

METRO SOUTH COMMUNITY
IMPROVEMENT DISTRICT

10-YEAR IMPACT REPORT



CELEBRATING 10 YEARS OF TRANSFORMATIVE INFRASTRUCTURE INVESTMENTS

ABOUT METRO SOUTH CID

The Conley Area Business Association (CABA) was founded in 2004 to support businesses and residents in Southwest DeKalb, initially focusing on public safety, lighting and code enforcement. As the need for larger infrastructure improvements grew, the Board recognized that voluntary dues would not be sufficient and pursued the creation of a Community Improvement District (CID). After 18 months of direct outreach to business owners, the Conley Industrial CID was established in 2016 and later rebranded as the Metro South CID (MSCID).

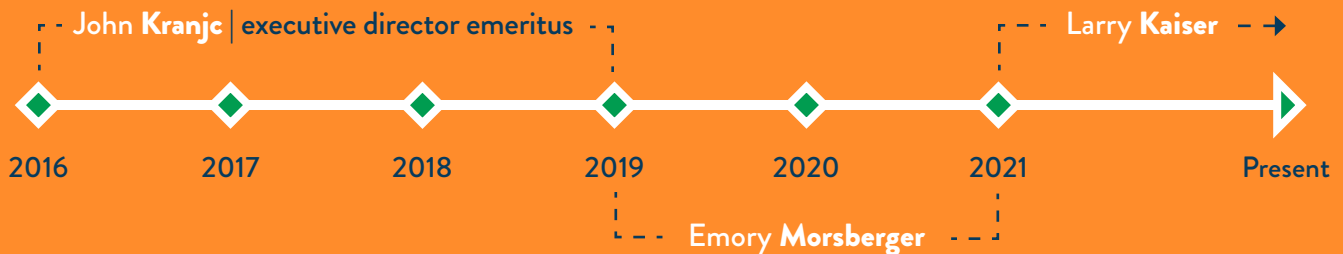
Since 2016, MSCID has worked to enhance accessibility, mobility, security, and landscaping within the district, which is strategically located between I-675 and I-285 and just minutes from Hartsfield-Jackson Atlanta International Airport.



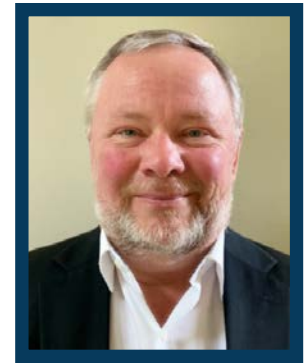
STATS AND FACTS ABOUT THE DISTRICT



LEADERSHIP TIMELINE | MSCID Executive Directors



LETTER FROM LARRY KAISER, EXECUTIVE DIRECTOR



Over the past decade, I have had the privilege of working alongside our board, partners and stakeholders to strengthen the Metro South Community Improvement District (MSCID) and support the businesses that drive our local economy. Even during the unprecedented challenges of the COVID-19 pandemic in 2020, the CID remained focused on advancing projects that would deliver long-term value to the district's members – many of whom focus on transportation and logistics.

One of the most urgent issues was the Cedar Grove Bridge closure, which disrupted freight movement and increased costs for companies operating in the area. By convening engineers, DeKalb County leaders and Norfolk Southern, we were able to help move a solution forward that secured \$4.1 million in county funding for bridge reconstruction and improvements along the alternate route – an important step in restoring mobility for our logistics network.

In 2021, I was honored to be appointed executive director of MSCID after serving as the district's chief engineer. Building on the strong foundation established under former executive director Emory Morsberger, **our team has continued to prioritize infrastructure, landscaping, beautification and security initiatives that support the district's growth.** We have also focused on short- and long-range transportation planning efforts. One such planning project was the Atlanta Regional Commission's Freight Cluster Plan grant awarded to the MSCID in 2021.

This 18-month planning grant, that resulted in a comprehensive final report, identified transportation operational deficiencies with recommendations for improvements, assessed economic development recommendations, site-specific analysis to solve localized traffic issues, development of projects that could be competitive for future federal or state funding through the ARC Transportation improvement Program (TIP) and finally policy possibilities that addressed truck safety and sustainable practices in the truck freight industry. The grant and subsequent recommendations were the basis for the \$575,000 Bipartisan Infrastructure Law (BIL) planning grant awarded to DeKalb County and the CID for the Railroad Crossing Elimination Underpass project at the Constitution Road/Norfolk Southern RR existing at-grade crossing.

