

# ANNUAL REPORT



2021

# WHO WE ARE

The Metro South Community Improvement District was organized for the purpose of assisting property owners, businesses and individuals to promote common interests in enhancing the safety, general appearance and infrastructure for owners and businesses in the Conley, Georgia environs while operating as a non-profit organization.

The Metro South CID, formerly the Greater Conley CID and formed by the Conley Area Business Association (CABA), is known as “Truckers Alley” and is home to some of the largest logistics and transportation companies in the world.

In Addition, the area is home to Blackhall Studios which will become the largest film studio in Georgia.

Learn more about the Metro South CID at [metrosouthcid.org](http://metrosouthcid.org).



# CHALLENGES DURING 2021

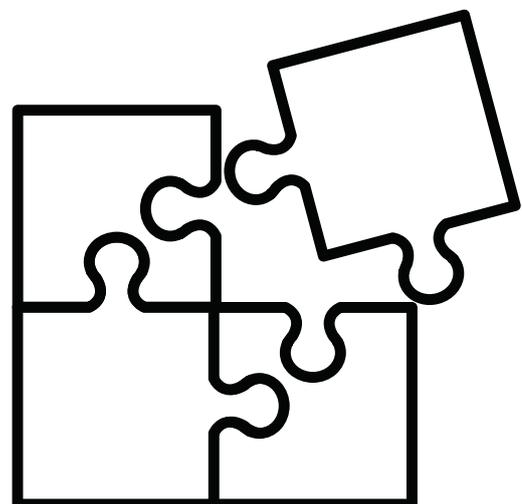
Once 2021 got underway, we were facing challenges that needed action. They included:

1. The pressure of the pandemic and having to meet virtually.
2. Funds for the first phase of the Constitution Corridor Project.
3. Frequent traffic delays on Henrico Road due to Norfolk Southern train stoppage at the at-grade crossing. This blockage often resulted in many hours of truck and vehicle delays resulting in loss of revenue for businesses.
4. The complexity of the Overlay District standards and regulations which was a detriment to new development and commercial business growth.

In order to meet these challenges head on we took action.

1. We improved the overall quality of the board meetings through enhanced technology.

2. With the help of Commissioners Johnson and Terry, we were able to acquire a commitment for \$3.6 million to assist with the funds for the design and remaining construction cost, for the Constitution Corridor Project. This was a great victory.
3. Working with Norfolk Southern, we were able to identify peak travel times in order to encourage freight movement on tracks at times other than peak hours. This is an ongoing effort.
4. With the Overlay District, we were particularly pleased with the partnership that occurred with the adjoining homeowner association leadership under the invitation of Commissioner Johnson which led to an improved Overlay District Plan.



# BOARD OF DIRECTORS



**Joel Gross**  
Chairman  
Founder of Sticky Business (Retired)



**Wayne Smith**  
Vice Chairman  
CEO at FEPCO Container



**Rob Roark**  
Secretary and Treasurer  
VP at All South Warehouse



**Beverly Dabney**  
Board Member  
Community Relations Manager at  
H.E.H. Paving



**Fabrizio Garcia**  
Board Member  
Process and Technology Manager at  
McKenney's



**Ryan Millsap**  
Board Member  
Chairman and CEO at Blackhall Group



**Larry Kaiser**  
Executive Director of MSCID



**John Kranjc**  
Executive Director (emeritus)  
Director of Manufacturing at Lonza  
(Retired)

# MESSAGE FROM EXECUTIVE DIRECTOR LARRY KAISER

In spring of 2021, I was named executive director of the Metro South CID having provided engineering services for this organization as well as other community improvement districts over the past few years.

I was honored to be given the responsibility for taking the organization forward. As an engineer, I so relish the opportunity to address infrastructure visions for an area that can truly transform its ability to grow and prosper.



