



## 2021 ANNUAL REPORT



# LILBURN

---

COMMUNITY IMPROVEMENT DISTRICT

# 2021 BOARD OF DIRECTORS

The Lilburn CID brings together stakeholders, businesses and communities to act as a collective catalyst for economic progress, creating brighter prospects and momentum for the District. The CID addresses issues and opportunities on multiple fronts to substantially enhance mobility and accessibility as well as the district's condition and capacity, such as infrastructure improvements, beautification, public and traffic safety and more, affirming that Lilburn is a dynamic location for commercial success. Following are the board members who worked hard to help the CID reach its goals:



**JIM VAUGHT**  
**LCID Chairman**  
Providence Christian Academy  
Headmaster  
2019-Present



**ED O'CONNOR**  
**LCID Vice Chairman**  
Lavista Associates Inc.  
Associate Broker  
2019-Present



**JOHN SOUTER**  
**LCID Secretary/Treasurer**  
Comet National Shipping Corporation  
Founder/CEO  
2019-Present



**SHIV AGGARWAL**  
American Management Services, Inc.  
Founder/CEO  
2019-Present



**KATE WOYCE**  
Taylor & Mathis  
Assistant Property Manager  
2020-2021



**DAVID FREEMAN**  
Re/MAX Center  
Commercial Real Estate  
2019-Present

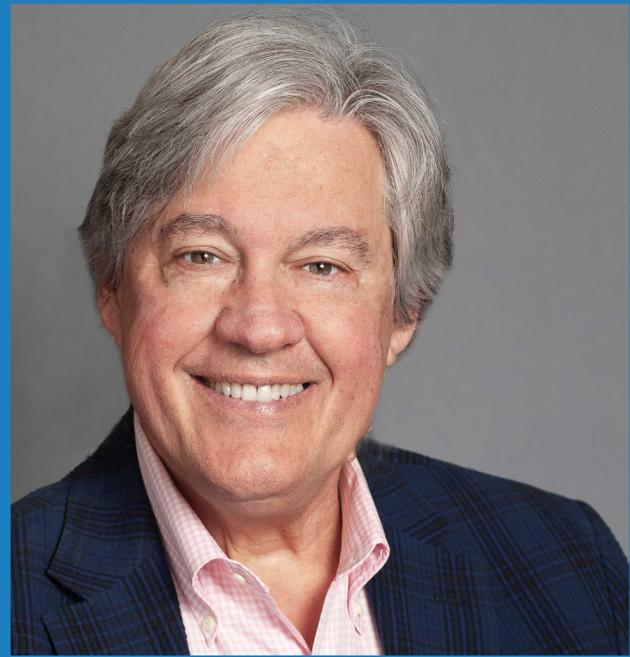


**ANAND MEHTA**  
BAPS Shri Swaminarayan Mandir  
Vice President, Board of Directors  
2019-Present



**EDDIE PRICE**  
Eddie's Automotive Service, Owner  
Lilburn City Council  
2019-Present

# 2021 STATEMENT FROM THE EXECUTIVE DIRECTOR



Last year was an unpredictable and challenging time for us all, but I am proud of Lilburn CID's quick problem-solving, collaboration and creativity, all of which have helped propel the District to new heights.

As we entered the second year of the pandemic, we continued learning and applying the knowledge we gained in 2020 to improve the quality of life for our community members. We completed infrastructure planning and updates, studied transportation options, improved safety and completed beautification updates.

In 2021, LCID was awarded a \$120,000 Livable Centers Initiative (LCI) Grant from the Atlanta Regional Commission (ARC) to study how to best improve mobility and connectivity in Old Town Lilburn and the Downtown Development Zone. With funding from the ARC, the CID and the City of Lilburn could initiate a study for diversifying housing options across the CID to ultimately position the community as a thriving "Live-Work-Play" destination.

We also submitted a grant application to the Georgia Transportation Infrastructure Bank (GTIB), which, if we are successful, will positively impact the future of our infrastructure improvement projects, such as the installation of a traffic signal on Hood Road.

