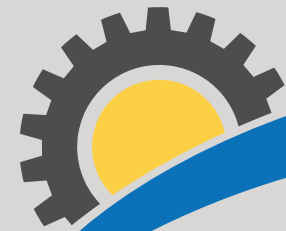




2021 ANNUAL REPORT



TUCKER SUMMIT
Community Improvement District
Connectivity, Convenience & Accessibility

BOARD OF DIRECTORS



CHAIRMAN

Joe Chapman

Air Filter Sales & Services Inc., President



VICE CHAIRMAN

Rebekah Coblentz

NAI Brannen Goddard,
Senior Property Manager



TREASURER

Alan Dishman

Wells Fargo, Senior Vice President



SECRETARY

Stephen Bridges

JLL Industrial Services
Executive Managing Director



Ryan Chapman

Tucker Brewing Company, Co-Founder



Carl Deckers

Gatc LLP, President and COO



Rusty McKellar

Gwinnett Industries, Inc., President



David Westcott

Pierre Construction, Owner



PRESIDENT

Emory Morsberger



NOTE FROM THE PRESIDENT

Moving into 2021, much of the world struggled with the uncertainty of the persistent COVID-19 pandemic. However, Tucker Summit CID continued onward with development projects, added growth and prosperity.

With utmost caution and safety in mind, we conducted two successful job fairs to help fill critical openings for our members, completed numerous

repairs and improvements to medians, sidewalks and lighting and grew by attracting new businesses and developments.

As we celebrate our 10-year anniversary as a CID, we experienced peak values for our commercial properties, job opportunities and further advanced our transportation improvements efforts.

“I have never been more optimistic about the future of DeKalb County, specifically Tucker Summit Community Improvement District. Since taking office in 2017 the district has been put on the path to success. I have often said leadership matters. Today, constituents are the beneficiaries of what good leadership looks like throughout the workings of Tucker Summit CID and the DeKalb County government.”