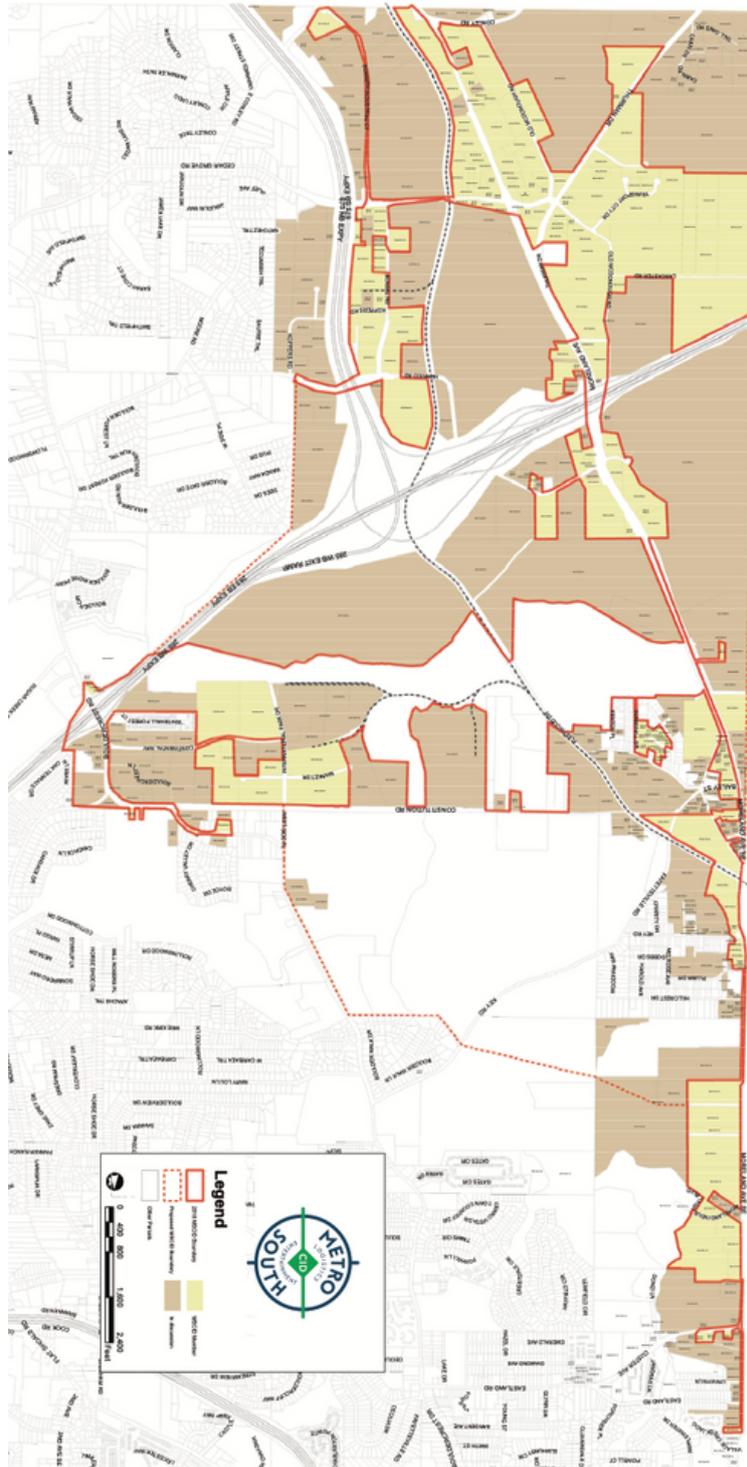
There are many aspirations to be considered in a community improvement district. As the name implies the CID sets the stage for economic development, by addressing traffic flow, beautification and “quality of life.” We are focused on improving property values and increasing sales of goods and services for our members.

I am proud of the progress we have made over the last year and so appreciate the support I have received from my board and membership.

Also we could not have made the advances we have realized had it not been for local leadership such as that from our DeKalb Commissioners and the neighboring homeowner associations.

We adopted a slogan last year that says it all “Let’s Keep Moving Together as Community.” I hope you will keep moving forward with me.

# MSCID MAP



# PROJECTS ACCOMPLISHED DURING 2021

---

## **ARC scoping grant submitted to ARC in December**

A Scoping/Feasibility study application was submitted to the Atlanta Regional Commission for funding consideration to evaluate potential roundabout options at the intersection of Cedar Grove, Thurman and Old McDonough.

The Scoping Study, if approved by the ARC, will examine the options for the development of a single lane roundabout; evaluating opportunities for applying a non-traditional roundabout that allows for all five approaches to have access to this new intersection.

The study will also examine how to resolve traffic congestion, delays and safety concerns directly attributable to a specific business that directly impacts operations of the intersection in question.



