

FULTON INDUSTRIAL BOULEVARD



FULTON
INDUSTRIAL



BOULEVARD
IMPROVEMENT
DISTRICT

GREETINGS FROM THE FULTON INDUSTRIAL BOULEVARD IMPROVEMENT DISTRICT



Since 2010, the Fulton Industrial Boulevard Community Improvement District (BCID) has worked diligently to improve the Fulton Industrial district and to help transform it into a safe, clean, vibrant and thriving district.

With the recent completion of the Fulton Industrial Master Plan, setting forth the vision for the revitalization of the district, the BCID and its partners, now have a blueprint to help attract future public and private sector investment in the district for the next five years and beyond. We look forward to continuing to work with our partners in the implementation of a range of redevelopment initiatives including improvements to the public realm and redevelopment of vacant or underutilized private property into desirable uses.

We want to thank our BCID Board of Directors for their vision and hard work in creating a Community Improvement District for Fulton Industrial Boulevard and the dedicated professionals who have helped grow the organization and its operations. We want to extend a special thanks to the Fulton County Board of Commissioners and all of the Fulton County staff and partner agencies whose work contributes to the revitalization of the Fulton Industrial district.

We increasingly hear how much the district has improved recently. Long-time stakeholders tell us the district feels safer and cleaner today more than any time in recent memory since the BCID has stepped up its public safety strategies with our partners and has undertaken mowing and maintenance of major roads such as Fulton Industrial Boulevard, I-20 Interchange and Great Southwest Parkway. We are extremely proud of the work we have done thus far and today the future of the Fulton Industrial district looks brighter than ever.

SO WHAT'S NEXT FOR THE FULTON INDUSTRIAL BCID?

The Fulton Industrial Master Plan outlines several of the redevelopment initiatives the BCID will continue to implement throughout the next five years. More specific we will focus our revitalization efforts on the following major areas:

PUBLIC SAFETY - With the 2013 hiring of Frank Mazzilli, our Public Safety Manager, the BCID will continue to implement and expand its public safety initiative by partnering with local, State and, Federal law enforcement agencies as well as funding additional police patrols in the district. We will

continue to implement the No Trespassing program and provide security audits to property owners to make the district safer for all.

CLEAN & BEAUTIFUL PROGRAMS - We will continue to work to enhance the experience of the district's visitors and workers by funding weekly maintenance of the most traveled thoroughfares. The BCID will also continue to seek additional funds to expand its clean and beautiful maintenance areas and to implement landscaping and beautification enhancement projects throughout the district.

INFRASTRUCTURE IMPROVEMENT - We will continue to seek funding for the implementation of infrastructure improvements throughout Fulton Industrial Boulevard, including transportation, transit and other needed infrastructure projects that would increase the economic competitiveness of the district as well as support current and future vehicular and freight mobility, safety and accessibility needs.

ECONOMIC DEVELOPMENT - We will market and promote the Fulton Industrial district to prospective developers and businesses as a solid investment opportunity for new industry. We will also target our marketing efforts to bring in retail stores and restaurants to serve the nearly 20,000 workers in the district. Additionally we will work with existing businesses to address their needs so they can thrive in the district.

COMMUNITY BUILDING - We will continue to develop the Fulton Industrial business community by acting as a liaison between the property and business owners and the public sector, creating networking opportunities for district stakeholders to build partnerships with one another and by acting as a united voice to represent the interest of the property owners and the businesses located in the district.

We at the Fulton Industrial BCID have enjoyed meeting and working with our partners and property and business owners since the BCID was created in 2010. We are thrilled with what we have been able to accomplish in a relatively short period and we are extremely excited about the revitalization efforts we have in the pipeline and for the future of the Fulton Industrial District. We look forward to collaborating with all stakeholders as we implement the vision, and continue to revitalize the Fulton Industrial District over the next five years and beyond.

Best regards,

Gil R. Prado

GIL R. PRADO, AICP
Executive Director

Tom J. Flanigan

TOM J. FLANIGAN
Clarion Partners /
Chairman of the BCID Board



The FIB area represents one of the largest concentrations of industrial space and employment in the Atlanta region.

LOCATION & ACCESS

9

miles to the west of the Hartsfield-Jackson Atlanta International Airport.

10

miles from the heart of downtown Atlanta, Georgia.

2

miles from the intersection of Interstate 20 and Interstate 285.

The Fulton Industrial Boulevard area is located in the unincorporated portion of southwest Fulton County. It is roughly bordered by the Chattahoochee River to the West, Fulton County Charlie Brown Airport to the North, Campbellton Road to the South and the residential areas to the east of Fulton Industrial Boulevard.

FIB benefits from its ready access for businesses seeking to serve the Atlanta region and the Southeast United States.

