



SUGARLOAF

COMMUNITY IMPROVEMENT DISTRICT

INAUGURAL ANNUAL REPORT



LETTER FROM OUR EXECUTIVE DIRECTOR

2017 was the Sugarloaf Community Improvement District's first full year of operation, and we're excited to share our accomplishments and projects with you in our inaugural annual report.

The Sugarloaf CID has been hard at work to ensure the long-term success of Gwinnett's premiere business and entertainment district. In 2016, local commercial property owners banded together to form the CID so that they could fund public infrastructure projects to enhance property values and the greater community.

CIDs are able to maximize property owner investments by leveraging funds from county, state, and federal sources to accomplish our goals. In just our first year, we leveraged \$7.5 million in SPLOST funds for projects in the district, and over \$200,000 for plans and studies. This allows us to stretch the dollars invested by CID members further. At the same time, the CID also completed an expansion in 2017 that led to a 61% increase in revenue.

At the beginning of 2017, the CID completed studies to identify six critical intersection improvements and sidewalk gaps in the district. One of those projects has already been completed, and improvements to the Sugarloaf at Satellite intersection are currently in design.

The CID also recognizes the need to plan for pedestrians, cyclists, and future transit improvements. We partnered with the County to complete a Livable Centers Initiative (LCI) plan for the district. That plan kicked off in the fall and is slated for completion mid-2018.

With the exciting developments planned for Revel and the Infinite Energy Center, we know that we must be proactive in planning for connections throughout the Sugarloaf community to create Gwinnett's Downtown, and our work has only just begun.

Sincerely,

Alyssa Davis
Executive Director

ABOUT US

TOP
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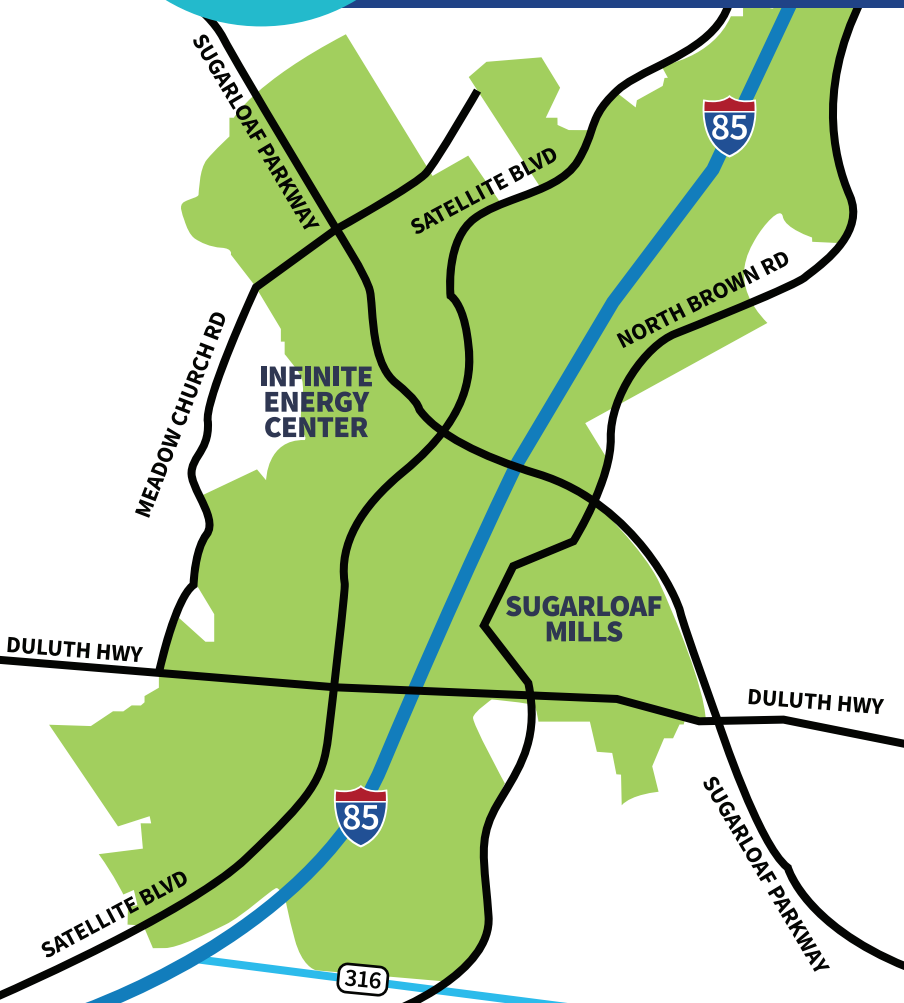
SUGARLOAF IS GWINNETT'S BUSINESS & ENTERTAINMENT DISTRICT

EMPLOYMENT CENTERS
IN METRO ATLANTA

23,544 JOBS



HOME TO THE INFINITE
ENERGY CENTER WITH
1,209,898
VISITORS IN 2017



To Create & Maintain
A Thriving, Safe,
Accessible, & Livable
Business & Entertainment
District – A “Downtown”
For Gwinnett County.