Intersection of Cedar Grove, Thurman and Old McDonough

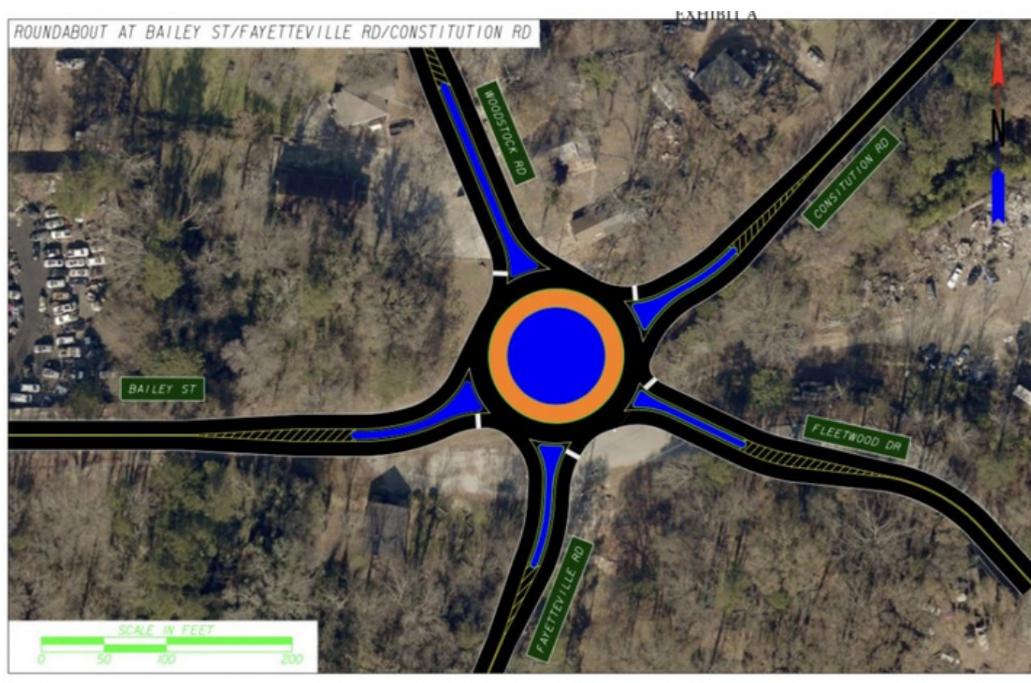
### GTIB Constitution Freight Corridor Operational and Safety Project RFP

On September 28, DeKalb approved a \$3,614,622 SPLOST to be utilized on the "Constitution Corridor Operational & Safety" project as a local match for the State Road and Tollway Authority grant known as the Georgia Transportation Investment Bank (GTIB) which was awarded to the CID. DeKalb County is providing this grant for the right-of-way and construction phase for this existing project.

The funding program comes from a variety of key players to improve commercial and residential traffic flow in the Conley Area. Match funding is coming from GTIB in the amount of \$1 million and \$200,000 will come from the MSCID for the engineering and construction phases of the project.

As previously stated in a press release, "Once completed, the roundabout and the other associated improvements such as a signal at the Bailey Street intersection with Moreland Avenue and widening the road to 26 feet, will simultaneously increase the curb appeal by adding new landscaping, adding street lighting and sidewalks on the roadway at the roundabout intersection interchange," said executive director, Larry Kaiser. The new infrastructure will make an impact for years to come strengthening the Conley area. It will be equipped to handle cars and trucks for a safe and stable driving environment with large lanes and a sizable circular roadway.

The roundabout will connect Fleetwood Road, Fayetteville Road, Bailey Street, Woodstock Road and Constitution Way.



**Hiring off duty DeKalb police officer**

DeKalb Policeman Jason Daniels began patrolling for the Metro South CID in June.

This Brooklyn native with over 20 years of experience came to Atlanta in 2000 after serving with the New York City Police Department.

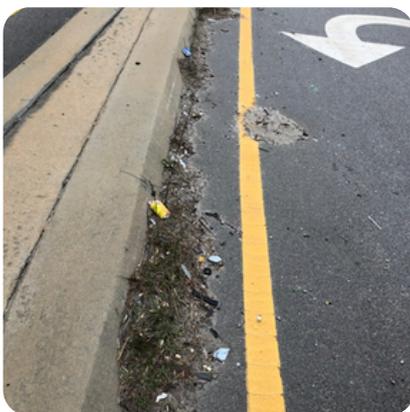
According to Larry Kaiser, Officer Daniels has provided the Board of Directors valuable insight on various issues of concern in the MSCID.



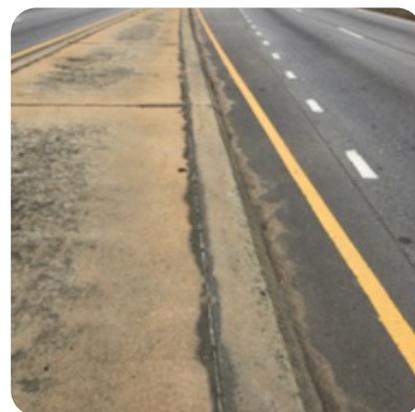
DeKalb Policeman Jason Daniels

**Continue to pickup debris and mow right-of-way's on CID roads**

Russell Landscape has been providing cleanup services for the Metro South CID in picking up debris, mowing right of ways and on request assisting with tire removal. We now have a revised contract with a weekly plan for each area of the district rotating through each month. We think that you will notice great improvement in the months to come.