SIZE

4,800 ACRES OF LAND

46.1 MILLION SQUARE FEET OF INDUSTRIAL INVENTORY

553 INDUSTRIAL BUILDINGS

NATIONAL IMPACT



TRAFFIC COUNT

35,000 ANNUAL AVERAGE DAILY TRAFFIC ON FULTON INDUSTRIAL BOULEVARD

146,000 ANNUAL AVERAGE DAILY TRAFFIC ON INTERSTATE 20

FULTON INDUSTRIAL BOULEVARD AT A GLANCE

BCID KEY FACTS

EMPLOYMENT

19,500 EMPLOYEES WORKING IN THE AREA

RESIDENTS

1.5 MILLION RESIDENTS WITHIN 15 MILES OF THE FIB

MARKET

700,000 PEOPLE WITHIN A 10-MILE RADIUS

\$1 BILLION in annual payroll within the district.

The three major industrial employment sectors are **Manufacturing, Wholesale Trade, and Transportation and Warehousing.**

MAJOR EMPLOYERS

United Parcel Service
MacDermid Printing Solutions
Cleveland Electric Co.
National Distributing Company, Inc.
Geiger International, Inc.
The Quaker Oats Co.

Miller Zell, Inc.
Tie Down Engineering Inc.
Geiger Group Inc.
Diaz Wholesale & Manufacturing Co. Inc.
United Natural Foods, Inc.



The Fulton Industrial area is known as the largest industrial district in the Eastern United States.

HISTORY & DESCRIPTION

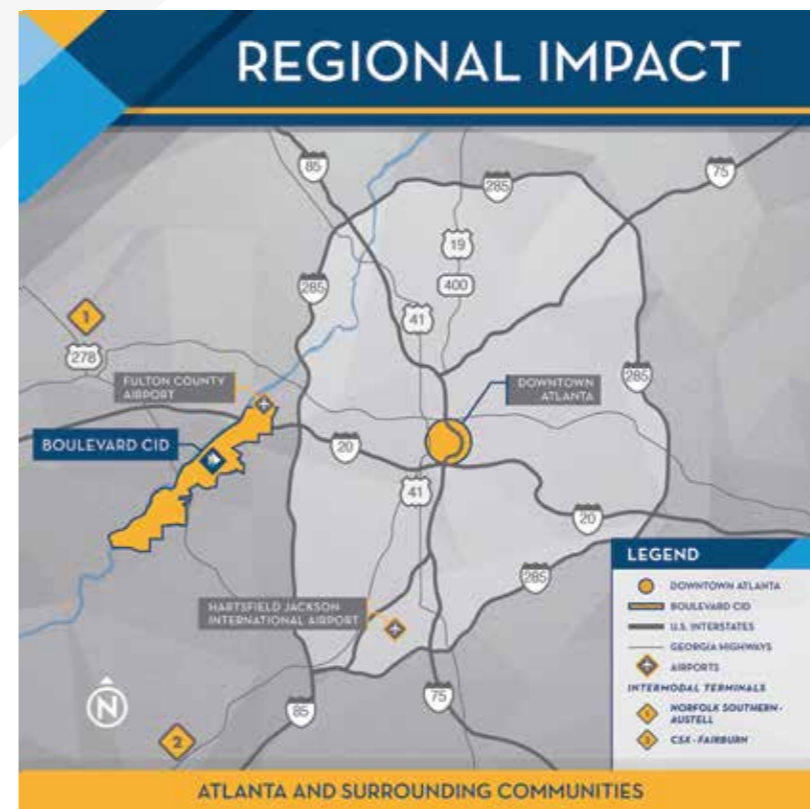
The Fulton Industrial Community Improvement District was established in 2010 when a group of public and private sector leaders decided to take an active role in the revitalization of the Fulton Industrial District. The district is located along and near major transportation nodes, I-20 and I-285, as well as proximity to the Hartsfield-Jackson Atlanta International Airport and to the City of Atlanta markets.

WHAT IS A CID?

A Community Improvement District (CID) is a self-taxing organization to fund public infrastructure, public safety, beautification projects and promote economic development in the district.

HOW IS IT CREATED?

Property owners self-assess additional property taxes to fund additional services beyond what is being provided by the local or state government.



IMPROVED PUBLIC SAFETY IS ONE OBJECTIVE AND A RECENT ACHIEVEMENT BY BCID

OBJECTIVES

- PUBLIC SAFETY
- LANDSCAPING & BEAUTIFICATION
- TRANSIT & TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS
- ECONOMIC DEVELOPMENT
- BUSINESS/COMMUNITY DEVELOPMENT & ADVOCACY

BCID KEY FACTS

MANAGEMENT



Standing:
GIL PRADO
Executive Director

KENT WALKER
Secretary / Selig Enterprises Inc.

CHUCK MACKARVICH
Treasurer / Tiedown Engineering

DAVE SEEM
Miller Zell

FRANK MAZZILLI
Public Safety Manager

BOARD & STAFF

Seated:
RODNEY DAVIDSON
Jones Lang LaSalle

TOM FLANIGAN
BCID Chairman / Clarion Partners

BILL KAHLE
Coca-Cola

Not shown:
MIKE GRAY
Vice Chair / Ridgeline Property Group



The Fulton Industrial Boulevard area and the Chattahoochee River, with a view to downtown Atlanta.

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