- MISSION STATEMENT

COMMUNITY
IMPROVEMENT
DISTRICT MAP

PROJECTS

LANDSCAPING

The CID currently maintains the landscaping at the Sugarloaf at I-85 interchange, and we are working to expand the landscaping enhancements. At the end of 2017, the CID approved plans to install landscaping at the I-85 southbound entrance. The landscaping will mirror the current interchange landscaping to improve the experience for workers, residents, and visitors to the CID.



MEADOW CHURCH ROAD AT
OLD PEACHTREE ROAD
INTERSECTION IMPROVEMENTS

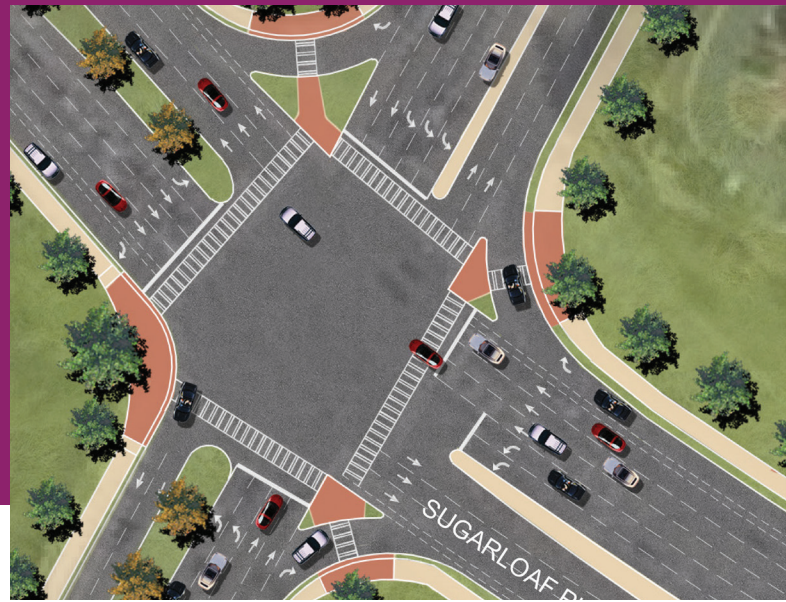


MEADOW CHURCH ROAD AT OLD PEACHTREE ROAD INTERSECTION

This intersection Improvement to extend the right turn lane on Meadow Church Road would not have been completed had the CID not identified the need, and we appreciate the partnership of Gwinnett DOT to make this “quick fix.”

SUGARLOAF A SATELLITE INTERSECTION

This is a gateway intersection to the CID. The CID developed a plan for traffic improvements that will be funded through the Gwinnett County SPLOST.



LOOP TRAIL

The CID submitted a successful grant application to the Atlanta Regional Commission to study a trail connection between the Gwinnett Place area and McDaniel Farm Park and the Infinite Energy Center, Peachtree Ridge Park, and Suwanee's trail system. This is part of a larger 16-mile loop trail that will connect to the Western Gwinnett Bikeway on Peachtree Industrial Boulevard.

LCI STUDY

In partnership with Gwinnett County, the Sugarloaf CID is developing a Master Plan to create a vision for the future. Building on the strong base of existing businesses and current land use, the plan will guide the way to a more vibrant, walkable, and accessible place. Projects identified in the plan will be eligible for grant funding through the Atlanta Regional Commission's LCI program.



