



# 2024 Annual Report





*This year has been a year of tremendous progress for the Lilburn Community Improvement District (CID), marked by significant advancements in key projects that continue to shape the future of our community.*

*One standout initiative is the Bryson Park/Hood Road roundabout, a vital project aimed at enhancing the area's safety and mobility.*

*With the planned fall 2025 completion, this roundabout and new traffic light will increase mobility and create a safer flow of traffic, reinforcing the CID's commitment to a more accessible and secure Lilburn. Additionally, new projects like the Railroad Ave/RangeWater development and U.S.-29 enhancements will further improve the entire city of Lilburn. These CID-led projects, in partnership with the City, will offer new spaces for living, shopping and dining, all complemented by convenient parking facilities, helping the district thrive.*

*Long-awaited projects also reached completion in 2024, including the realignment of the eastbound off-ramp at U.S.-29/SR8/Lawrenceville, which allows drivers to safely turn around. Additionally, a new crosswalk was established at Pleasant Hill Road and Ronald Reagan Parkway. Equipped with a Rectangular Rapid Flashing Beacon (RRFB), this addition ensures safe pedestrian connections across the intersection, further enhancing accessibility within our community.*

*Safety remains a top priority for the CID. With key partnerships, such as the collaboration with Flock Safety to enhance the work of the Lilburn Police Department, we continue to focus on community well-being. The CID proudly funds 11 of the 36 Flock cameras in Lilburn, which, as Chief Dusik of the Lilburn Police Department states, act as a "force multiplier," further ensuring resident safety.*

*2024 also brought a wave of exciting new businesses to the district, with a focus on unique, eclectic restaurants that add new flavors to Lilburn's vibrant culinary scene. These new establishments not only offer fresh dining options but also serve as gathering spots where residents can meet, connect and enjoy the neighborhood.*

*None of these efforts would be possible without the dedication of our board of directors, whose unwavering commitment to the community's best interests and sustainable growth helps drive the CID's success. As always, we deeply appreciate the continued support and loyalty from the residents of Lilburn, whose engagement and enthusiasm make all this progress possible.*

Tad Leithead  
Executive Director

## Board of Directors



**Jim Vaught**  
LCID Chairman  
Providence Christian  
Academy Headmaster  
2019 – Present



**Ed O'Connor**  
LCID Vice Chairman  
Lavista Associates Inc.  
Associate Broker  
2019 – Present



**Anand Mehta**  
LCID Secretary/Treasurer  
Dykhouse & Mehta LLC,  
Not-for-profit Consulting  
Services Principal  
2019 – Present



**John Souter**  
LCID Board Member  
Comet National  
Shipping CEO  
2019 – Present



**Shiv Aggarwal**  
LCID Board Member  
American Management  
Services, Inc. Founder/CEO  
2019 – Present



**David Freeman**  
LCID Board Member  
Re/MAX Center  
Commercial Real Estate  
2019 – Present



**Arturo Adonay**  
LCID Board Member  
Sara Capital Group  
Managing Principal  
2022 - Present

*"At the start of 2025, Lilburn CID lost beloved board member and community leader, Eddie Price. Eddie's legacy will live on in the community he loved so deeply, and his impact will be felt by all who had the privilege of knowing him."*

## Mission

The Lilburn Community Improvement District (CID) is dedicated to fostering a thriving, vibrant community through strategic public-private partnerships. By empowering property owners to direct investments in their community, the CID is able to leverage resources to enhance property values, revitalize commercial areas and secure additional public and private funding for impactful improvements. Lilburn CID's mission is to improve safety, mobility, connectivity and overall aesthetics, making Lilburn a premier destination for business and residential life.

## Vision

Lilburn CID serves as an active catalyst for positive change, enhancing perceptions of attitude, appearance and business opportunity throughout the Hwy 29 corridor and surrounding areas. Our overarching goal is to create a vibrant “Boulevard of Opportunity” that extends along Hwy 29 from Ronald Reagan Parkway to Harmony Grove Road, fostering growth, innovation and community prosperity.

## Ongoing Strategies

At any given time, the CID is driving progress forward, working in close collaboration with key partners such as the City of Lilburn, Gwinnett County, the Atlanta Regional Commission, the Lilburn Police Department and more. This united effort amplifies impact, fostering improvements in mobility, safety and connectivity throughout the district.