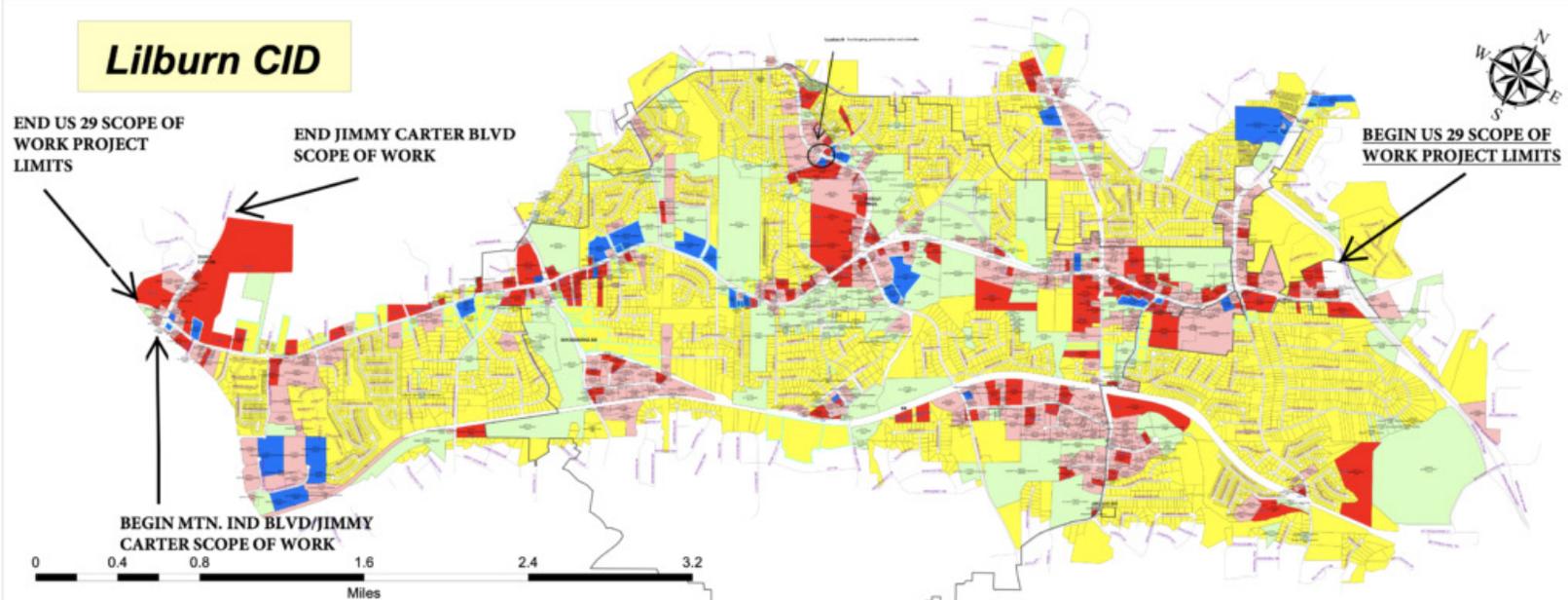
LCID is excited to continue planning the District's expansion and plans to move forward with projects like the construction improvements to the Ronald Reagan Parkway ramp, adding additional Flock Safety cameras, new wayfinding and signage (in conjunction with the City of Lilburn) and improving the appearance of the community to foster loyalty and enthusiasm from property owners and residents.

Sincerely,

**Tad Leithead**  
Executive Director

# MISSION

Create and define a clear sense of community to improve local perceptions of attitudes and appearance, as well as to create a “Boulevard of Opportunity” for businesses and property owners along the US 29 corridor.



## ONGOING STRATEGIES

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

The CID is also addressing long-term planning objectives to increase scope, tax and grant revenue to support future commercial growth and redevelopment efforts of existing properties. Key areas are being considered for expansion to support current and future activity central to the district's continued economic vitality.

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

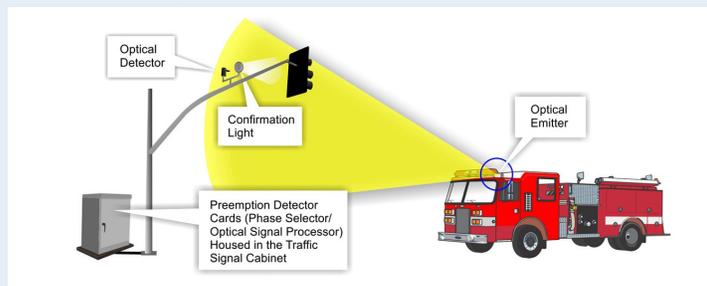
# PROJECT UPDATES

## RETAIL STUDY:

The City of Lilburn, Lilburn Downtown Development Authority (Lilburn DDA) and Lilburn CID partnered to launch a three-year Big Retail Study. All three organizations decided to pool resources to achieve a common goal: to attract high-quality restaurants and retail to Lilburn and grow the city's economy. Birmingham, Alabama-based consulting firm Retail Strategies, LLC was selected to help transform the Lawrenceville Highway corridor into a bustling dining and shopping district.

