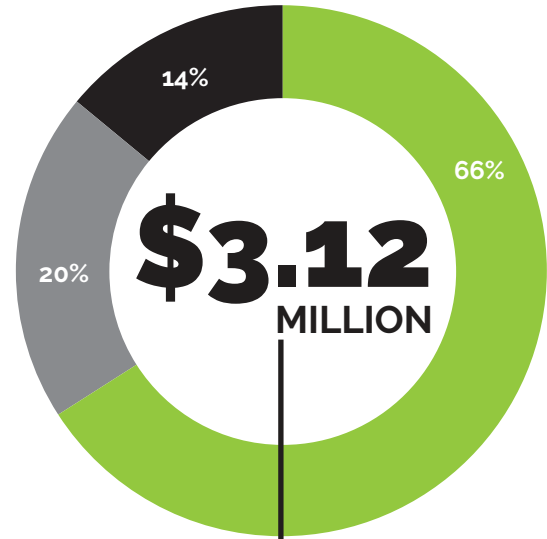
We **listen** to our individual members and address their needs to ensure specific projects are completed to improve their business initiatives

We're **conveniently located** and constantly striving to make access even easier

We're making the district **safer** and more **beautiful** each year

Our **development incentives** are unmatched with the CID boasting the only Federal and State Opportunity Zones within Gwinnett County

2019 TOTAL CID EXPENSES



- Programs**
 - Construction: 49%
 - Public Safety: 8%
 - Land/Maintenance: 34%
 - Plan/Design: 9%
- Operations**
- Communications/Marketing**



EMORY MORSBERGER

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.



ROBERT MICHENER

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, as well as many duties relating to the day-to-day operations of the CID including preparing reports and managing financial logistics. Robert is managing a pilot security camera program which will expand over time to bring new tools to the district's efforts.



VICTORIA SMITH

Office & Communications Manager

Victoria Smith serves as the Office & Communications Manager for Gateway85 CID. In her role, she has a range of responsibilities from organizing events for members to marketing efforts to promote the district. Victoria also performs administrative duties essential to office functionality.

GATEWAY85 PARTNERS



2019 Board of Directors

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NDI Development, Post 2

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Post 3, Vice Chair

RYAN HOYT

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City of Norcross Appointment

PHIL SADD

City of Peachtree Corners Appointment

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CIC Floors, Gwinnett County Appointment

TINA DANG

NDI Development, Board Member Emeritus

ANN CAMERON

Board Member Emeritus

*Retired from the Gateway85 CID Board of Directors in 2020

Stay up-to-date with what's happening in the CID and learn about your opportunities to do business in Gateway85.



Contact Emory Morsberger at emory@gateway85.com or call **770.449.6542**

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