Since 2022, we have continued to build momentum through strong partnerships with DeKalb County and our district stakeholders. Our team has advanced plans for traffic signal improvements at Bailey Street and Moreland Avenue and developed designs for a multi-road roundabout connecting Constitution Road, Woodstock Road, Fayetteville Road, Bailey Street and Fleetwood Road to enhance safety and traffic flow. At the same time, we have welcomed new board leadership and pursued additional funding opportunities to support critical infrastructure investments. As we reflect on the past 10 years, I am proud of the progress we have made together and remain committed to ensuring the Metro South CID continues to be a competitive, connected and thriving place to do business.

On behalf of Metro South CID, I would like to extend our appreciation and gratitude to DeKalb County leadership and supporting departments who have made our progress and growth possible. Former DeKalb County CEO Michael Thurmond provided a solid foundation from 2016-2024, followed by Lorraine Cochran-Johnson, who continues the work with her excellent leadership, guidance and constituent responsiveness that allows our district to thrive.

We also value the DeKalb County Board of Commissioners, guidance and constituent responsiveness who have put in the effort to get to know us and advocate for the rights of our property owners. Super District 6 Commissioner Ted Terry and District 3 Commissioner Nicole Massiah and have stood by us as we applied for infrastructure improvement and maintenance funds, as well as our past commissioners, Kathie Gannon (Super District 6, 2004-2020) and Larry Johnson (District 3, 2002-2025).

Of course, we wouldn't be able to move forward without the support of the DeKalb County Departments of Public Works, Transportation, Code Compliance and Sustainability & Planning. Everyone in these offices has been an asset in making our CID what it is today.

CURRENT AND PAST BOARD MEMBERS

- ◆ Joel Gross – Board Chair
- ◆ Wayne Smith – Board Vice Chair
- ◆ Rob Roark – Board Secretary/Treasurer
- ◆ Beverly Dabney – Current Board Member
- ◆ Fabrizio Garcia – Current Board Member
- ◆ Hobson Milner – Current Board Member
- ◆ Rusty Whitfield – Current Board Member
- ◆ John Kranjc – Executive Director Emeritus (Non-Voting member)
- ◆ Melissa Bray – Former Board Member
- ◆ Mychal Pickens – Former Board Member
- ◆ Cyrus Wright – Former Board Member
- ◆ Ryan Millsap – Former Board Member
- ◆ Virginia Montgomery – Former Board Member

COMPLETED INFRASTRUCTURE AND DISTRICT PROJECTS

Metro South CID has prioritized strategic infrastructure investments to improve mobility, safety and freight efficiency throughout the district since 2016. As a critical logistics hub serving businesses with direct access to Hartsfield-Jackson Atlanta International Airport and the I-285 and I-675 corridors, the district's roadway network must safely accommodate heavy truck traffic and high daily volumes. Working in close partnership with **DeKalb County** and a variety of state agencies like the **Georgia Department of Transportation** and the **Atlanta Regional Commission**, the CID has advanced a range of transportation projects designed to address longstanding challenges, modernize key corridors and support the efficient movement of goods.

The projects highlighted below represent several shining examples of the CID's ongoing efforts to enhance roadway operations, improve critical freight routes and strengthen the infrastructure that supports the district's economic activity.

- ◆ Traffic Signal Moreland Ave. at Bailey Street (DeKalb was unable to obtain a signal permit from the state over the past decade). Installation in late 2026/early 2027
- ◆ Truck roundabout at the 5-legged intersection of Fleetwood/West Fayetteville/Bailey Street/Woodstock Road. Construction to commence late 2026/early 2027
- ◆ Resurfacing of Henrico Road 2023
- ◆ Truck roundabout at the signalized 5-legged intersection of Thurman Road (SR 160)/ Old McDonough/Cedar Grove Road (DeKalb County has applied for funding to the State based on the CID's Atlanta Regional Commission's Transportation planning grant funding)
- ◆ Construction of smoother railroad crossing on Bonsal Road in 2023
- ◆ Improved intersection radii at various intersections to accommodate large wheel-base tractor trailers



BEAUTIFICATION & SECURITY

In addition to advancing major transportation improvements, **Metro South CID is committed to maintaining a clean, safe and welcoming environment for the businesses that operate within the district.**

Because right-of-way maintenance within the CID boundaries is not currently performed by DeKalb County, **the CID has taken a proactive role in preserving the district's appearance and functionality.** Through contracted services and dedicated resources, the CID oversees regular landscaping, litter removal and roadway upkeep to ensure key corridors remain well maintained, including:

- ◆ Picking up trash within county and state right-of-way
- ◆ Mowing right-of-way bi-weekly on county and state right-of-way
- ◆ Removing graffiti
- ◆ Cleaning roadway gutters
- ◆ Applying fertilizer and herbicides to the Moreland grass median

The district has also strengthened security efforts by implementing private patrol services on a daily basis that provide an additional layer of visibility and communication with property owners. Together, these initiatives support a safer, more attractive business environment and reinforce the CID's commitment to protecting the investments made by its stakeholders.