Commissioner Steve Bradshaw

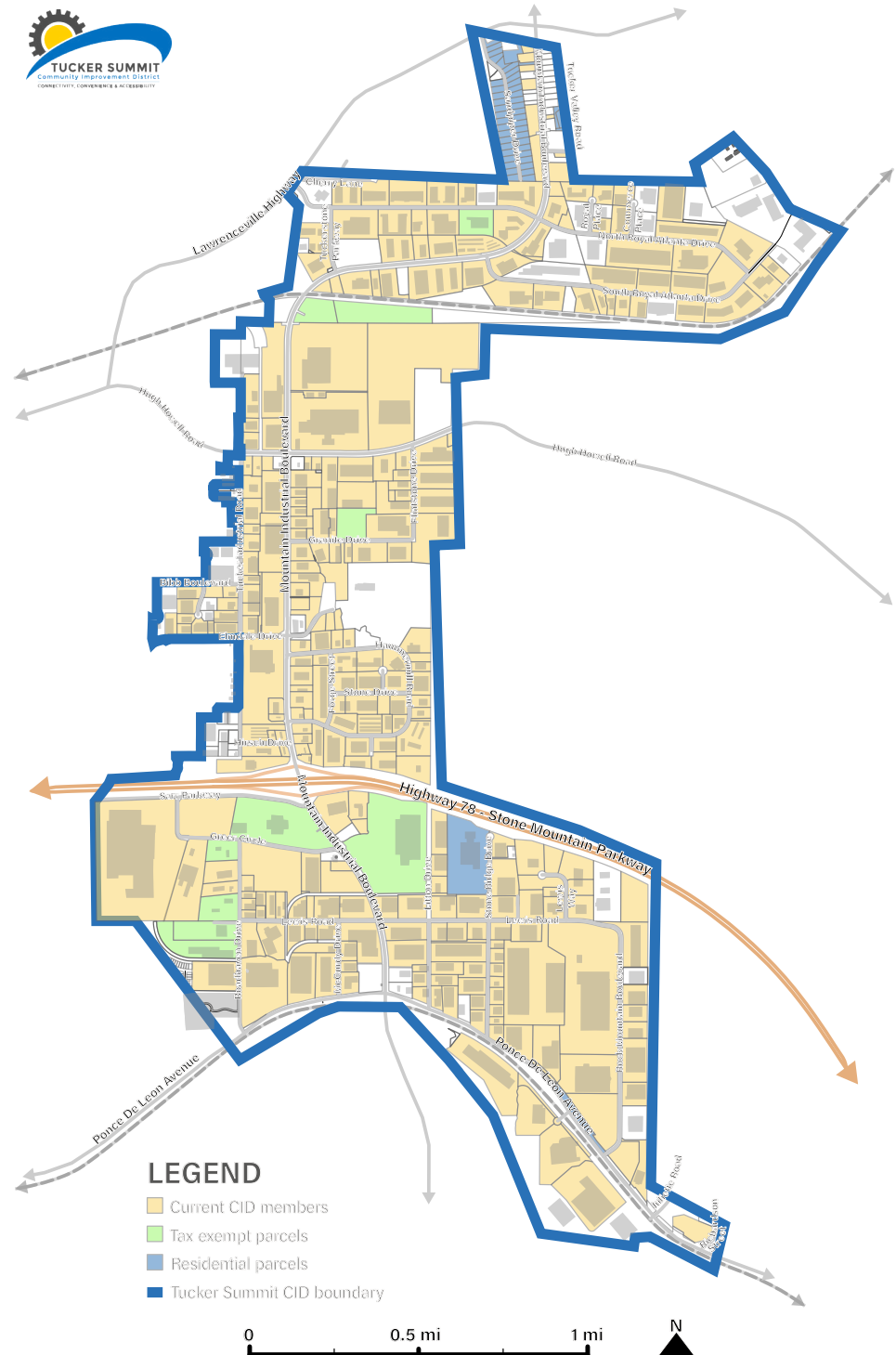
MISSION OVERVIEW

Objectives

The Tucker Summit Community Improvement District's primary objectives are to grow property values and enhance the district's prominence as a primary choice for business growth and development.

Ongoing Strategies

To meet these objectives, TSCID works with CID property owners, government officials and other partners to create programs that enhance mobility and accessibility through infrastructure updates, improve curb appeal through enhanced landscaping and beautification efforts, and increase security with added patrols and public safety measures.



PROJECT UPDATES

The Incredible Corridor

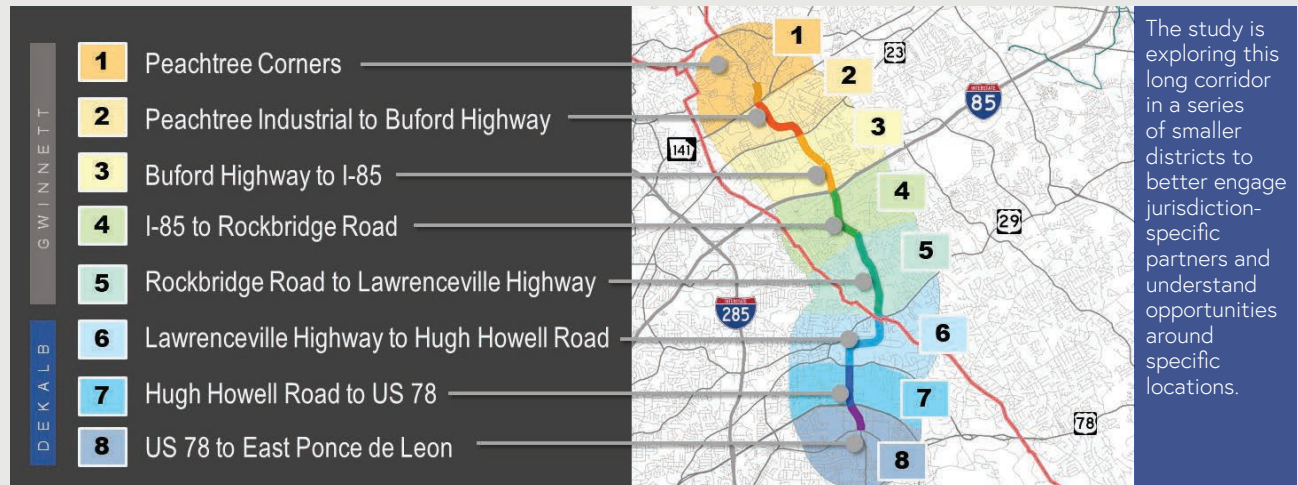
The “Incredible Corridor” is a 10-mile stretch of road that runs along Mountain Industrial Boulevard and Jimmy Carter Boulevard from East Ponce de Leon Avenue to Peachtree Industrial Boulevard. This corridor, which was named a regional corridor by the Regional Traffic Operations Program (RTOP) and granted \$6 million in funding for signal and traffic flow improvements, is the center of more than 15,000 jobs, spans three CIDs and two cities across DeKalb and Gwinnett counties.

