

ANNUAL REPORT 2022



FOCUSING ON THE
**LONG-TERM SUCCESS
OF THE DISTRICT**



02. A FEW WORDS FROM THE DIRECTOR

03. 2022 EXPANSION HIGHLIGHTS

04. SAFE

05. CONNECTED

06. ATTRACTIVE

07. COMMUNITY UPDATES & RECOGNITION

08. LOOKING AHEAD

09. FINANCIALS

10. BOARD OF DIRECTORS

A Few Words From The Director

CONNECTIVITY GOALS FOR FUTURE SUCCESS

One of the original goals during the formation of the CID was ensuring connectivity between both sides of I-85. This year we reached a major milestone with a large expansion to the east side of I-85. This expansion allows us to now spend CID funds on improvements to finally make this a reality. This progress on one of our long-term goals serves as a reminder that the work of improving a community takes time. While the CID

certainly brings immediate improvements, particularly through our security and landscaping investments, we are also working on many multi-year projects that will position our district for future success.

In our 2022 Annual Report, you will learn more about our work to make sure our community remains **connected, safe, and attractive** over the long term.



Alyssa Davis, Executive Director

A handwritten signature in black ink, appearing to read 'Alyssa Davis'.



CONNECTED



SAFE



ATTRACTIVE

03. 2022 EXPANSION HIGHLIGHTS

DISTRICT STATS

113

TAXABLE
PROPERTIES

1,279

ACRES

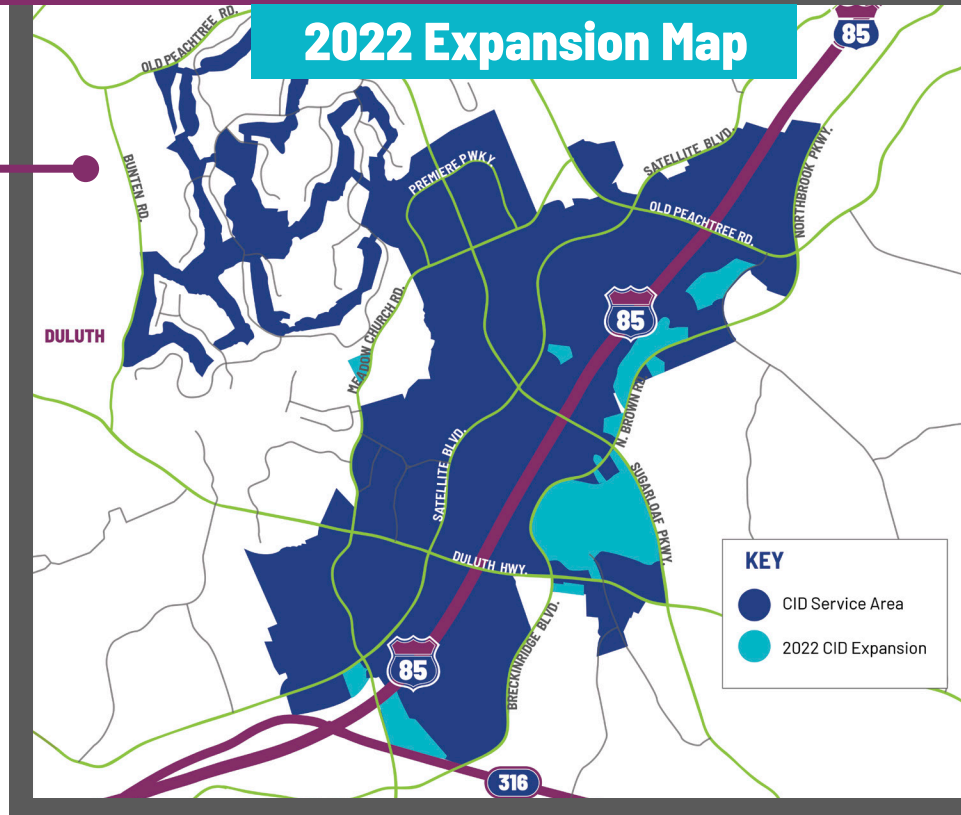
\$780

MILLION IN
APPRAISED VALUE

5X

INCREASE IN VALUE

2022 Expansion Map



2022 DISTRICT GROWTH

The Gwinnett County Board of Commissioners approved a request by the CID to expand the district boundaries by 22 taxable parcels. The expansion added over \$212 million in appraised value to the Sugarloaf CID. A large part

of the expansion included Sugarloaf Mills and the area around the mall on the east side of I-85. With this expansion, the value of the CID has grown more than 5 times the value since the CID's formation in 2016.



CONTINUED FLOCK CAMERA SUCCESS

04. SAFE

The Gwinnett Police Central Precinct continues to report dramatic success in solving and reducing crimes, thanks to the cameras from the Sugarloaf and Gwinnett Place CIDs, which both fall in the Central Precinct. With the expansion of our district, we approved Flock Safety Cameras for 20 new locations in 2022 as we aim to stay in front of crime.