Before the gutterline cleaning on Moreland Ave



After the gutterline cleaning on Moreland Ave

### Norfolk Southern coordination to minimize blockage of Henrico Road at-grade crossing

Metro South CID Executive Director Kaiser reached out to Norfolk Southern regarding trains stopping at the railroad crossing on Henrico Road. This conversation led to new solutions.

The delays caused by congestion on Moreland Avenue and I-75 targeted blockage sequencing with lines entering terminals in Atlanta, at the same time the trains were also experiencing increased length which has happened over the past two years.

A study was done to analyze traffic counts during different times of day with two to three peak times identified. With the closure of the Cedar Grove Bridge, this blockage was further complicated by the fact there were no transportation routes other than through neighborhoods for trucks delivering and picking up products in the area.

Conversations led to direct railroad traffic to avoid stopping across on major roads during peak times and to seek scheduling changes with the objective to minimize disruption as much as practical going forward.



Railroad crossing at Henrico Road



Norfolk Southern train

# COLLABORATION WITH GOVERNMENT LEADERS



## Larry Johnson

It has been my pleasure to work with the Metro South CID (MSCID) for the past several years. I have seen the development of this CID from its infancy stages working with the previous and current leadership to drive change in the area. We will continue to work in a collaborative effort and form strong partnerships to yield results you can see!

The county has allocated \$6 million in SPLOST funding for road improvements. I have appropriated \$800,000 for the roundabout initiative. In addition, to the \$4 million for Cedar Grove Bridge repair, we have contributed \$80,000 to the Freight Study. We have been able to appropriate close to \$12 million over the last one and a half years for the area in the Metro South CID. We are now focused with you as our partners in the future helping you tap into the \$1.2 trillion Infrastructure bill signed by President Biden to include \$284 billion for transportation to rebuild our roads and bridges. We are changing the landscape for Southwest DeKalb in our residential and commercial areas.

Congratulations to the MSCID for the progress that has been made. I stand ready to partner with you for improvements as we continue to work together.



## Ted Terry

I want to thank the staff and board of the Metro South CID for their hard work and due diligence in improving the whole Southwest DeKalb area. Their vision is bold and their resilience in the face of many challenges in recent years, is remarkable. January 2022 begins my “sophomore year” as your District 6 Commissioner and I embrace this year as a year to work diligently with the Metro South CID to begin to connect to action. I am glad to hear that the Cedar Grove Bridge project is finally scheduled to start the procurement process for the design/build contractor in April.

The contractor is expected to start summer 2022 and hopefully finish the bridge in summer 2023. This is a long time coming and will greatly impact both businesses and residents in this area. I plan to see how to collaborate on our efforts to address the Bouldercrest/I-285 area concerns and support Code Enforcement and efforts to deter illegal dumping.

I also am committed to all that I can do to support efforts to bring back positive life to the Metro South CID and I am excited that fellow Commissioners continue their dedication to saving this critical core of the South DeKalb Community. Looking forward and plan to continue to advance the important work of the CID in partnership with the Super District 6 Commission Office.

# WHAT YOU CAN DO TO CONTRIBUTE TO OUR SUCCESS

---

As a young CID we are eager to grow. Our membership and those in the community, both residential and commercial can partner with us to continue “moving forward together as community.”



## What you can do?

Attend our meetings held every other month. Check our website for dates and location.

Become a cheerleader for the district bridging relationships between neighborhoods and businesses.

Report inappropriate activity in the area that we can check on to assure businesses are adhering to appropriate licensing and zoning restrictions.

Join CABA. Our sister organization, the Conley Area Business Association is open to everyone. Even an individual can join and participate in our activities to enhance the community.

Attend our events. Again, check the website for the opening of the RoadMaster School at 4272 Transport City Dr., for a cleanup day, a job fair and more to come.

Encourage businesses in our area who are not a part of the CID to join. We need their financial support as well as their participation in meetings and discussions about area infrastructure improvements.

---

# LET'S CONNECT!

---

## SOCIAL MEDIA



[@metrosouthcid](#)



[@MetroSouthCID](#)



<https://www.metrosouthcid.org/>

---

## PHONE AND EMAIL



[404-909-5619](tel:404-909-5619)



[larry@metrosouthcid.org](mailto:larry@metrosouthcid.org)