

# ANNUAL REPORT 2023

## GATEWAY85 COMMUNITY IMPROVEMENT DISTRICT



**GATEWAY85**





## EXECUTIVE DIRECTOR'S MESSAGE

In 2023, Gateway85 CID continued to focus on increasing the property values for our members by improving access to the district as well as mobility, landscaping, beautification and security. While the CID has invested its members' funds wisely, the real power is our ability to secure added funding from partners like Gwinnett County, the Georgia Department of Transportation, the Georgia Transportation Infrastructure Bank (GTIB) and many more to complete our projects. In fact, in 2023, we leveraged partnership funding 30:1, and in 2024, we have more than \$25 million committed from Gwinnett County from SPLOST (Special Purpose Local Option Sales Tax) funding for projects at OFS, Jimmy Carter Boulevard and for added sidewalks.

We also worked on connecting our past to the present; community and business; and economic development through a range of projects and events to increase awareness of our diverse district. In May, we honored President Jimmy Carter and the namesake of our primary artery, Jimmy Carter Boulevard, alongside the former president's associates and family members as well as local business leaders and prominent government figures involved in the Boulevard's creation. This celebration of the history of our former president, the boulevard and district were just the beginning of a year-long enhancement program for the area surrounding the CID's main artery. The placemaking banner program, beautification improvements and more emphasized the rise of technology and manufacturing and the incredible international flavors of our district's booming restaurant and retail scene.

Our celebration of prosperity and multinational pride continued through the personal stories of local business owners and community leaders whose lives were impacted by President Carter's foreign policies and found professional success here in Gwinnett County. Our American Dream series of articles featured diverse professionals in our community with incredible success stories, and the CID further shared those stories in partnership with The Atlanta Press Club at an event that attracted more than 60 media professionals.

To support our growing outreach to our thriving business community through district improvements and programming, the CID staff expanded to include Dr. Carolyn Bourdeaux and Olga Gorman, who support and drive the CID's special projects and member outreach, respectively. Fall 2023 saw the first Gateway85 CID Owners' Meeting in nearly 17 years as well as significant efforts to implement electric vehicle (EV) infrastructure through the participation of our district property owners.

Gateway85 CID opened 2023 with a celebration of former President Jimmy Carter's legacy, so it is with solemn respect that we closed the year in memory of Rosalynn Carter, who passed away in November. The former first lady was a dedicated advocate for public causes including mental health and was an equal partner with her husband in domestic and foreign relations. Her tireless support of her husband's work and policies cannot be understated, and we are grateful for her work to make this world a brighter and more prosperous place.

We look forward to maintaining the spirit of collaboration and communication that allows our area businesses to thrive with more exciting and insightful initiatives and events in 2024.



**Emory Morsberger**  
Executive Director  
*Gateway85 CID*

# BOARD OF DIRECTORS



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# PROJECT UPDATES

## SIDEWALKS AND MEDIAN IMPROVEMENTS

Construction of the Dawson Boulevard sidewalk officially completed this year! In 2017, the Gwinnett County Transportation Citizens Project Selection Committee (CPSC) rated this the most-needed sidewalk in the county. The completed walkway, which connects local multifamily communities to nearby businesses including places of employment and transportation pick-ups, is just over two miles long and runs from the DeKalb County line to Jimmy Carter Boulevard.

To continue this successful momentum, the CID team is building out a new CID-wide pedestrian safety and sidewalk plan to support the next wave of sidewalk improvements. As part of this endeavor, Gateway85 CID is partnering with Gwinnett County on a multi-million-dollar federal grant application, entitled "Reconnecting Communities," to help better connect neighborhoods and commercial areas on both sides of I-85.

The installation of eight new medians along Jimmy Carter Boulevard between Buford Highway and Brook Hollow Parkway also completed this year. These medians will not only improve traffic flow but also beautify our primary artery through the district with the installation of plantings scheduled for spring 2024.