IN 2022, THE GWINNETT COUNTY POLICE DEPARTMENT'S CENTRAL PRECINCT REPORTED:

2022 FLOCK SAFETY TECHNOLOGY INVESTMENT RESULTS

*Data is courtesy of the Gwinnett
County Precinct. This includes all
Flock Cameras in both the Sugarloaf
& Gwinnett Place CIDs.*

61 = \$1,130,200
Stolen Vehicles Recovered In Value

39 Stolen
Vehicle
Arrests

19 Stolen
Tags
Recovered

14 Stolen Tag
Arrests

37 Investigations
Conducted Led
to 19 Arrests

82 Wanted
Persons
Located

135 Total
Arrests



SIDEWALK GAPS

Several sidewalk gaps were completed through the Gwinnett County quick-fix program. These filled in key gaps in walkability in our district.



05. CONNECTED

GAS SOUTH TO PRIMERICA TRAIL FEASIBILITY STUDY

The CID commissioned a feasibility study to explore the off-road trail connections to the Gas South District, first identified in the Sugarloaf Livable Centers Initiative Master Plan. This off-road trail would connect the Gas South District to Primerica's corporate headquarters and trail system, providing a park-like trail experience through a natural setting.



LOOP TRAIL

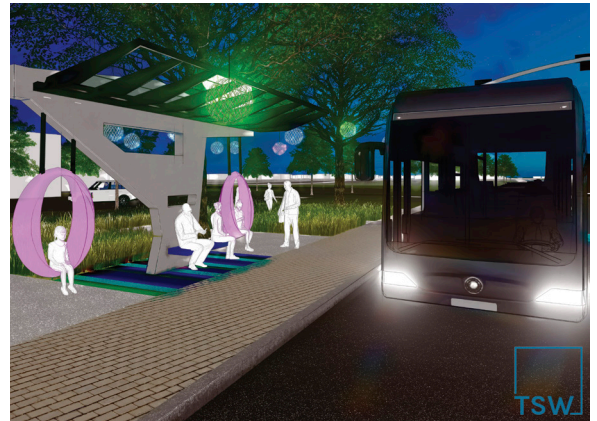
The CID and Gwinnett County were awarded \$1,100,000 in funding for the Loop Trail project through the Atlanta Regional Commission's Livable Centers Initiative (LCI) program. This funding advances the portion of the trail that connects the Gas South District to Peachtree Ridge Park.

SPLOST PROJECT IDENTIFICATION STUDY

On November 8, 2022, voters approved the renewal of the one-cent Special Purpose Local Option Sales Tax for another six years. A citizen committee will develop potential transportation project recommendations for the 2023 SPLOST Program to be approved by the Board of Commissioners in 2023. We completed a project identification study focused on roadway, intersection, trail and sidewalk projects that are eligible for SPLOST funding for the committee's consideration.

TRANSIT ENHANCEMENTS STUDY

We completed the Sugarloaf Transit Enhancement and Future Station Planning Study, funded through the Atlanta Regional Commission's Livable Centers Initiative (LCI) program. This study examined planned BRT stations at Sugarloaf Mills and the Gas South District, as well as improvements to existing transit service that include improved pedestrian and bicycle connections, placemaking and public art, and other improvements to service for existing riders.



06. ATTRACTIVE

NEW LANDSCAPING INSTALLATION

We started work on design for a new landscape installation on the east side of I-85 at Sugarloaf Parkway interchange.

LANDSCAPE MAINTENANCE

We issued an RFP for a major expansion of our landscape maintenance contract to include new expansion areas and increase service to some of our existing areas.

AESTHETIC IMPROVEMENTS

We continued our work on a Gateway Monument Sculpture and designed new banners to be installed throughout the district.





ANNUAL PROPERTY OWNER MEETING

In August, Sugarloaf CID property owners met for the CID's second annual member meeting. The goal of the event was to bring together investors

in the CID and major stakeholders to share the CID's success stories and learn about what is happening in the Sugarloaf market.

07. COMMUNITY UPDATES & RECOGNITION

INFLUENCE

CID Executive Director, Alyssa Davis was recognized as one of Engineering Georgia's Top 100 Influential Women.

In 2022, the Sugarloaf CID was featured in articles in the Atlanta Journal Constitution, the Atlanta Business Chronicle, Gwinnett Daily Post, and the Gwinnett Forum.





SUPPORTING THE ARTS

The Sugarloaf CID was a funding and planning partner for the Gwinnett Arts & Creative Economy Master Plan, Create Gwinnett.

SELECT AND BUILD GWINNETT

In April, the CIDs in Gwinnett County teamed up to co-host the first “Select & Build Gwinnett” event at Eagle Rock Distributing. The event invited brokers and developers to learn about leasing and redevelopment opportunities in the Evermore, Gateway85, Gwinnett Place, Lilburn, and Sugarloaf CIDs.



2023 COMMUNITY IMPROVEMENT DISTRICT EXPANSION

The Sugarloaf CID continues to grow and expand the district.