TSCID, along with its partners, Lilburn CID, Gateway85 CID, Gwinnett County Transit and MARTA are looking to resolve the corridor’s traffic issues by determining its commuters’ needs and creating a service that would best accommodate those needs. The goal is to have a transit service operational by the end of 2022.



Afghan refugees were among many of the job seekers at the 2021 October job fair

INCREDIBLE CORRIDOR STUDY



The study is exploring this long corridor in a series of smaller districts to better engage jurisdiction-specific partners and understand opportunities around specific locations.

Job Fairs/Meeting Employer Needs

In 2021, the City of Tucker was deemed as having an “economic renaissance” of new developments which “will bring thousands of jobs to the area.” In order to fill critical job openings, TSCID partnered with the City of Tucker, Tucker-Northlake CID, WorkSource DeKalb and Georgia Piedmont Technical College, to hold two substantial job fairs in 2021.

Hundreds of job seekers from metro Atlanta descended upon Stone Ridge Event Center to meet with more than 40 top employers in the region at two job fairs in May and October.

The district’s top businesses, like PepsiCo, Prime Meats, Clarian Place Childcare, RAM Tools, Tucker Brewing Company and more, participated and were ready to hire.



TSCID President Emory Morsberger welcomes employers and applicants to the 2021 May Job Fair.

Among the job seekers were several groups of new Georgia residents who had recently arrived from Afghanistan seeking a safer and better life in our community. Eleven refugees affiliated with New American Pathways found employment directly from the job fairs and 21 total applicants were placed at jobs throughout the Tucker area.

PROJECT UPDATES continued

Flintstone Drive Traffic Light Installation

Following the April 2021 groundbreaking, Tucker Summit CID, the City of Tucker, DeKalb County Board of Education and Georgia Department of Transportation put forth a tremendous effort to install new traffic lights creating a safer intersection at Flintstone Drive and Hugh Howell Road in front of Smoke Rise Elementary School. The ribbon-cutting event in October 2021 lauded the quick execution of the intersection and highlighted the added safety it provides for students and area residents to access the school and surrounding neighborhoods.

“Today, we invest in the most important, the most critical, the most urgent thing we can invest in – which is our kids, our school systems,” said Tucker Mayor Frank Auman at the April groundbreaking ceremony



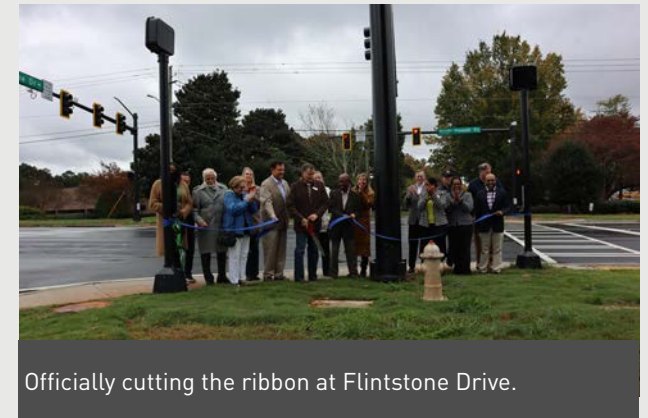
Smoke Rise Elementary School.



New Flintstone Drive and Hugh Howell Road traffic signal in front of Smoke Rise Elementary School.



City of Tucker, DeKalb County and DeKalb County Board of Education officials get ready to break ground.



Officially cutting the ribbon at Flintstone Drive.



Tucker Mayor Frank Auman and First Lady Gaye Auman enjoy the view.



Keepsake traffic lights to commemorate the new traffic signal at Flintstone Drive and Hugh Howell Road.

NEW DEVELOPMENTS

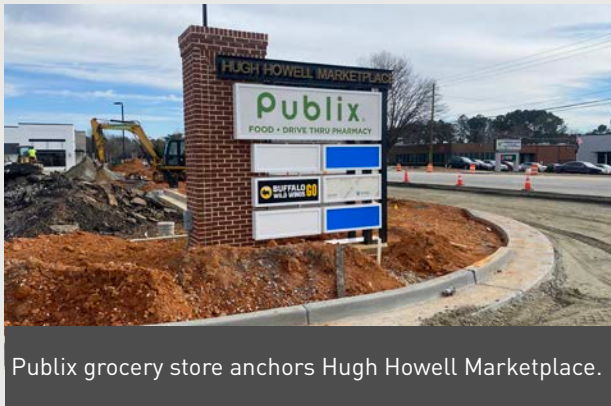
Hugh Howell Marketplace

Hugh Howell Marketplace, a development from Branch Properties, LLC, is an 89,510 square foot shopping center located off of Mountain Industrial Boulevard and Hugh Howell Road. The project officially broke ground November 2020 and was completed late 2021.

