

Board of Commissioners

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Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



Official

Informal Briefing Minutes
Tuesday, May 2, 2017 - 10:30 AM

Present: Charlotte J. Nash, Jace Brooks, Lynette Howard, John Heard
Absent: Tommy Hunter

I. County Administration

Gwinnett Village Community Improvement District Update

Marsha Anderson Bomar, Gwinnett Village Community Improvement District Executive Director, provided an overview and progress of the CID. No Official Action Taken.

Board of Commissioners Briefing



GVCID Community Profile - Residential



- Population
 - The GVCID has 63,582 residents
- Age
 - 47% of residents are Gen Xers, millennials, or Gen Z, a desirable demographic
 - 30% of residents that are 18 or younger
- Race & Hispanic Origin
 - The GVCID has one of the region's largest concentration of Hispanics:
 - 61% of the CID population compared to 21% in Gwinnett County.

GVCID Community Profile – Commercial

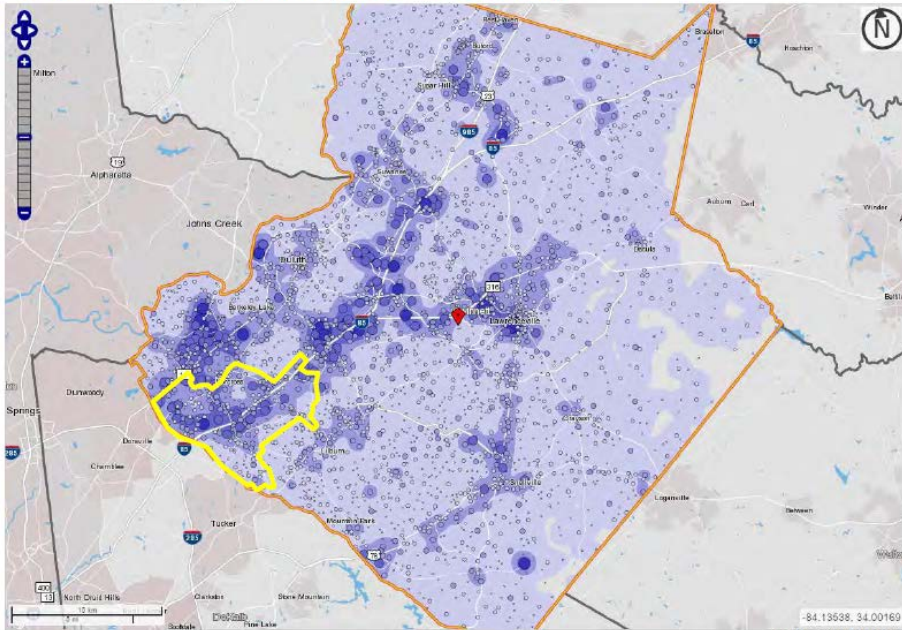


- GVCIDs Real Estate Inventory
 - 31 million SF Industrial and flex space: 24% of the County's total inventory
 - 5.7 million SF Retail space: 10% of the County's total inventory
 - 2.1 million SF Office space: 6% of the County's total inventory
 - 16 Hotels with 1,880 rooms
- Occupancy
 - Retail: 5.7 million SF of retail space
 - Average vacancy is 7%, similar to Gwinnett.
 - Average rent is \$11.95, similar to Gwinnett.
 - Industrial: 26.6 million SF of Industrial space
 - Average vacancy is 6.4%, 1% percentage point higher than Gwinnett.
 - Average rent is \$4.93, 15% higher than the Gwinnett average.
 - Office: 2.1 million SF of office space
 - Average vacancy is 23%, 6% percentage points higher than Gwinnett.
 - Average rent is \$11.95, 88% of Gwinnett's average.

GVCID Community Profile- Employment

- Regionally significant employment center
 - 3,644 companies
 - 36,370 employees
 - 11.5% of Gwinnett's jobs.
 - 23% of Gwinnett's manufacturing jobs
 - 17% of wholesale jobs.
- 11.5%: GVCID's share of Gwinnett County's job base
- \$2.0 billion annual payroll in GVCID

Map of Employment Density in Gwinnett County



Source: US Census

GVCID Community Profile- Economic Impact

- **PROPERTY TAXES**
 - \$49.6 Million in Total property taxes annually to Gwinnett County & Gwinnett Schools
- **SALES & HOTEL TAXES**
 - \$28.4 Million in Net Sales and Hotel Taxes to Gwinnett County & Schools
- **BUSINESS LICENSES**
 - 1.8 Million in revenue from GVCID Business Licenses annually from GVCID businesses
- **TOTAL**
 - Roughly \$80 Million in total annual revenues to Gwinnett County & Schools generated within the CID

Gwinnett Village Project Highlights



- Planned and implemented more than \$65 million in transportation enhancements
- SPLOST Success Stories
 - Pedestrian Improvements-
 - 65,000 linear feet of sidewalk constructed
 - Intersection Upgrades
 - Jimmy Carter Boulevard at Singleton Road and North Norcross Tucker; Indian Trail at Beaver Ruin, Brook Hollow and I-85
 - Diverging Diamond- Jimmy Carter @ I-85
 - A.M. Peak Period
 - 17% decrease in travel time from Goshen Springs to I-85 SB Ramp
 - 32% decrease from Dawson Blvd to I-85 SB ramp
 - 25% & 9% decrease for WB and EB through traffic respectively
 - P.M. Peak Period
 - 38% decrease from Goshen Springs to I-85 NB ramp
 - 61% decrease from Dawson Blvd to I-85 NB ramp
 - These travel time decreases were achieved with an almost 10% increase in traffic volumes.

Upcoming /Recent Programs

- Indian Trail LCI- 10 Yr Update
- Jimmy Carter Blvd.- 10 Yr Update
- Landscaping Upgrades
- Freight Cluster Study Proposal
- Jimmy Carter Lighting District



What's in a name?



Identified Areas for Coordination

- Code compliance
- Redevelopment
- Transit

We Love our Partners



“Grand Opening” of Emory bus service for GCT



The Bite Ride



Indian Trail Open House hosted by Greater Atlanta Christian



Quarry Crusher Run-benefitting GCPS



Secretary Chao



Congressman Woodall