



ANNUAL REPORT 2022

TUCKER SUMMIT COMMUNITY IMPROVEMENT DISTRICT



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



Kris Miller
Ackerman & Co., President



PRESIDENT
Emory Morsberger

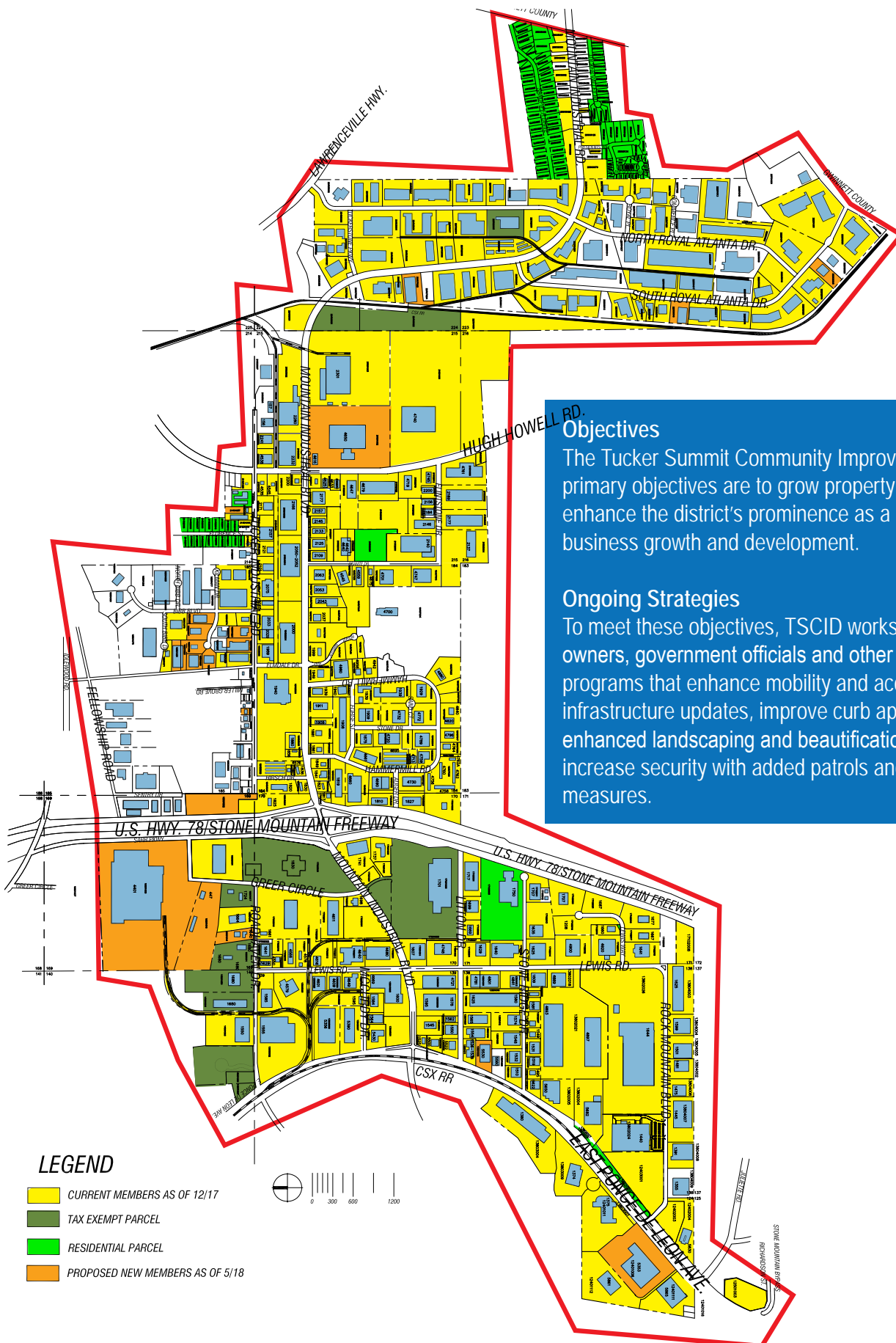
PRESIDENT'S MESSAGE

2022 was an incredible year for Tucker Summit CID! With the opening of Hugh Howell Marketplace, we saw the addition of several new businesses including Publix, ATI Physical Therapy, Buffalo Wild Wings GO, Antico Pizza, Bite of Korea, First Watch, Jersey Mike's, The Joint Chiropractic, Piedmont Urgent Care, Scenthound and Chase Bank with more on the horizon! The district also gained a new brewery with Pontoon Brewing – The Lodge opening its doors at the end of the year.

