

FULTON INDUSTRIAL BOULEVARD



FULTON  
INDUSTRIAL



BOULEVARD  
IMPROVEMENT  
DISTRICT

# GREETINGS FROM THE FULTON INDUSTRIAL BOULEVARD IMPROVEMENT DISTRICT



**The Fulton Industrial Community Improvement District (CID) works diligently to improve the Fulton Industrial corridor and promote a safe, clean, vibrant and thriving district.**

Since 2010, CID has invested more than \$8 million into the revitalization of the Fulton Industrial District. At the same time, the CID has leveraged an addition \$8 million in public funds for a total direct investment of more than \$16 million into a comprehensive revitalization strategy focused on public safety, landscaping and beautification, transportation infrastructure improvement and economic development.

## WITH SUBSTANTIAL INVESTMENTS COME POSITIVE, TANGIBLE RESULTS

Our commercial community is far more economically competitive with other metro-Atlanta markets, and we are proud to be home to more than 1,000 businesses and growing.

Companies of all sizes are expanding and adding jobs while new industrial development and redevelopment of existing buildings is happening throughout the district. In just the last few years, the district's workforce has grown to a record 28,000 jobs with total payroll increasing to a record \$2.4 billion annually.

District vacancy rates have reached all-time lows while industrial lease rates have increased and remained competitive with other industrial properties in Fulton County. Vacant land is being developed into new, modern industrial facilities, and several older warehouses are being demolished for redevelopment or adapted for modern uses.

## WITH INCREASED GROWTH COMES GROWING DEMANDS AND NEW CHALLENGES THAT REQUIRE NEW PARTNERSHIPS TO KEEP THE DISTRICT COMPETITIVE

The CID has continued to expand its boundaries to keep up with the growing industrial corridor to now include three distinct jurisdictions – unincorporated Fulton County, City of South Fulton and City of Atlanta. Each area represents a strong partnership and commitment to the shared success of the district. The CID works directly with elected and appointed leaders as the corridor boundaries now stretch almost 10 miles from the I-285-Donald Lee Hollowell Parkway interchange to just north of Campbelton Road.

## THESE PARTNERSHIPS ARE KEY TO THE REALIZATION OF THE DISTRICT

Fulton County leaders recently announced their support to advance the Fulton Industrial area by laying out a planned \$150 million investment in the district over the next 15 years. These investments would include \$90 million for expansion and modernization of the Charlie Brown Airport, and the remainder would be invested in a new government center, public safety training center, animal shelter, blight remediation, road infrastructure improvement and emergency operations.

## FULFILLING THE VISION AND LOOKING FORWARD

Public safety has been the CID's number one priority and today we are happy to report that our comprehensive public safety strategy and partnership with Fulton County Police Department has yielded a significant decline in crime within the district.

The vision set forth by the Fulton Industrial Master Plan, which was the first comprehensive blueprint created for the revitalization of the district is well on its way to implementation. We recently completed the operational and beautification improvements of the front door of the district – the I-20/Fulton Industrial Interchange and we are in the design phase for a similar project at Fulton Industrial Blvd./ Cascade Road / Camp Creek Pkwy intersections.

Looking forward, the CID is gearing up to commence the Fulton Industrial Freight Cluster Plan in 2020, which will be the first significant update to the master plan. Through this plan, we hope to take a fresh look at the district to help identify and solve new issues while looking to areas previously unexamined such as the I-285/Donald Lee Hollowell Interchange area.

We are privileged to work on your behalf to continually improve the future of the Fulton Industrial District. We appreciate the support of everyone who has made these efforts possible. We look forward to collaborating with all stakeholders as we implement the vision and continue to make improvements to the Fulton Industrial District.

Best regards,

  
**GIL R. PRADO, AICP**  
 Executive Director

  
**DAVID SEEM, Miller Zell**  
 Chairman of the BID 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 district is located in southwest Fulton County. It is roughly bordered by the Chattahoochee River to the West, Donald Lee Hollowell to the North, and Campbellton Road to the South.

