

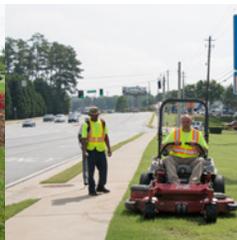


LILBURN

COMMUNITY IMPROVEMENT DISTRICT

2018 REPORT

moving forward with far greater success.



www.LilburnCID.com

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AS A SELF-TAXING, QUASI-GOVERNMENTAL ENTITY, the Lilburn Community Improvement District exists to increase the value of its members' commercial properties through infrastructure investment. The CID addresses issues and opportunities on multiple fronts to substantially enhance mobility and accessibility as well as the quality of the district, affirming that Lilburn is a dynamic location for commercial success.

The CID has formed partnerships and relationships to develop transportation enhancements for the community. During the next five years and beyond, the CID will coordinate unprecedented investments to its roadways, increasing mobility, safety and access throughout the area.

The CID is also addressing long-term planning objectives to increase both scope and revenue to support future commercial growth and

redevelopment efforts from existing properties. Key areas of current and future activity that are central to the district's continued economic vitality are being considered for expansion.

Curb appeal remains a top priority as the CID maintains an attractive appearance for businesses and their clientele. New landscaping is planned, and crews regularly sweep the entire corridor for litter and debris in addition to mowing, weeding and installing these new landscape features.

The CID is committed to keeping the District looking its best, allowing traffic to move freely and sustaining quality growth for many years to come. The Board of Directors serves the district and is appreciative of the continued community support.

LILBURN CID'S MISSION:
Develop a clear sense of place and purpose to drive business opportunities for growth and redevelopment in the US-29 corridor and surrounding areas.

NOTE FROM THE NEW EXECUTIVE DIRECTOR:



I am excited and humbled by the opportunity to work for LCID. I look forward to building upon

the great progress already established and intend to look at Lilburn with fresh eyes to continually improve it.

I plan to work with the board and LCID members, as well as city and local leaders, to develop a strategy that will continue to move the district forward. My goal is for the LCID to assist in propelling Lilburn forward as a modern, urban city where people are proud to live and work.

I look forward to working with you.

Sincerely,
 Tad Leithead

IMPROVEMENTS FOR BETTER, SAFER TRANSPORTATION

The CID works in partnership with Gwinnett County, City of Lilburn and the Georgia Department of Transportation (GDOT) to advance transportation and roadway safety improvements. Many of these infrastructure upgrades are slated to be funded through the County's 2016 one-cent special purpose local option sales tax (SPLOST).

These projects represent a collective value in excess of \$28 million. While support levels and completion timelines have yet to be finalized, a county-appointed citizen review committee has recommended SPLOST funding to complete the following enhancements.

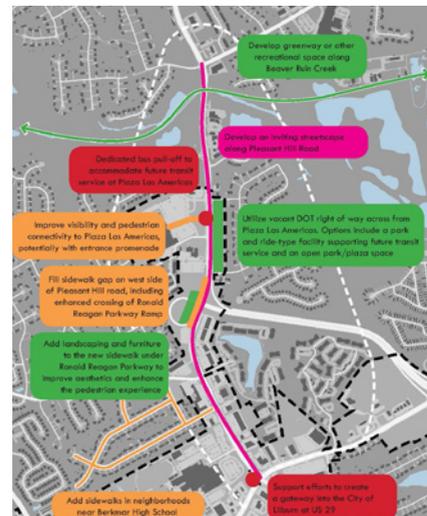
Pleasant Hill Road Small Area Planning Study (Study completed in January 2019)

Project Location: Pleasant Hill Road corridor from US-29 to Cruse Road within the boundaries of the City of Lilburn and unincorporated Gwinnett County.

Project Description: Several recommended projects in the report have been presented to the City and Gwinnett County for further study and design. These include extension of the existing sidewalk on Pleasant Hill Road under the Ronald Reagan Parkway off-ramp and crossing over the on-ramp with a pedestrian safety improvement project. Another project includes a bus pull-off on Pleasant Hill Road in front of Plaza Las Americas.

Through discussion with the community, stakeholders, observations and analysis by the planning team, a variety of opportunities for the study area were contemplated as they relate to the broader vision for the area, including:

- Create pedestrian opportunities
- Be ready for redevelopment
- Develop a sense of place
- Expand transit options
- Enhance recreational opportunities



LILBURN CID WAYFINDING SYSTEM PLAN 2019/2020

Project Description: Phase I of the "Wayfinding Systems Plan" will identify locations and design concepts, and also establish the policy framework and subsequent implementation of the other phases district-wide. Business leaders will develop this plan in association with the City of Lilburn.

Phase II will include the final design, fabrication, permitting and installation within the CID boundaries.