Additionally, Pepsico and Prudential Overall Supply broke ground to expand their facilities, which will infuse millions of dollars into our economic development and add hundreds of jobs to our district.

We've also had several members recognized for their philanthropic achievements, such as Friends of Disabled Adults and Children (FODAC) raising funds and sending aid for hurricane relief and medical supplies to war-ravaged Ukraine, Link Logistics donating warehouse space to Samaritan's Purse for Operation Christmas Child and Georgia Furniture Mart's Mike Hall receiving the inaugural 2022 Spirit of DeKalb Bill Gates Philanthropist of the Year Award.

- Emory Morsberger, TSCID President



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.

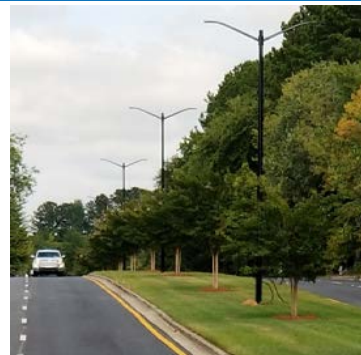
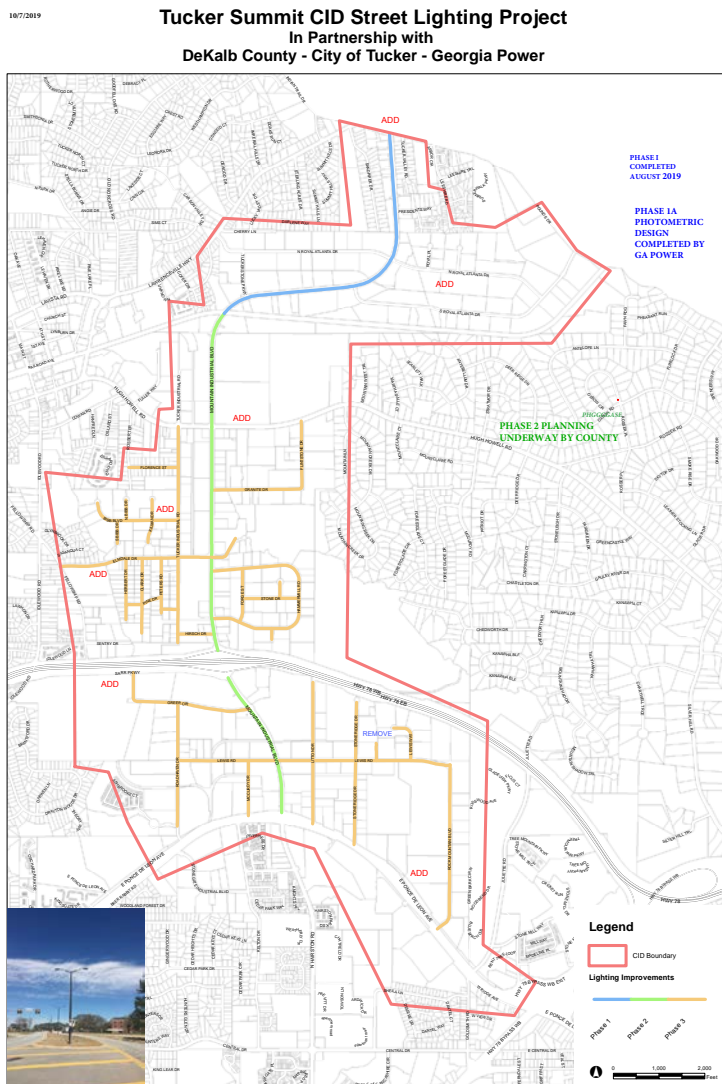
PROJECT UPDATES

Thanks to the financial commitments from Commissioners Steve Bradshaw and Robert Patrick, TSCID was able to work with the City of Tucker throughout 2022 to complete extensive infrastructure repairs along Mountain Industrial Boulevard with more work to continue throughout the district in 2023.

Plans are in development for the right-of-way traffic on Mountain Industrial Boulevard at Hugh Howell Road, and design work continues for intersection improvements at East Ponce de Leon Avenue at Rock Mountain Boulevard and Mountain Industrial Boulevard at Tuckerstone Parkway. In addition, plans are expected to be submitted to the City to increase the median length on the southerly end of Mountain Industrial Boulevard by 900 feet.