*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

50 MILLION SQUARE FEET OF INDUSTRIAL INVENTORY

518 INDUSTRIAL BUILDINGS

10 MILE INDUSTRIAL CORRIDOR





## FULTON INDUSTRIAL BOULEVARD

## BCID KEY FACTS

### AT A GLANCE

#### EMPLOYMENT

**28,000** EMPLOYEES  
WORKING IN THE AREA

**1,000** BUSINESSES

#### PAYROLL

**\$2.4**  
BILLION  
IN ANNUAL  
PAYROLL WITHIN  
THE DISTRICT

#### EMPLOYERS

The major industrial employment sectors are **Manufacturing, Wholesale Trade, Transportation and Warehousing, and Food and Beverage industry cluster.**

#### MAJOR EMPLOYERS

Americold  
Cleveland Electric  
Diaz Wholesale & Manufacturing Co., Inc.  
Geiger International, Inc.  
Miller Zell, Inc.  
National Distributing Company, Inc.

Pepsi Co.  
The Quaker Oats Co.  
Tie Down Engineering, Inc.  
United Natural Foods, Inc.  
United Parcel Service



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

### WHAT IS A CID?

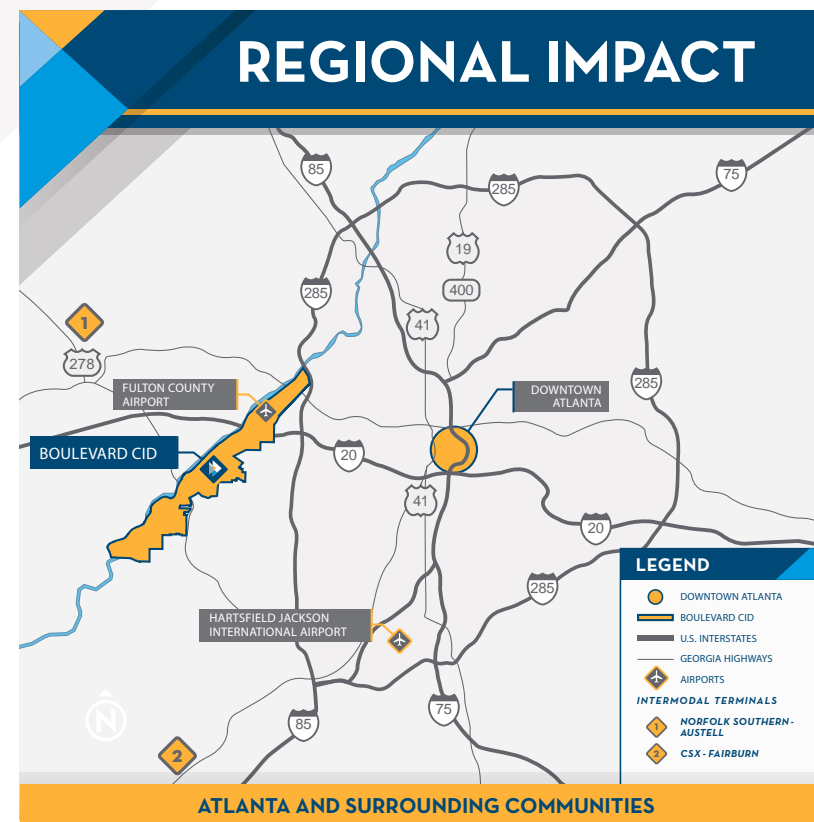
A Community Improvement District (CID) is a self-taxing organization to fund public infrastructure, public safety, beautification projects and promote economic development in the district.