LEVERAGING SUCCESS

Funding for CID Projects

2017 SPLOST ROADWAY PROJECTS

Satellite at Old Peachtree
Intersection Improvements

\$500K

Sugarloaf at Satellite/Meadow
Church/Premiere Pkwy
Intersection Improvements

\$3M

\$1M *TIER 1* + **\$1M** *TIER 2*

Sugarloaf widening between Meadow Church and Satellite

Satellite Boulevard
from Boggs Road to
Stephens Center Drive

\$259,722

Boggs Road (east side)
from QuikTrip to
A&D Foods Driveway

\$500,00

Satellite Boulevard (other side)
from Boggs Road
to Stephens Center Drive

\$645,000

Satellite Boulevard
from Sugarloaf Centre to
Cross Pointe Church

\$85,861

Loop Trail

\$471,667 *TIER 2*

2017 SPLOST SIDEWALK & TRAIL PROJECTS

PLANS & STUDIES

\$100,000

Transportation
Concept Studies

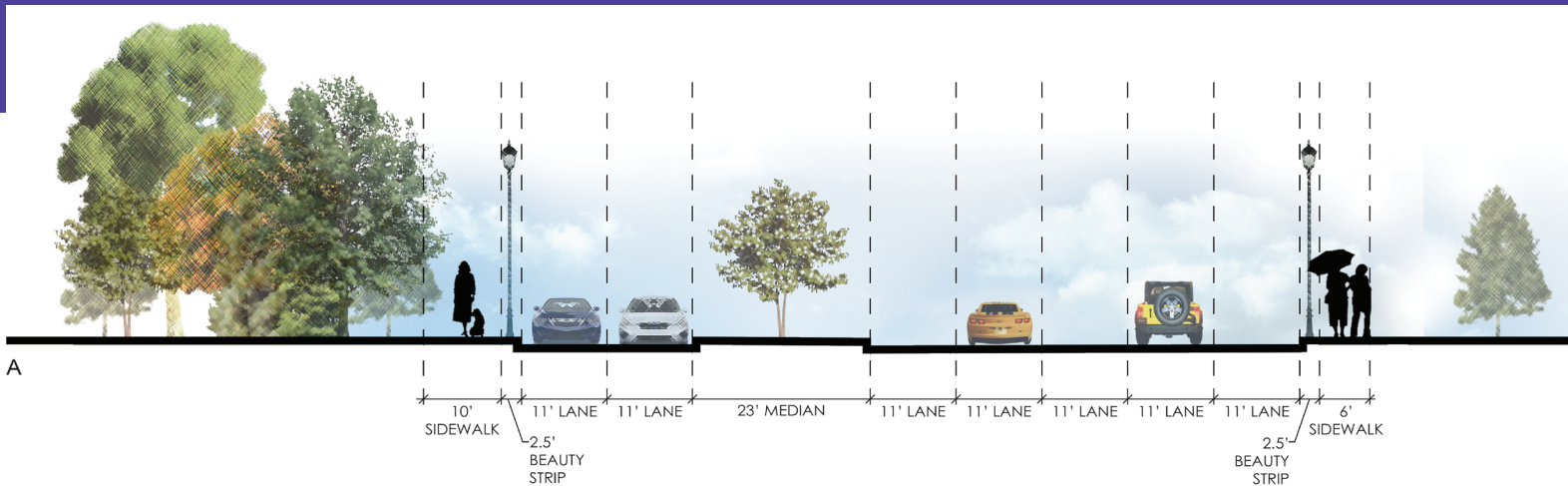
\$145,300

Sugarloaf Livable Centers
Initiative Study

LOOKING AHEAD

INFINITE ENERGY CENTER DEVELOPMENT

A public private partnership is underway to implement plans to improve the Infinite Energy Center. This includes doubling the convention space in the Forum, replacing surface parking with decks, renovations to the venues, and a headquarters hotel. North American Properties is also planning a mixed-use entertainment, office, residential, restaurant, and retail district called “Revel” at the site to compliment the attractions to encourage visitors to come early and stay late.



SECTION A - SATELLITE BLVD

HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 5'



2018 INITIATIVES

In 2018, the CID will complete the LCI study and begin work on implementing the master plan for the district. In addition, we will be installing banners as a first step in creating signage to create a sense of place. You'll see several sidewalk projects completed, and we are also working with the Gwinnett Police and the other Gwinnett CIDs to improve security.

BOARD MEMBERS



BRAND MORGAN

Chairman, Brand Properties

We're looking to the future and what needs to happen so that the area is successful not just today, but over the next 30 to 40 years.



JIM EZELL

Vice Chairman, Retail Planning Corp.

With the CID we can all be proactive in planning for Sugarloaf rather than reactive to issues that may be harmful. It's a great investment for community.



STAN HALL

Treasurer, Gwinnett Sports Commission

In my view, what's made Gwinnett successful is our ability to work together as partners toward a common goal, and that's why we've invested in the CID.



CRAIG BROWN

Assistant Treasurer, Gwinnett Chamber of Commerce

Being part of the CID is in line with the Chamber's vision to continue to uphold the high quality of life in our community.



SCOTT MEADOWS

Secretary, Brand Real Estate Services

We're invested in this community and want to leave it better than we found it.



JOSEPH MACRINA

Wolverton & Associates

Joining the CID was important to us because we want to protect our investment here.



NORWOOD DAVIS

Assistant Secretary, 12Stone Church

We made a six-year commitment to fund the CID because we have a stake in the future of this community.



CRAWFORD ARNOLD

TPA Group

TPA Group wants to protect our investment here over the long-term.



CHRIS BROWN

Duke Realty

It is important to be good corporate citizens, and we are very interested in maintaining and enhancing an area that Duke Realty was integral in creating.



TOM WHEELER

Brand Properties Real Estate Services

Being part of a CID gives property owners a stake in protecting our investment and determining our future success.



PERRY TINDOL

Allgood Services of Georgia

The Sugarloaf CID is about being proactive and investing in improvements needed for future growth.

The Sugarloaf CID benefits from a board of directors who care deeply about the area and feel a strong commitment to improving the community

- ALYSSA DAVIS,
EXECUTIVE DIRECTOR