## PREEMPTIVE SIGNAL PROJECT:

LCID is funding approximately 17% of the costs for Gwinnett County's proposed Pre-emptive Traffic Signal Project, which allows first responders to safely cross intersections using technology to change traffic signals. The first phase of the two-part proposal is to install cutting-edge technology in emergency vehicles to signal traffic lights as they approach an intersection, changing or keeping the light green to control traffic flow and allow emergency response vehicles to travel safely through. Phase two of the project will take place in 2022 and aims to modify 50% of Gwinnett's traffic signals (385 of the 743).



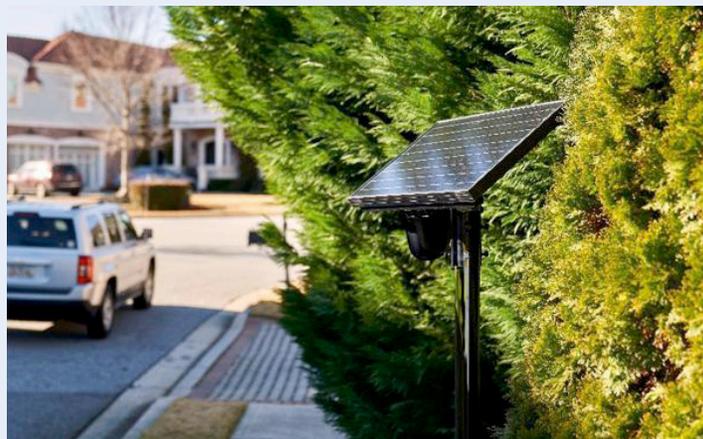
## WAYFINDING:

The CID and the City of Lilburn partnered to fund directional and landmark sign installation by Capital Signs. The new "blade signs" replaced the wayfinding signage outside City Hall and can be found at traffic lights at four intersections along Lawrenceville Highway, including Main Street, Indian Trail Rd., Beaver Ruin Rd. and Pleasant Hill Rd.



## FLOCK SAFETY CAMERAS:

These license plate reading cameras have provided an added layer of security by giving the police more insight into vehicles entering and leaving the district. We hope to continue to expand the program in the future.



## BEAUTIFICATION:

Mowing, weed control and debris removal are key activities within the CID to help improve property values. 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.



