



# TUCKER SUMMIT

Community Improvement District

# Annual Report

Tucker Summit  
Community Improvement  
District

# 2024





## A Message from TSCID President Emory Morsberger

This has been an incredible year for the Tucker Summit Community Improvement District! We have worked diligently with local and County officials to make vast improvements to our infrastructure, and we continue our efforts to make our district a prosperous and safe place to do business. By leveraging our relationships, we were able to work with the City of Tucker to contract design services for six intersection improvements along Mountain Industrial Boulevard. with a \$360,000 grant they received from the Atlanta Regional Commission. We continued to pursue signing up interested property owners to support a district-wide lighting program to increase security. That effort should be completed in Q1 2025 with the plan to begin installing the new LED lights shortly thereafter.

Tucker Summit CID prides itself on being good stewards of its members' ad valorem tax dollars. In planning ahead, the CID budgeted \$7,700 in 2023 for interest income, which grew to nearly \$50,000 in 2024. The CID also transitioned to a bank that automatically deposits money into an interest-bearing account, so the organization doesn't have to maintain a non-performing balance to cover expenses. This transition has helped to earn even more interest and decrease the need to manage transfers.

We appreciate all the hard work of our board members, officials, property owners and business owners who make up our thriving district!

# Major Roadway Safety & Operational Improvements

Tucker Summit CID continuously works to update and improve the infrastructure in our district.



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CID ROI

14:1

For every \$1 of CID investment in infrastructure work, the TSCID received \$14 of funding from its partners.

- New traffic signal on Hugh Howell Road at Flintstone/Smokerise School Entrance (Tucker led)
- Design plans continue to be developed for construction improvements on Highway 78 at MIB including: ramp relocation; ramp lighting; installation of concrete median on MIB (Roger Martin to Greer Circle);
- Design and construction of intersection improvements on Hugh Howell Road at SR 8 Connector
- Mountain Industrial Boulevard at Highway 78 safety and operational improvement engineering analysis - TE Report (Justification for interchange upgrade)
- Radius improvements at intersections to improve truck turning movements
- 32 internally illuminated overhead LED street sign installations on MIB
- Removal of abandoned railroad tracks across MIB and East Ponce de Leon
- MIB traffic flow improvements and GDOT retiming program
- Signal re-timing on MIB to reduce travel time (GDOT)
- 3 street light poles with LED lighting on SR 8 Connector within the landscape median near the Gwinnett County line
- Design plans for 6 intersections on SR 8 Connector (Tucker partnership)



# Beautification & Cleanup



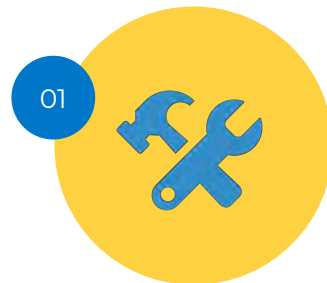
- Converted center turn lane on SR 8 Connector (formerly Mountain Industrial Boulevard) to raised landscape median
- Continuation of raised landscape median on MIB (SR 8 Connector) - in permitting phase with GDOT
- Annual contracts since 2012 with landscape/cleanup contractors to pick up trash/mow right-of-way/remove graffiti/clean curb lines on 15 miles of CID streets
- More than 500 trees planted on MIB and East Ponce de Leon
- Districtwide Landscape Master Plan including gateway landscaping throughout the CID
- Highway 78 Interchange Landscape Planting (DeKalb County partnership)
- Improved curb appeal from a "D" to a "B+" for the entire district boundary

# Security & Patrol Initiatives

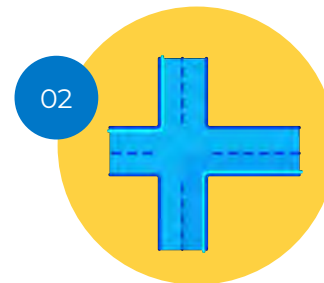
- Hiring of off-duty police and private security officers since 2014
- Installation of more than 250 new and upgraded street lights and poles in 15 miles of streets in the CID (beginning in 2025)



## Roadway & Sidewalk Maintenance Repairs, Upgrades and Pedestrian Improvements



- Replacement of more than 500 damaged or faded street signs
- Guardrail painting, repair and replacement



- Road resurfacing & pothole repairs
- Concrete repairs (curb, gutter & sidewalks) on more than 2 miles of roadway  
*(DeKalb County partnership)*