SAFE

Additional Flock Safety Cameras will be added in all new expansion areas.

CONNECTED

We will work with the SPLOST Citizen Project Selection Committee to fund our sidewalk, trail, intersection and road projects through the 2023 SPLOST program.

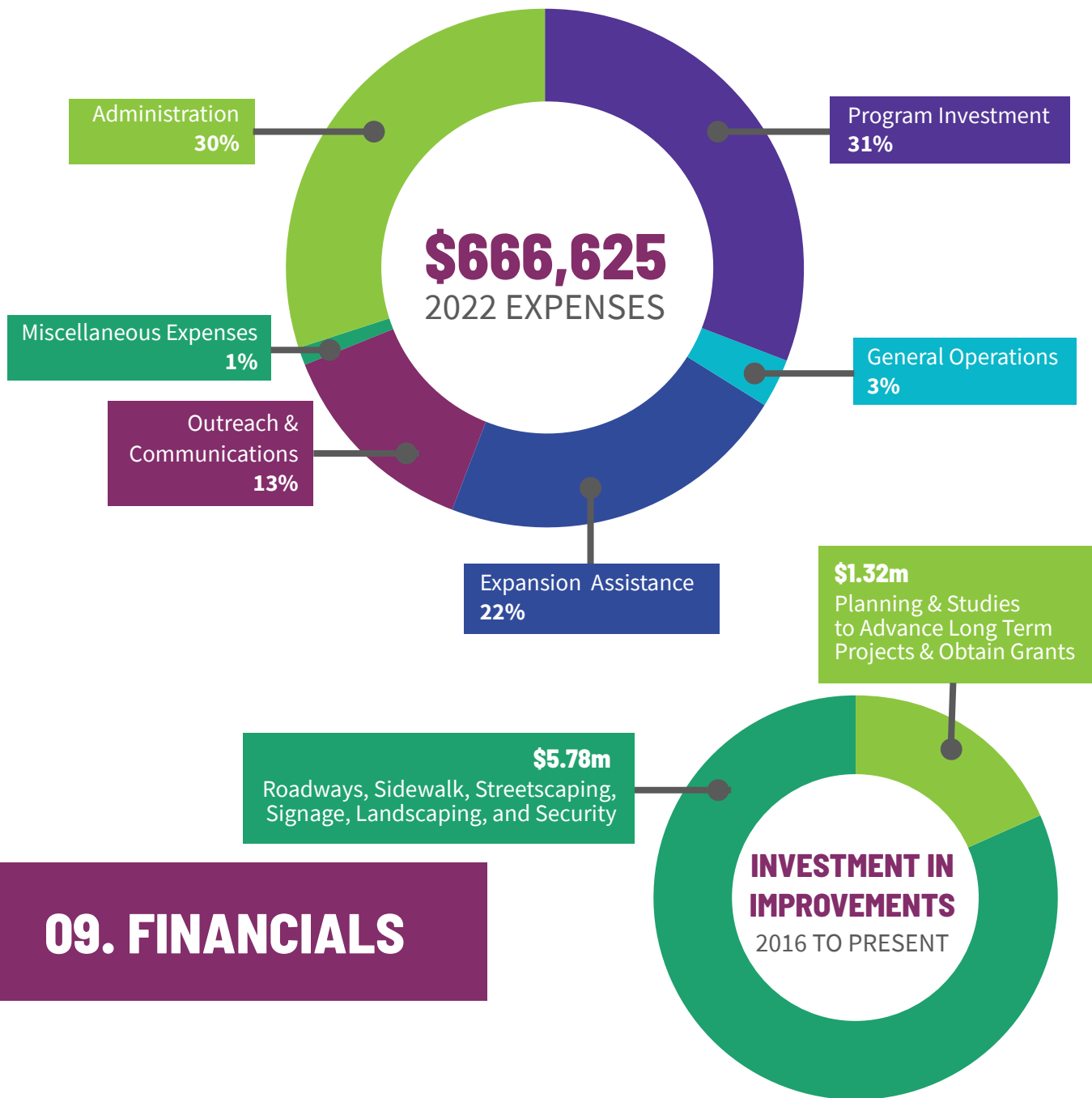
08. LOOKING AHEAD

ATTRACTIVE

Expansion areas will be folded into our landscape maintenance contract and new landscaping enhancements are planned at the east side of I-85 at Sugarloaf Parkway in 2023.

TOTAL 2022 REVENUE = \$1,074,761

**MAXIMIZING YOUR INVESTMENT
FOR LONG-TERM SUCCESS IN THE DISTRICT**





Brand Morgan, Chairman - Post 3



Jim Ezell, Vice President - Post 5



Stan Hall, Treasurer



Scott Meadows, Secretary



Joseph Macrina, Post 1



Norwood Davis, Post 4



Robson Souza, Post 2



Cole Hudgens, Post 6



Om Duggal, County Appointment

10. BOARD OF DIRECTORS



SugarloafCID.org

6500 Sugarloaf Pkwy Duluth, GA 30097