Joining the new and modern anchor tenant, Publix, are a bevy of popular restaurants including **Antico Sports**, a new sports concept from Antico Pizza Napoletana; **Bite of Korea**, the delectable food truck is opening its first brick-and-mortar restaurant; **Buffalo Wild Wings GO**, a smaller restaurant from the national chain designed for takeout and delivery; **First Watch**, a national restaurant chain specializing in breakfast, brunch and lunch; **gusto!**, the growing local restaurant specializing in healthy bowls and wraps along with **Jersey Mike's Subs** and service providers such as **Piedmont Urgent Care** and **The Joint Chiropractic** – all of which have plans to open throughout 2022.



The Joint Chiropractic is scheduled for a spring 2022 opening.



Publix grocery store anchors Hugh Howell Marketplace.



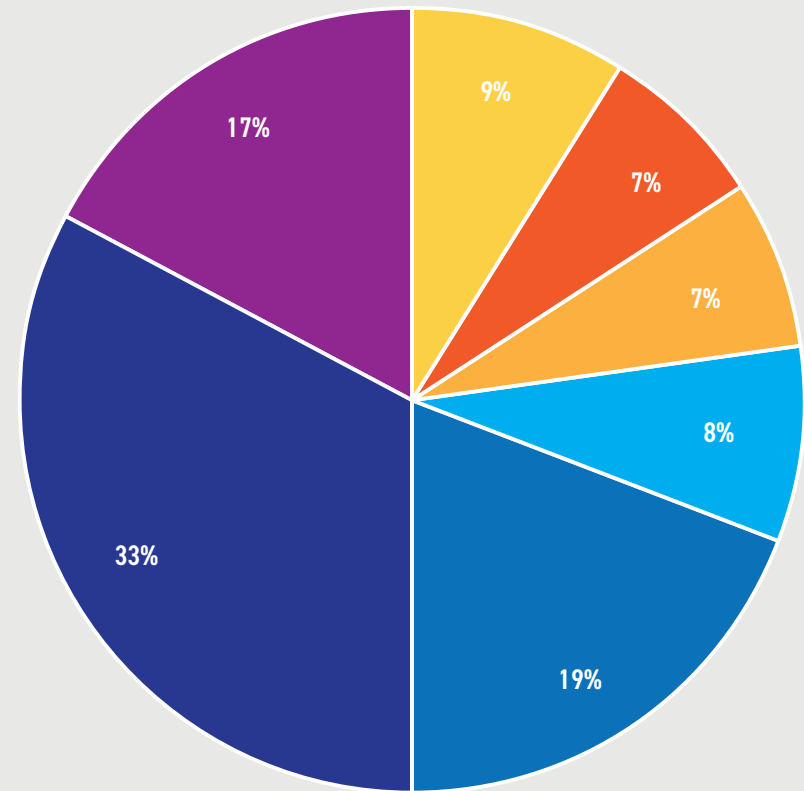
Piedmont Urgent Care is scheduled for a spring 2022 opening.



Buffalo Wild Wings Go is scheduled for a spring 2022 opening.

TSCID EXPENSES

- Management Expenses – 9%
- Office & Admin Expenses - 7%
- Branding & Economic Development - 7%
- Engineering & Consulting - 8%
- Security - 19%
- Landscape Improvements & Maintenance - 33%
- Infrastructure, Roads & Sewer –17%



CONCLUSION

2021 marks our CID's 10-year anniversary. When the district was created in 2011, Tucker was not yet a city and we were known as Stone Mountain CID. Now, the entire district falls within the City of Tucker and we successfully rebranded as Tucker Summit CID in 2018.

We have seen exponential growth and success thanks to our incredible members and business owners! Our partnerships with the City of Tucker, DeKalb County and Georgia Department of Transportation (GDOT) also contribute to the work we are able to accomplish on behalf of our CID and the property owners we represent.

Here's to another successful 10 years and many more.






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