In 2022, LCID updated the Livable Centers Initiative (LCI) study, establishing a framework for identifying and implementing projects that support responsible, sustainable growth. In 2024 and beyond, the CID, in partnership with the City of Lilburn, continues to apply the LCI's vision to transformative projects such as the RangeWater/ Railroad Ave development and the U.S.-29 corridor improvements. These initiatives will create new economic development opportunities,

enhancing the city's appeal with expanded options for shopping, dining and living—through new retail, restaurants, housing and parking facilities.

Maintaining a visually appealing and well-kept environment remains a top priority for the CID, benefiting both existing businesses and those looking to invest in the area. To further enhance the district's curb appeal, the CID will increase its landscaping budget, allowing for additional beautification efforts and improvements.

Through these efforts, the CID remains dedicated to keeping the district vibrant, ensuring smooth traffic flow and supporting long-term, high-quality, intentional growth. The Board of Directors continues to serve the district with dedication and is grateful for the ongoing support of the community.



*The City of Lilburn has been proud to collaborate with the Lilburn Community Improvement District on numerous incredible projects throughout the years! I am very grateful for the mutual relationship between the City and LCID. We value strong community connections and it is clear that the City and the LCID are in lockstep.*

*As a result of partnering together I can see that our progress and economic growth has accelerated, new businesses have been attracted and our local infrastructure has been enhanced.*

*Together let's continue to enhance Lilburn's growth, our connectivity and our quality of life."*

Lilburn Mayor,  
Johnny Crist



# Project Updates

## LCI Study

A comprehensive Livable Centers Initiative (LCI) study was developed in 2022 to shape a visionary strategy for the community's growth, guided by valuable input from residents. The LCI, a grant program from the Atlanta Regional Commission, encourages communities to evolve into vibrant, walkable and livable spaces.

Since its completion, the LCI has played a pivotal role in revitalizing underutilized properties, enhancing mobility and transit and elevating the area's visual appeal. It continues to be a vital tool in our ongoing efforts to foster a stronger, more connected community.



## Bryson Park/Hood Road Roundabout Project

The Bryson Park/Hood Road roundabout project made significant progress in 2024, bringing this long-awaited project closer to reality. With completion set for fall 2025, this vital infrastructure upgrade will improve visibility, reduce congestion and create a safer, more efficient route for both drivers and pedestrians. Once finished, the roundabout will serve as a key enhancement, fostering smoother traffic flow and providing a more accessible, welcoming roadway for Lilburn's residents and visitors.

## Pleasant Hill Small Area Study Projects

The CID identified these two projects as critical infrastructure in 2014 through the Special Purpose Local Option Sales Tax (SPLOST) Recommendation Committee. They were later designated as high-priority in the CID-funded Pleasant Hill Small Area Study.

Completed in 2024, these improvements enhanced safety and mobility for both drivers and pedestrians. Funded by the 2014 and 2017 SPLOST programs, the \$868,000 upgrades addressed key infrastructure needs in the area.



## Pleasant Hill Road at Ronald Reagan Parkway

This project enhanced pedestrian safety by adding a crosswalk with a Rectangular Rapid Flashing Beacon (RRFB) at the eastbound entrance ramp of Ronald Reagan Parkway. A new sidewalk was also built along Pleasant Hill Road under the parkway overpass, connecting to existing sidewalks. "Wear paths" on the west side of Pleasant Hill Road highlighted the need for these improvements.

## US 29/SR 8/Lawrenceville Highway at Ronald Reagan Parkway

This project involved realigning the eastbound off-ramp at US 29/SR 8/ Lawrenceville Highway, allowing drivers to safely turn around. The initiative also encompassed the replacement of the existing sidewalk and the implementation of drainage enhancements. These improvements on US 29 at Ronald Reagan boosted accessibility for business owners on the west side of the highway and greatly increased vehicular safety.



## Project Updates

### Flock Safety Cameras

The City of Lilburn currently has 36 license plate reading cameras, with 11 funded by Lilburn CID and 25 by the Lilburn Police Department. These Flock cameras significantly enhance crime monitoring and response efficiency by the police department.