# PLANNED PROJECTS: 2022 AND BEYOND

## **WAYFINDING:**

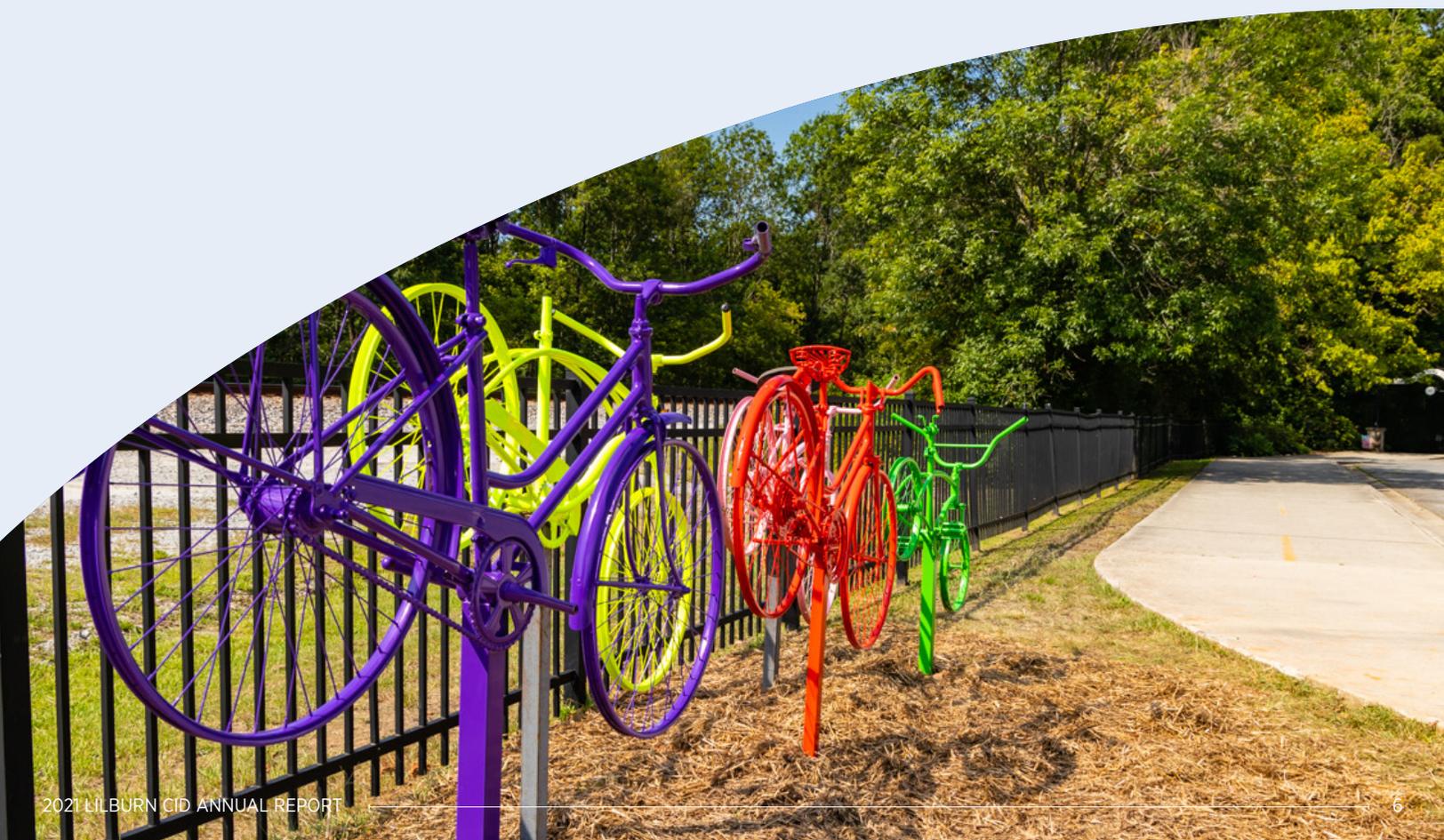
The City and CID banners and blade signs have been installed. We are waiting on the permits from GDOT before Capital Signs can begin the installation of the wayfinding signs. Additional signage is ready to be installed for the Lilburn Visitor's Bureau.

## **HOOD ROAD PROJECT:**

The Hood Road traffic signal is still in the developmental stages as LCID, GDOT, Gwinnett County and the City of Lilburn await funding from the Georgia Transportation Infrastructure Bank (GTIB). Details of the project entail traffic signal installation and realignment to control traffic flow to reduce congestion around the school and intersection.