- New bus shelter on Sarr Pkwy
- 10 new MARTA bus stop concrete pads & shelters
- CID bus stop pad installations
- Design plans for MIB sidewalks from Gwinnett County to North Royal Atlanta Dr
- MIB sidewalks from Greer Circle to E Ponce de Leon Ave  
*(Tucker partnership)*

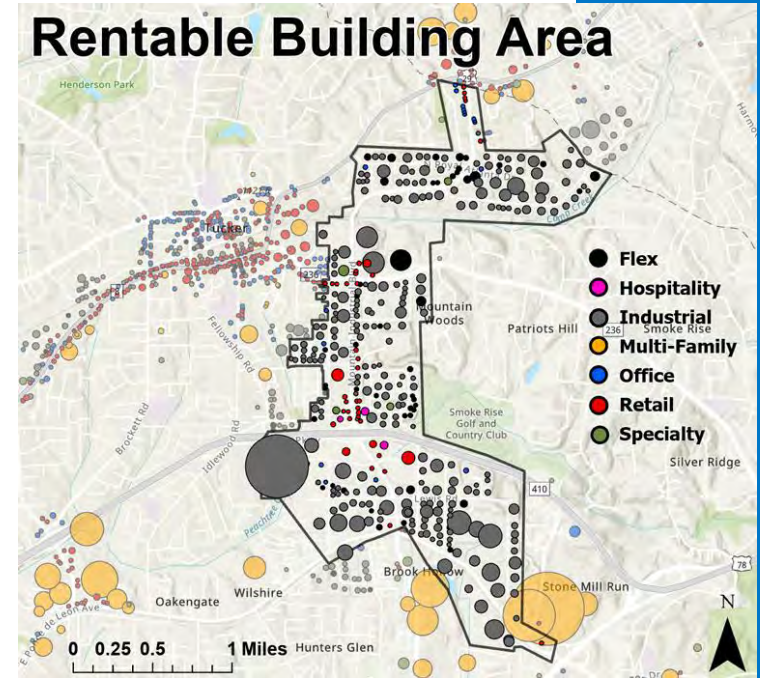
# Economic Impact

## Workforce and Employment

- Tucker Summit CID has an estimated nearly 8,600 primary jobs.
- This represents a 22% increase from 2010, but an 11% decrease since 2018.
- With nearly 8,800 total jobs, 3% of all jobs within DeKalb County are located within the Tucker Summit CID. A fourth of all primary jobs within the City of Tucker are concentrated within the CID.
- Manufacturing is the top sector, representing 30% of the area's primary jobs.
- 25% of CID primary jobs are within wholesale and retail trade.
- Employment within the CID contributes \$2.4 billion in earnings [yearly].
- Very few residents of the CID also work within the area. 99% of area workers commute in from elsewhere, nearly half of workers commute from DeKalb or Gwinnett County.

## Real Estate and Business

- Within the Tucker Summit CID, commercial real estate is dominated by industrial and flex space built in the 1970s and 1980s. Industrial and flex space comprises 95% of all commercial space.
- Across all the commercial types except for office, average rents within the area are higher than the county average.
- Industrial rents recently surpassed DeKalb County averages with very little available space at 1.4% vacancy.
- More than 86% of existing industrial/flex space is classified as warehousing and distribution space; 85% of industrial/flex space features ceiling heights lower than 20 feet.
- The Tucker Summit CID has very little residential inventory. Single-family residential surrounds much of the northern CID, while multifamily exists to the south.



“*Presiding Officer of the DeKalb County Board of Commissioners*

“In a rapidly evolving landscape, the Tucker Summit Community Improvement District stands as a beacon of progress, driving economic vitality and fostering a vibrant community spirit in District 1.

Through strategic initiatives and collaborative efforts, the CID continues to empower businesses, enhance infrastructure and champion growth, ensuring Tucker remains a premier destination for residents and visitors alike.”

- District 1, DeKalb County Commissioner Robert Patrick

# PUBLIC REVENUES WITHIN THE CID: OVERVIEW

How does economic activity in the Tucker Summit CID generate annual public revenues?



