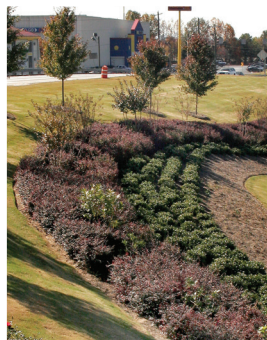


ANNUAL REPORT 2020



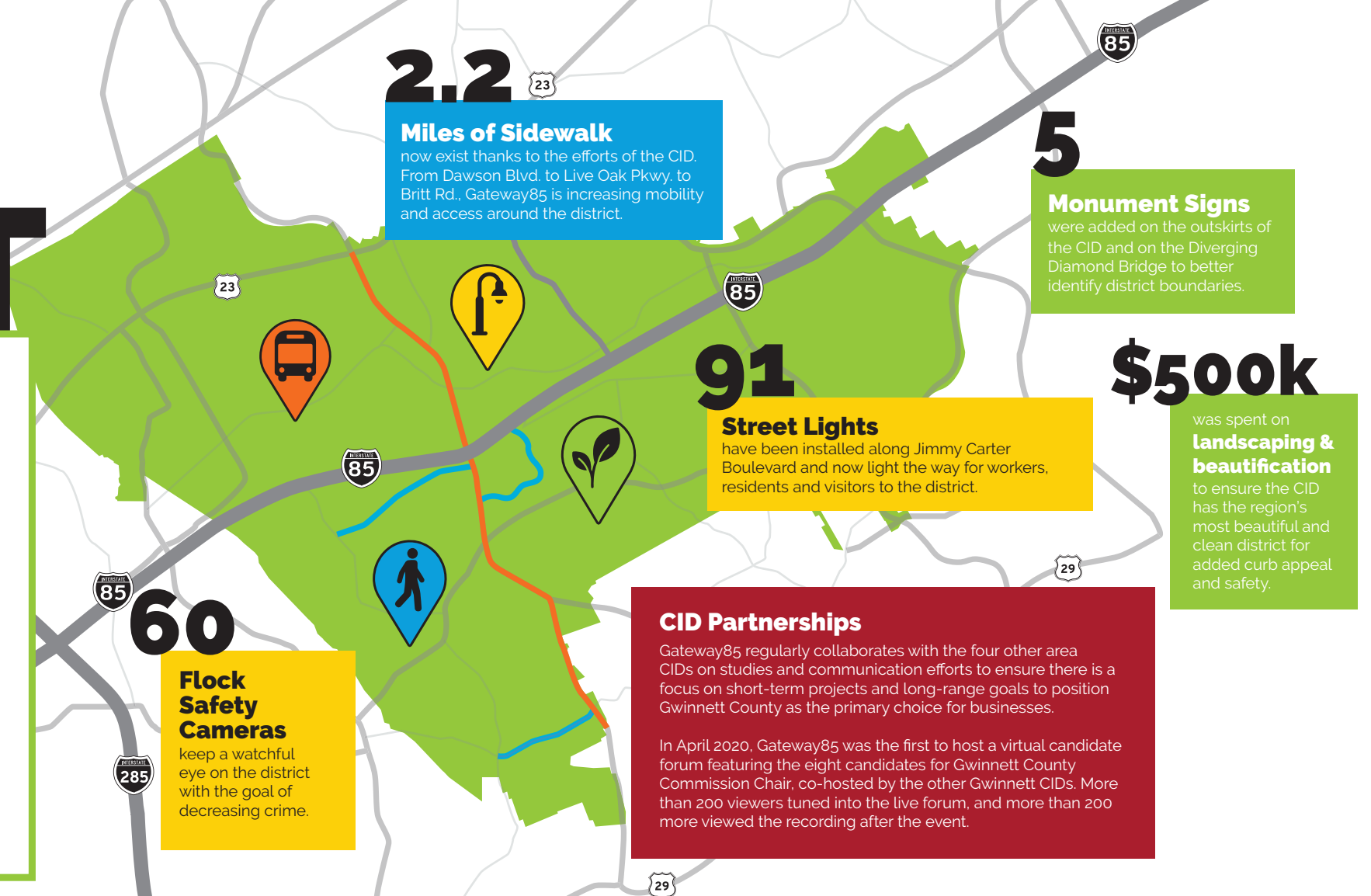
Despite a global pandemic, Gateway85 Community Improvement District forged ahead with infrastructure updates, key transit and mobility studies, virtual events, added security cameras, pristine landscaping and more. The 2020 Annual Report provides more details on the CID's incredible accomplishments.

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

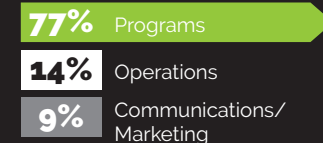


Gateway85 CID is the place to do business

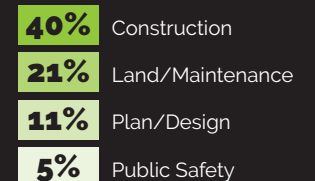
With 3,000 companies that employ more than 30,000 workers, Gateway85 CID is a strong center of economic impact for the metro Atlanta region. Conveniently located along the I-85 corridor about one mile north of I-285, Gateway85 is one of the largest CIDs in Georgia at 14-square miles and accounts for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

Gateway85 CID often completes infrastructure projects like bridge enhancements, mass 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



PROGRAMS EXPENSES





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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