### ROBERT MICHENER

As Director of Operations for the CID, Robert oversees the CID's infrastructure projects including pedestrian safety improvements, new sidewalk construction, intersection upgrades and the Flock Safety program - which is the largest of any CID in the county. 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 updates for all projects and programs.

Robert has overseen operations for the CID for more than 16 years and has helped secure and leverage funding for projects to improve member property values.

## SPECIAL PROJECTS



In April 2023, former U.S. Representative Dr. Carolyn Bourdeaux joined the Gateway85 CID team as a consultant on special projects, including the adoption of electric vehicles (EV) and infrastructure improvements pursued in partnership with Gwinnett County. The County and CID are partnering on multiple projects in our district. These include:

- Applications for a federal grant to develop plans for transit-oriented development around the Indian Trail Park and Ride.
- Implementation of transportation improvements developed from the CID's freight cluster study conducted in partnership with Gwinnett County. These developments will support southwest Gwinnett's vibrant logistics and manufacturing industries.
- A series of major traffic studies to plan for the replacement and redesign of the Jimmy Carter Boulevard Interchange and to build out future improvements to freight movement. These studies focus on improving the I-85 corridor from Jimmy Carter Boulevard south to I-285 while protecting existing neighborhoods and commercial centers, including pedestrian traffic.

## JIMMY CARTER BOULEVARD ENHANCEMENT

On May 23, over 150 people gathered at Global Mall to honor President Jimmy Carter and the namesake of our primary artery, Jimmy Carter Boulevard. The timing of the event coincided with the completed installation of the CID's initial run of placemaking banners, which paid tribute to Carter and his contributions to our vibrant district.

Former U.N. Ambassador Andrew Young; Jason Carter, Chair of The Carter Center; Jonathan Reckford, CEO of Habitat for Humanity; Gwinnett County Commission Chair Nicole Love Hendrickson; Norcross Mayor Craig Newton; local business leaders and other prominent figures involved in the creation of Jimmy Carter Boulevard shared their personal stories about President Jimmy Carter, the history of the boulevard and district, the rise of technology and manufacturing and the international flavors of our booming restaurant and retail scene.

Following the event, the CID hosted a luncheon featuring local international restaurants, including Ashiana Catering, La Monarca Mexican Restaurant, Ike's Café and Paris Banh Mi which served Indian, Mexican, West African and Vietnamese dishes as well as pastries and desserts from Sarah Donuts.





## CID OWNER OUTREACH AND PLACEMAKING

Olga connected with CID owners within the district, promoted engagement and acted as a liaison between the CID and our businesses. While Olga is leaving the CID in 2024, we are looking forward to continuing her efforts with a new office manager/outreach manager to maximize the effectiveness of our continued efforts.

## GLOBAL MEDIA MIXER

On October 17, Gateway85 CID and The Atlanta Press Club hosted an evening of storytelling, networking and celebration at Eagle Rock with a range of reporters that hailed from global media outlets.

Our district's multinational community including Von Tran, founder of First Senior Center, Patty Thumann with PBJ Media Holdings and Manoj Barot, President of Smurti Corporation addressed global media representatives and shared their perspectives and journeys to success as migrants thriving in our vibrant local communities.