## **RONALD REAGAN PARKWAY PROJECT:**

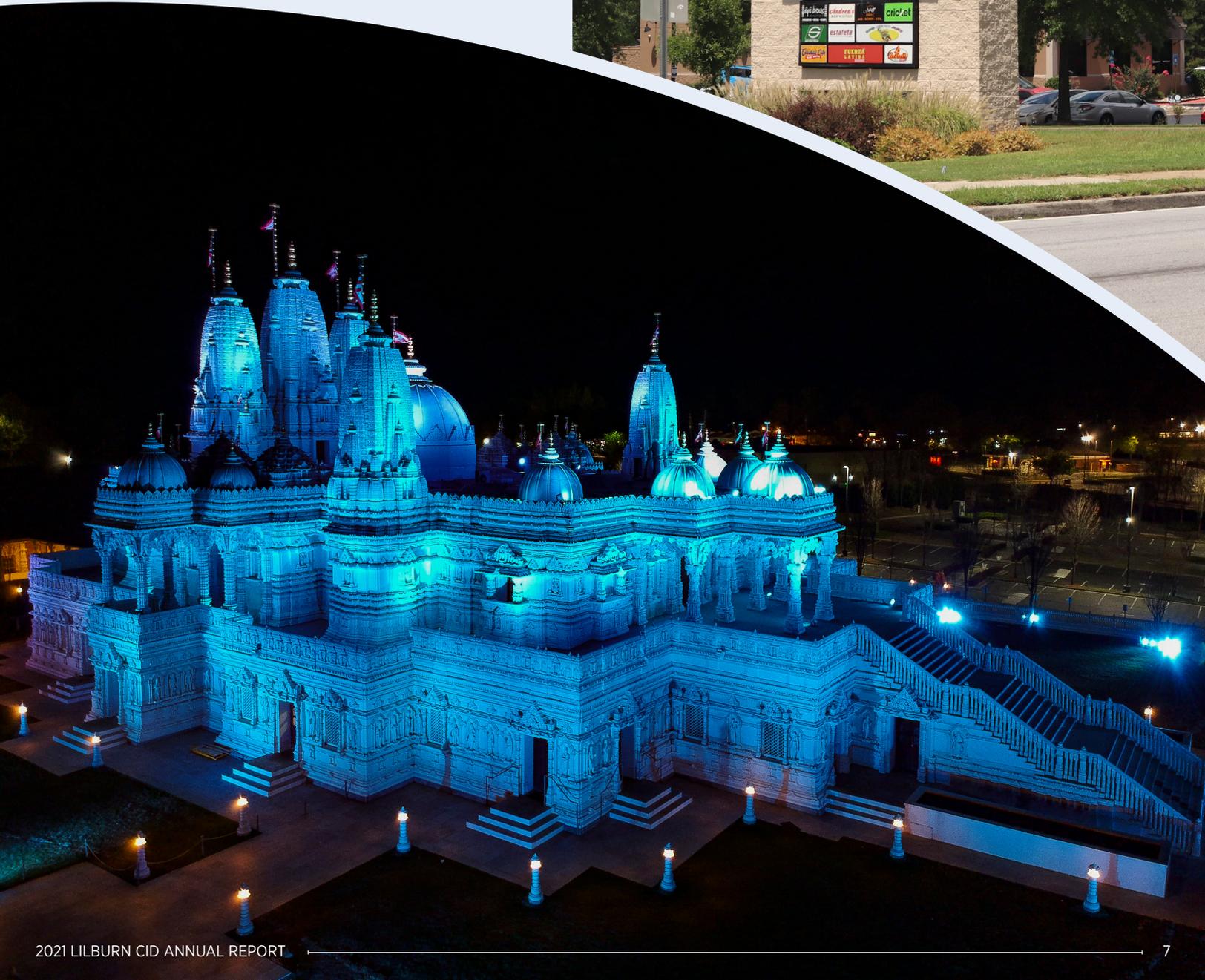
Continued progress to the Ronald Reagan Parkway Ramp Project is dependent on the Georgia Department of Transportation's approval of signal and encroachment permits before Gwinnett County is able to release the project to construction. Upon completion, the Eastbound Ronald Reagan Parkway off-ramp will be relocated away from the bridge to improve sight distance.



# PLACES TO VISIT

## LOCAL BUSINESS HIGHLIGHTS

- The BAPS Shri Swaminarayan Mandir is one of the most significant cultural landmarks and visitor attractions in the southeast and is located within the heart of LCID. The Lilburn location is one of only six traditional stone carved Hindu Mandirs in the United States.
- 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 ranging from food, clothing/retail and beauty to real estate, legal advice, mortgage lending and more.



# FINANCIALS



(1) Includes insurance, communications, landscaping, security, etc.

“The City of Lilburn has an edge when it comes to maintaining the image and branding of its main thoroughfare. That edge is our partnership with the Lilburn Community Improvement District. Tad Leithead’s involvement with the City of Lilburn has resulted in the discovery of funding for mutually beneficial projects, and LCID’s network of State and County resources has been important to Lilburn’s growth. The LCID serves as an advisory board to the City and the LCID’s board members know the pulse of the Highway 29 corridor in a way that no others can. As property owners and operators of businesses, they can see needs from an inside perspective, and this has proven valuable to our economic development. The added level of concern for the wellbeing of Lilburn provided by the LCID’s membership is an incalculable asset to our citizens’ enjoyment of our “Small Town, Big Difference”. We anticipate much future good from our synergistic relationship.”



**Mayor Tim Dunn**



**LILBURN**  
COMMUNITY IMPROVEMENT DISTRICT

TAD LEITHEAD, LCID EXECUTIVE DIRECTOR  
770.409.8100 | [tad@lilburncid.com](mailto:tad@lilburncid.com) | [LilburnCID.com](http://LilburnCID.com)

 @LilburnCID  @LilburnCID  @Lilburn-Community-Improvement-District