Property Tax

**\$31.1 M**



Retail Sales Taxes

**\$7.9 M**



Hotel Motel Fees & Taxes

**\$1.6 M**



Business Lic. & Occ. Taxes

**\$0.7 M**



Income Taxes

**\$34.7 M**

## Revenue Distribution Upon Collection

DeKalb County

**\$15.4 million**

DeKalb Municipalities

**\$0.4 million**

DeKalb County Schools

**\$14.9 million**

State of Georgia

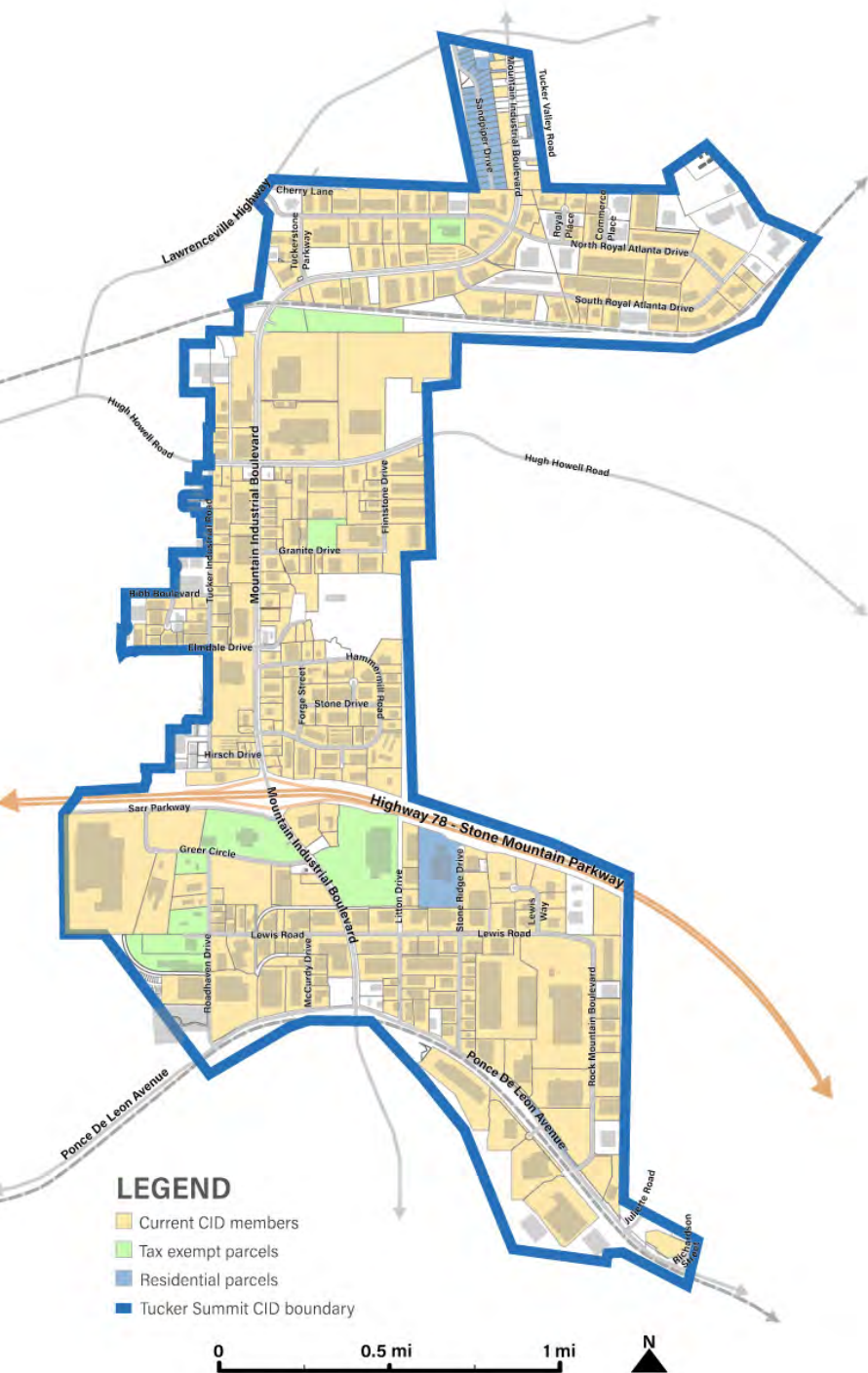
**\$39.0 million**

City of Tucker  
**\$2.8 million**

Tucker Summit CID  
**\$2.5 million**

MARTA  
**\$1.0 million**

**Combined Public Benefit: \$76M in annual recurring public revenues**



## Joey Chapman

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Air Filter Sales & Service, Inc.



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NAI Brannen Goddard



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## Ryan Chapman

Tucker Brewing Company



## Carl Deckers

gatc LP



## Rusty McKellar

Gwinnett Industries, Inc.



## Kris Miller

Ackerman & Co.



## Emory Morsberger

Tucker Summit CID  
President



## Tucker Summit CID Leadership