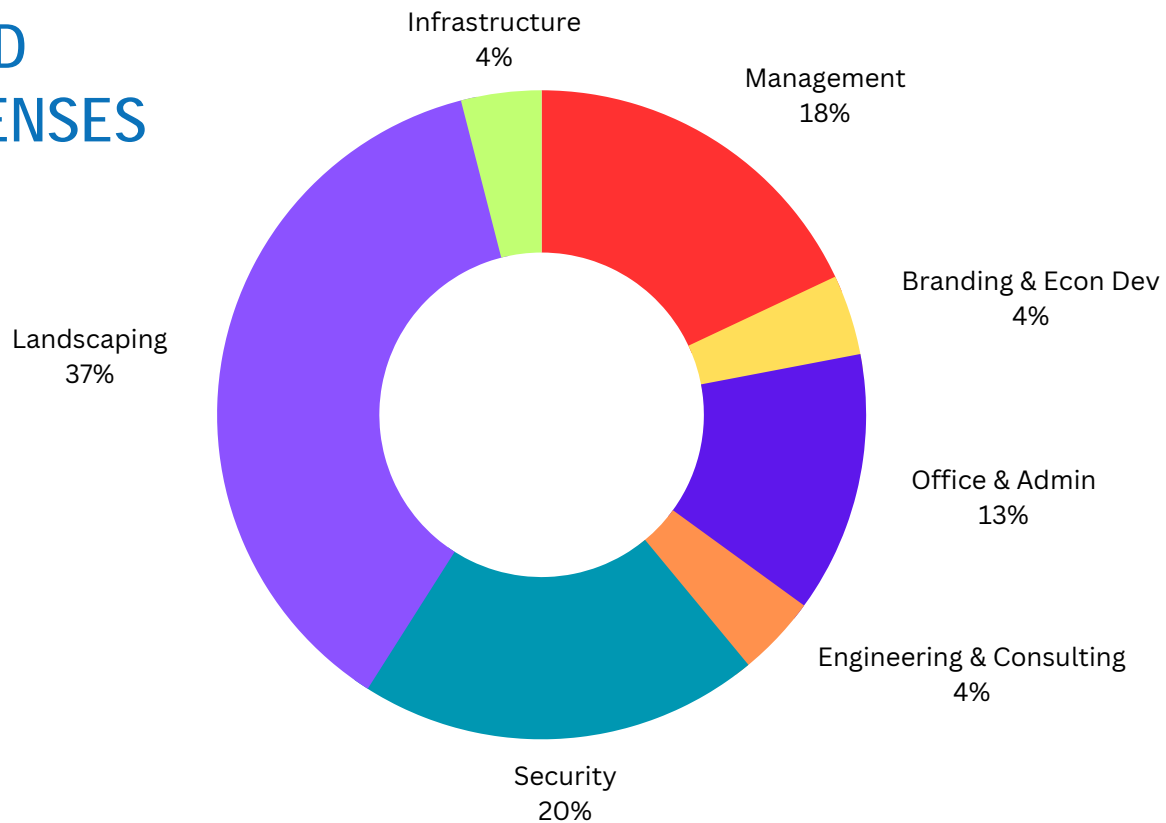


Phase one of the new district-wide street lighting project has been completed with the remaining two phases slated for completion throughout 2023.



TSCID is working with Image360 to replace more than 100 street signs throughout the district.



TSCID
EXPENSES

CONCLUSION

Thanks to our partnerships working with the City of Tucker, DeKalb County and Georgia Department of Transportation (GDOT) we have achieved incredible accomplishments and improvements on behalf of our CID and the property owners we represent. We are a thriving district of industries including manufacturers, food distributors, life sciences, logistics and retail.

"Industry was hungry for manufacturing space in the South," said the late Pat Pattillo, co-founder of Pattillo Construction, in a speech to the (then) Stone Mountain Park Industrial Park Association in 2000. "Stone Mountain Industrial Park became the example to industrial developers. It is still at the forefront of construction, alterations, maintenance, landscaping and steady improvements."

Here's looking at another incredible year in 2023!



"As a strong advocate for collaborative efforts, I know that the successful work the Tucker Summit CID has done has significantly contributed to the progress of our County. Considering the ongoing economic challenges faced by cities, counties and states, it's crucial for leaders to continually work together to foster mutual prosperity. With this partnership, I am optimistic about the future of the City of Tucker, District 1 and DeKalb County as a whole. As DeKalb grows, so does the state of Georgia."

- Commissioner Robert Patrick, Presiding Officer



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