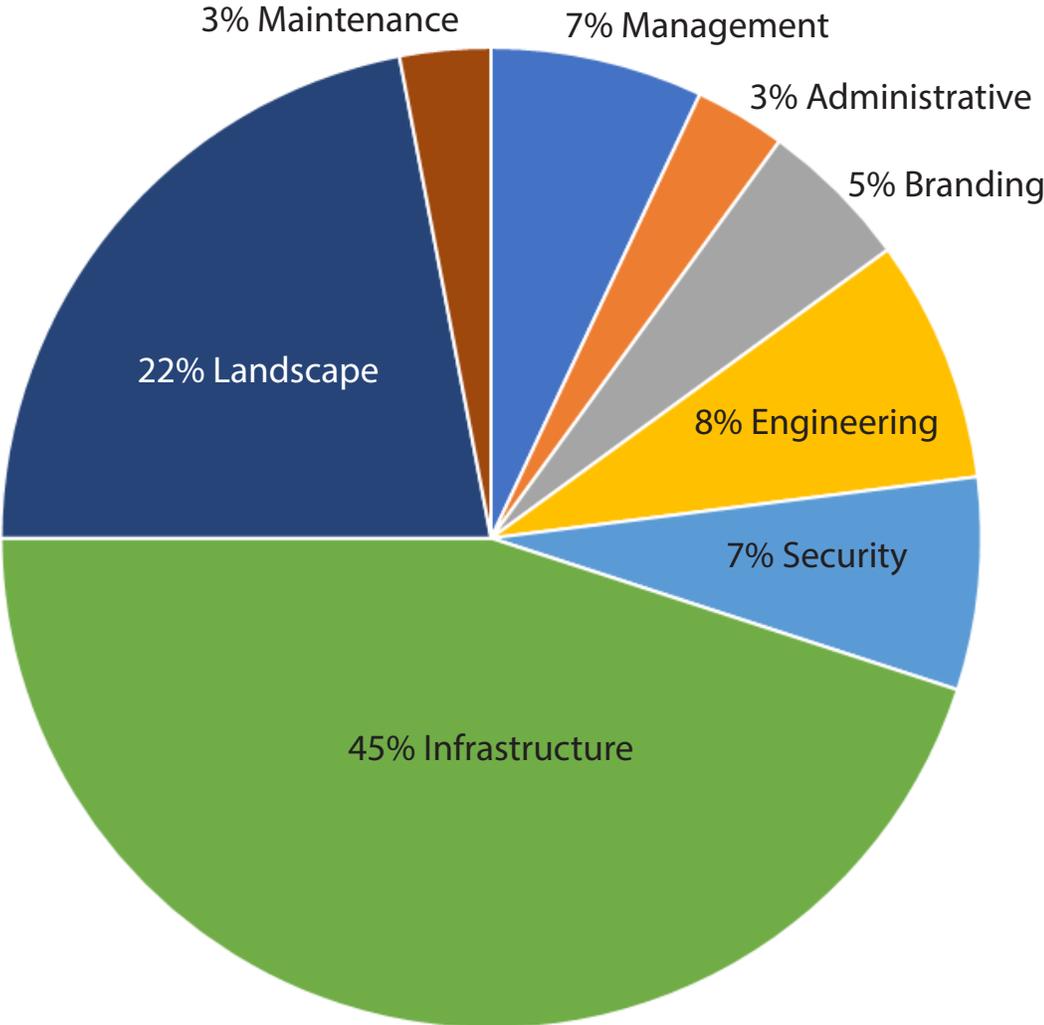


## OWNERS' MEETING 2023

Gateway85 CID hosted the Fall 2023 Owners' Meeting at Happy Valley Restaurant in the district. This event was an incredible opportunity for the property owners within the 14-square-mile CID to gain detailed insight into district projects like EV charging stations, new sidewalks and landscaping, security and mobility as well as a commercial real estate market update.



**GATEWAY85 CID EXPENSES**



**MISSION**

Gateway85 CID’s objective is to increase property values by promoting business development and improving the quality of life for those who live, work and play in the district.

**VISION**

The CID aims to be the top location for companies choosing to do business in Gwinnett County.

**ONGOING STRATEGIES**

Gateway85 CID works with CID property owners, government officials and other partners to enhance mobility and accessibility through infrastructure updates, improve curb appeal through enhanced placemaking and beautification efforts, and increase security with added patrols and public safety measures. It is our goal to secure and maximize partner funding to our district’s benefit and will work to continue to leverage a significant return on our investment.



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[www.gateway85.com](http://www.gateway85.com)