### Beautification Efforts

Keeping the district clean and vibrant is a top priority for the CID. Weekly corridor sweeps, along with mowing, weed control and debris removal, play a vital role in enhancing property values. The CID also works closely with the City of Lilburn and Gwinnett County to maintain areas that might otherwise be overlooked. Thanks to the dedicated efforts of Russell Landscape, the district remains clean and beautiful.



## Planned Projects

## 2025 and Beyond

### U.S.-29

In 2024, Lilburn CID, City of Lilburn and the Downtown Development Authority, joined forces in partnering on transformative projects to improve mobility, promote pedestrian activity and enhance the community's visual appeal. These initiatives aim to position U.S.-29 as a hub for upscale retail, transforming the corridor into a vibrant and dynamic destination.

Through public-private partnerships, the collaboration is working to design a pedestrian-friendly environment that thoughtfully balances the needs of vehicles and trucks while prioritizing safety, accessibility and traffic flow.



### Railroad Ave-RangeWater

In 2024, RangeWater Real Estate secured approval from the Lilburn Downtown Development Authority (DDA) to build a parking deck as part of the Railroad Avenue Extension and Redevelopment Project. The deck will feature 400 private spaces for apartment tenants and 300 public spaces for visitors to Old Town Lilburn, supporting the growing demand for parking.

The \$100 million project includes 266 luxury apartments to strengthen the customer base for Old Town's restaurants, retail and entertainment venues. Residents voiced a desire for more dining options, furthering the need for both public and private parking solutions.

A collaboration between the City of Lilburn, the DDA and RangeWater transformed a former industrial site into a vibrant community space, fostering economic development and enhanced public infrastructure.

Though this is not a CID project, the CID is proud to offer guidance and support, recognizing its potential to enhance walkability, expand housing options and diversify retail offerings, all of which add vibrancy to the district.

# Lilburn Business Highlights

## Notable Businesses

### The BAPS Shri Swaminarayan Mandir

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 Américas

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.

### Antiques in Old Town

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### Wynne Russell House

The Wynne Rusell House was built in 1826 and is on the National Registry of Historic Places. The house continues to be largely untouched and is a great example of plantation architecture in the upper Piedmont Region. There are often events and volunteer opportunities to keep the museum part of the community.

### Yellow River Post Office

Once a bustling hub for farming and business in southern Gwinnett, the Yellow River Post Office Site is now a 5-acre passive park featuring a unique collection of historic structures, including the original post office building and the 1840s Hudson-Nash House, which was moved from across the street in 2021. Visitors are welcome to tour the grounds and enjoy the scenery.

## New Businesses

### Bubbly Goat

The Bubbly Goat, located in the heart of Old Town Lilburn, is the place to be for a warm and cozy environment. It offers an eclectic array of wines and charcuterie boards with both international and local ingredients.



### Haven Bodega

Haven Bodega is the place to be for fresh products, great coffee and new friendships. In the center of Historic Downtown Lilburn, Haven Bodega is great for a quick stop or a longer stay but you'll always want to come back.



### Atypical Restaurant Bar & Grill

Get a taste of authentic Venezuelan food right in Lilburn. With creative and innovative flavors, enjoy a night out filled with fantastic food.



### La Candelaria Colombian Kitchen & Boliranodromo

La Candelaria is an authentic Colombia restaurant that opened in 2024 at the former site of the Smokin' Gold BBQ. La Candelaria is the name of a Spanish Catholic holiday, and it certainly is a great time every time you visit with new food and genuine flavors.

## Community Partners

Thank you to our community partners for your continued support in advancing the CID's mission to enhance safety, mobility and connectivity in Lilburn and beyond.



