

















Despite a global pandemic, Gateway85 Community Improvement District forged ahead with infrastructure updates, key transit and mobility studies, virtual events, added security cameras, pristine landscaping and more. The 2020 Annual Report provides more details on the CID's incredible accomplishments.

2020 IMPACT

Gateway85 continued to research and complete several critical studies that will help to set the stage for added district growth—from infrastructure updates to the Incredible Corridor that will connect final mile logistics across I-285.

6 Key Freight, Mobility & Development Studies

- 1. Freight Cluster Plan identified over 200 key infrastructure updates, many of which will be addressed in 2021
- 2. Bus Rapid Transit Study will establish recommendations for premium, high-capacity bus service in its own dedicated lane as well as associated complementary land uses
- 3. Incredible Corridor Study will show how best to connect Peachtree Industrial to Ponce De Leon and improve mobility
- 4. Gwinnett County Smart Corridors Study will evaluate traffic management technologies for improved vehicle mobility
- 5. Truck Parking Study will show where trucks are currently parking and recommend options available to minimize their impact on businesses and the surrounding community
- 6. Updated and approved (in 2021), the state Opportunity Zone provides businesses with added incentives to locate within the CID

Miles of Sidewalk now exist thanks to the efforts of the CID. From Dawson Blvd. to Live Oak Pkwy. to Britt Rd., Gateway85 is increasing mobility and access around the district. Flock Safety **Cameras** keep a watchful eve on the district with the goal of decreasing crime.

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Monument Signs

\$500k

landscaping & beautification

CID Partnerships

Street Lights

Gateway85 regularly collaborates with the four other area CIDs on studies and communication efforts to ensure there is a focus on short-term projects and long-range goals to position Gwinnett County as the primary choice for businesses.

have been installed along Jimmy Carter Boulevard and now light the way for workers,

residents and visitors to the district.

In April 2020, Gateway 85 was the first to host a virtual candidate forum featuring the eight candidates for Gwinnett County Commission Chair, co-hosted by the other Gwinnett CIDs. More than 200 viewers tuned into the live forum, and more than 200 more viewed the recording after the event.

Gateway85 CID is the place to do business

With 3,000 companies that employ more than 30,000 workers, Gateway85 CID is a strong center of economic impact for the metro Atlanta region. Conveniently located along the I-85 corridor about one mile north of I-285, Gateway85 is one of the largest CIDs in Georgia at 14-square miles and accounts for more than \$1 billion in commercial property value in Gwinnett County.

Gateway85 CID often completes infrastructure projects like bridge enhancements, mast arm and new sidewalk installations more quickly and efficiently than cities and counties, ultimately enhancing the access and mobility for companies, employees and visitors alike. Gateway85 is also the only CID to have both Federal and State Opportunity Zones, which provide massive tax benefits to property owners and businesses in the district.

TOTAL CID EXPENSES



77% Programs

14% Operations

9% Communications/ Marketina



PROGRAMS EXPENSES

40% Construction

21% Land/Maintenance

11% Plan/Design

5% Public Safety



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.

GATEWAY85 PARTNERS

















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