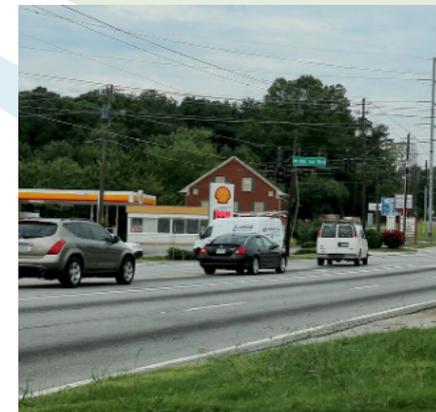
The scope of work will include the following:

1. Informational gathering
2. Develop recommendation on signage types and placement
3. Design signage elements

FREIGHT MOBILITY CLUSTER GRANT

Project Description: LCID has several freight and warehouse-based commercial areas that could benefit from identifying their freight mobility needs, possibly resulting in federal funds for transportation improvements. A cooperative agreement was developed to allow LCID to participate in the Freight Cluster Grant that was awarded to Tucker Summit CID in September 2018 by the Atlanta Regional Commission.

The CID partnership will review constraints, evaluate mechanisms and implementation of transportation plans, provide recommendations and identify opportunities to minimize transportation bottlenecks. The recommendations provided in the report will allow the Tucker Summit and Lilburn CIDs to visualize the economic development opportunities that could exist in the creation of a state-of-the-art last-mile logistic distribution center and warehousing network.



LILBURN POINTS OF INTEREST



THE BAPS SHRI SWAMINARAYAN MANDIR is one of the most significant cultural landmarks and visitor attractions in the southeast. A Mandir is a sacred temple where Hindus worship Hindu gods and deities in various forms. The Lilburn location is one of six Mandirs in the United States. The intricate hand-carved Turkish limestone, Italian marble and pink sandstone structure was shipped piece by piece from India and took more than one million volunteer-hours to construct. The Mandir is open to the public to tour and observe ceremonies while learning about Hinduism. In cooperation with the Mandir's leadership, the City of Lilburn and Gwinnett County, LCID completed a master planning effort to set new standards for development around the Mandir that include restaurants, retail, residential and commercial redevelopment in a village concept that highlights the uniqueness and beauty of the temple.

Next steps in the planning effort include pedestrian-focused infrastructure improvements, which could be funded by local sales tax, as well as the work of private developers assembling property for redevelopment.



PLAZA LAS AMERICAS brings the flavor of Central and South America to Lilburn with more than 200 stores and vendors offering a variety of services from food, clothing/retail and beauty to real estate, legal advice, mortgage lending and more. Lowe's home improvement store sat vacant for many years before redevelopment plans for Plaza Las Americas began in 2014 to create a mall that emulates those found in many Latin American countries. Gwinnett County's Hispanic population is comprised of nationalities from all over the eastern hemisphere and have a place to come together and feel at home at Plaza Las Americas — a place that also invites and welcomes the community in to enjoy a taste of the Americas.

LANDSCAPING AND BEAUTIFICATION

Mowing, weed control and debris removal are key activities within the CID. In addition to weekly sweeps of the corridor, the CID coordinates with the City of Lilburn and Gwinnett County to increase the frequency of mowing for areas that would otherwise receive very limited attention. At the same time, the CID is planning substantial landscaping installations for key intersections and gateway areas. The planting features will highlight the corridor as a unique destination that is visibly supported by its commercial property owners.



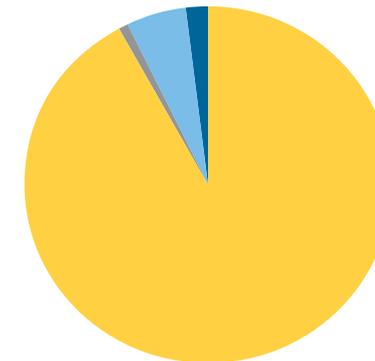
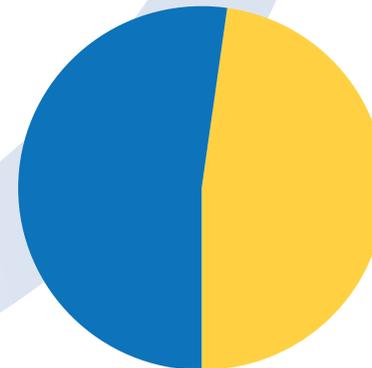
2018 FINANCIALS

EXPENSES

- Operations - \$105,700
(Insurance, Communications, Landscape, Security, etc.)
- Professional Services - \$95,955
(Accounting, Legal, Contractors, etc.)

ANNUAL BUDGET - \$350,000

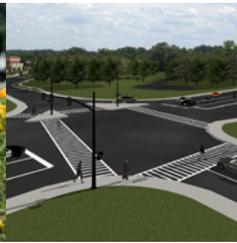
- Tax Revenue - \$348,598
- Interest - \$2,376
- SPLOST Funded Projects - \$20,338
- Grant Funded Projects - \$6,757



"The Lilburn Community Improvement District benefits the entire community

by strengthening the city's economic foundation. The CID is constantly working to support existing businesses and discover new opportunities to enhance the US-29 corridor. The City of Lilburn considers the CID to be an important partner in building a better Lilburn."

— City of Lilburn Mayor John Crist



LCID PARTNERS INCLUDE:



LILBURN

COMMUNITY IMPROVEMENT DISTRICT

www.LilburnCID.com

Tad@lilburncid.com