PARTNER ENGAGEMENT & COMMUNITY EVENTS

Metro South CID maintains a close relationship with the adjoining Home Owners Associations; the **Southwest DeKalb Neighborhood Alliance**, the **East Conley Zoning Committee** and the **Cedar Grove Neighborhood Association**, and has collaborated on multiple projects of mutual interest.

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- ◆ Advocates on behalf of its business members to reduce crime and code compliance violations (trash/abandoned trailers and cars/unpermitted businesses)
- ◆ Assists new business owners with the DeKalb County bureaucracy during rezonings and land development permit processes
- ◆ Attends county meetings to advocate for business owner interests
- ◆ Attends code violation municipal court hearings to support county compliance officers with code violation cases (trash/abandoned trailers/cars and un-permitted businesses)
- ◆ Advocates for CID membership for infrastructure annual funding from the county Board of Commissioners. Submit a list of projects for each budget year to the county
- ◆ Recommends modifications to various governmental processes/procedures and ordinances that are a hindrance to economic development in the boundaries of the CID. This includes ongoing negotiations with the county and neighboring HOAs, with the assistance of a professional planning firm, to modify the 'Cedar Grove - Moreland - Bouldercrest' overlay district ordinance that will be conducive to growth in the industrial and commercial sectors
- ◆ Coordinates community events
 - ◆ Thomasville Cemetery Clean-Up
 - ◆ Truck rodeo (to assess a roundabout layout for a future project at the intersection of Cedar Grove/Thurman/Old McDonough)
- ◆ Engages in communication efforts
 - ◆ Digital marketing – website, social media with enhanced digital marketing (videos), email marketing
 - ◆ Media article headlines
 - ◆ Speaking engagements at neighboring HOA meetings



Scan QR code to view video of our "Truck Rodeo."



FUNDING EFFORTS AND GRANTS

Over the past decade, Metro South CID has successfully leveraged partnerships with local, regional and state agencies to secure funding that advances critical infrastructure, safety and beautification initiatives throughout the district. Through strategic planning efforts, competitive grants and collaboration with DeKalb County leaders, the CID has helped bring significant public investment to projects that improve freight mobility, roadway safety and overall district conditions.

The following highlights key grants and funding allocations that have supported our efforts across the district.

<p>Tire removal grants from DeKalb County</p> <p>\$30,000</p>	<p>Underbrush and cleanup grant from former Commissioner Bradshaw</p> <p>\$40,000</p>	<p>Grant from Commissioner Massiah to hire off-duty officers for 8 hours per day for 3 months to issue tickets and tow trucks parked on Continental Way that are causing traffic hazards</p> <p>\$50,000</p>
<p>SPLOST I planning grant from DeKalb County</p> <p>\$80,000</p>	<p>“Truck Roundabout Options” Planning Grant at Thurman/Cedar Grove/Old McDonough intersection Atlanta Regional Commission and CID local match; completed</p> <p>\$175,000</p> 	<p>“Freight Cluster” Planning Grant from the Atlanta Regional Commission and CID match funding; completed FY 22</p> <p>\$300,000</p> 
<p>State Road Transportation Authority (SRTA) Transportation Enhancement Grant –Bailey Street at Moreland Ave (SR 42) under construction FY 26/27</p> <p>\$1,000,000</p>	<p>Miscellaneous intersection radii improvements</p> <p>\$600,000</p>	<p>Federal and State Design Plans & Construction Funding for Thurman Rd/ CedarGrove/Old McDonough</p> <p>(County to pursue from the Atlanta Regional Commission over the next few years)</p>
		<p>Construction funding for a Truck Roundabout at 5-legged of Fleetwood/West Fayetteville/ Bailey Street/Woodstock Road</p> <p>\$4,000,000</p> <p>(Allocation from DeKalb County SPLOST I)</p>
<p>Infrastructure Investment Jobs Act (Biden Grants) Planning Grant - Railroad Underpass Planning Study on Constitution at Norfolk Southern RR; \$475,000; with a CID local match of \$115,000 for a total planning project amount of \$575,000; currently on-going</p>		

INFRASTRUCTURE “RETURN ON INVESTMENT”

CID allocation: **\$755,000**

Outside agency funding: **\$7,130,000**

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STRATEGIC PARTNERS



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 suitability for property owners and businesses in the Conley, Georgia environs and is home to some of the world's largest logistics and transportation companies. **With its proximity to major Atlanta thoroughfares, Metro South CID is positioned for business success.**