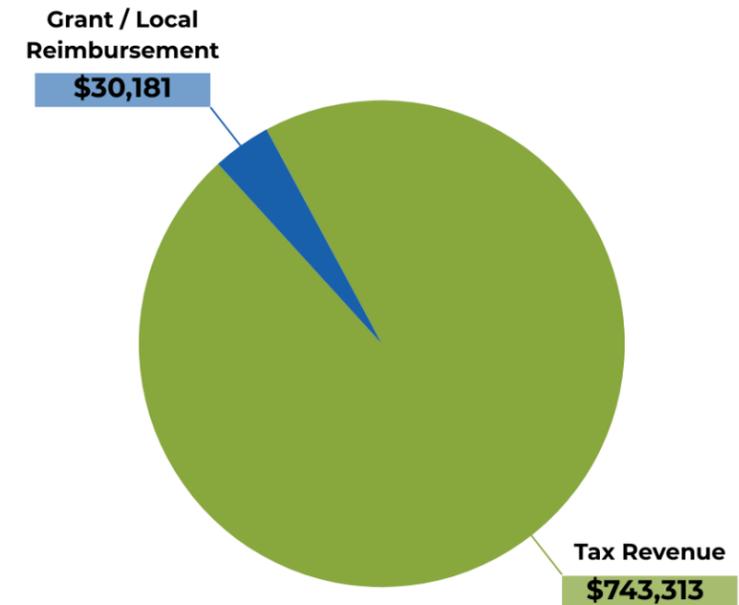
## Communication Efforts

Lilburn CID fosters strong communication with its board members and member companies through quarterly board meetings, ensuring regular updates and active engagement. Additionally, the CID keeps both board members and stakeholders informed via bi-monthly newsletters and e-blasts, maintaining a consistent and transparent flow of information.

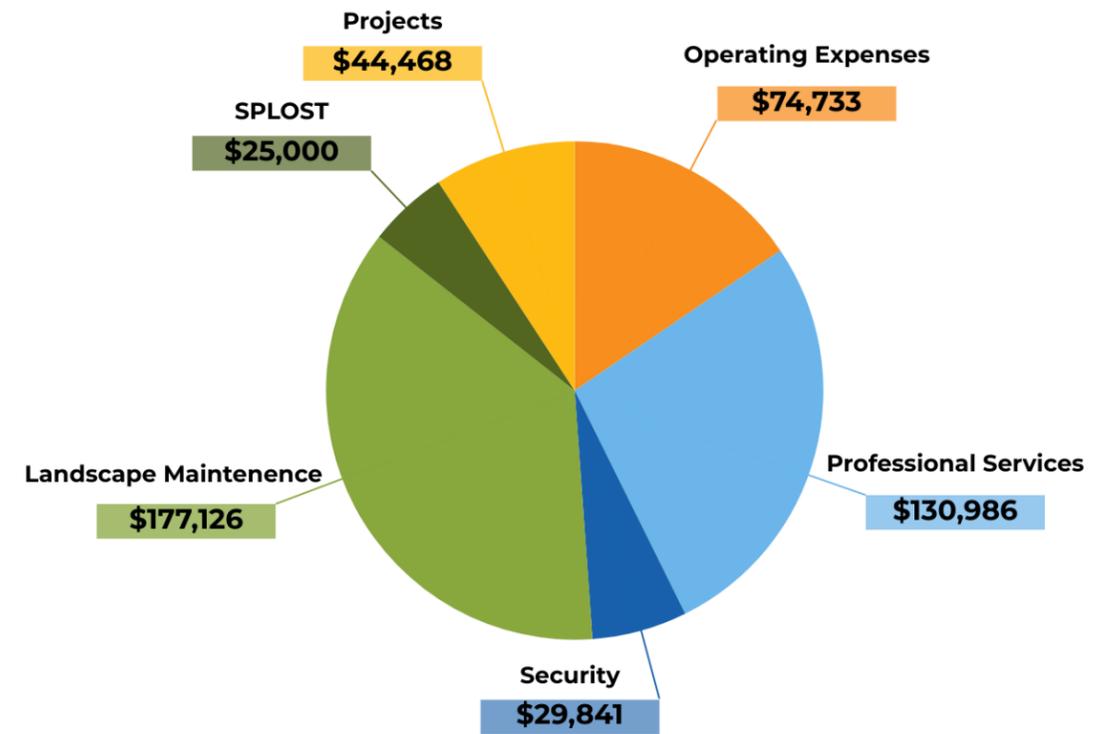
Externally, the CID actively connects with the community through social media posts, bi-monthly newsletters, updated website content, speaking engagements and media outreach. These efforts provide valuable insights into CID-driven projects, partnerships, initiatives and project milestones reinforcing the organization's commitment to transparency and community engagement.

## Financials

### Income



### Expenditures



**Net Income** ————— **\$291,340**



# LILBURN

COMMUNITY IMPROVEMENT DISTRICT



[LilburnCID.com](http://LilburnCID.com) | 770.409.8100