### 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.

### 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.



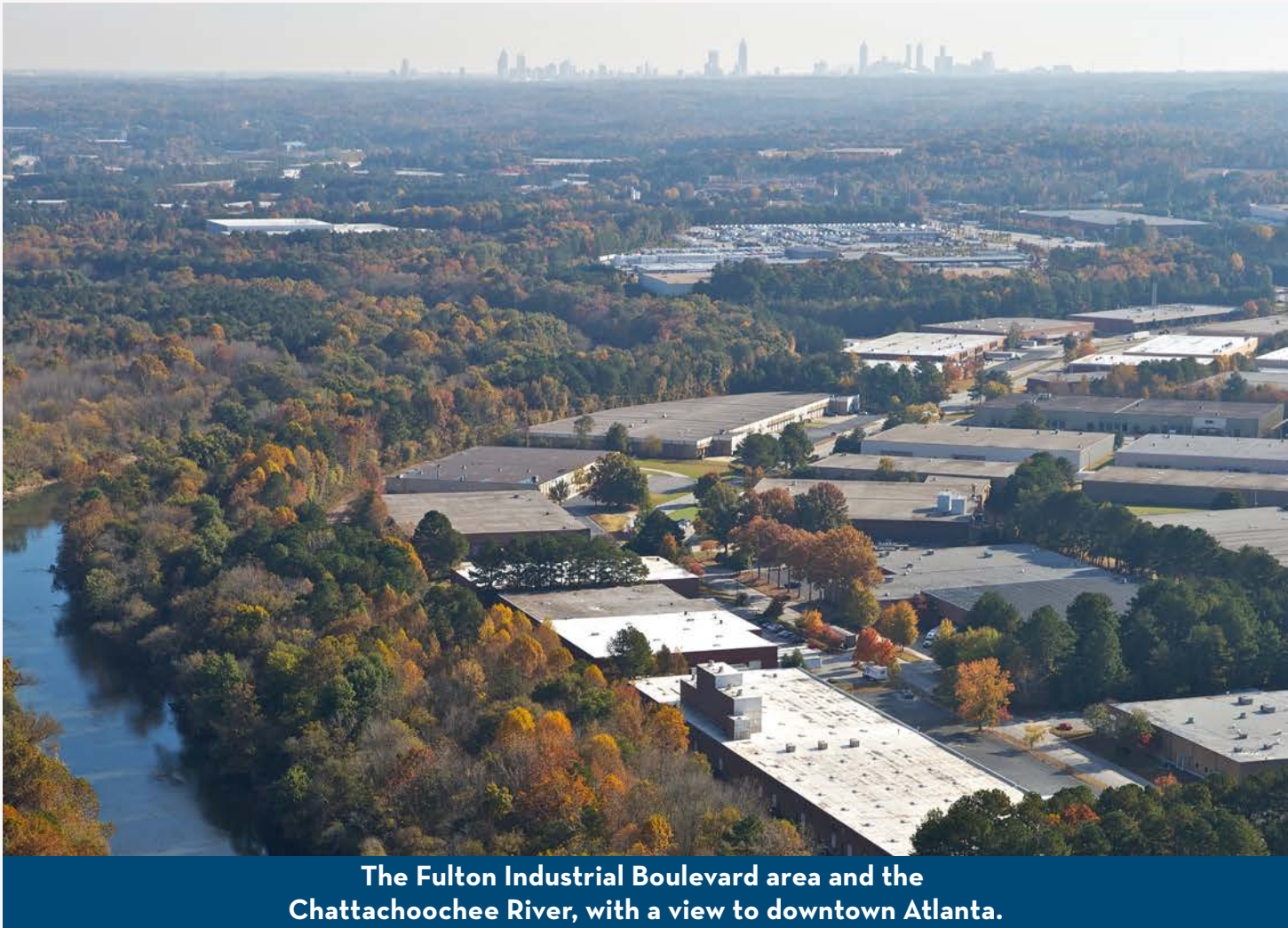
### CID IMPACT

**\$16** MILLION  
CID FUNDS INVESTED  
AND LEVERAGED

### OBJECTIVES

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

BOARD OF DIRECTORS		CID STAFF
<b>CHAIRMAN</b> David Seem, CFO <i>Miller Zell</i>	Tom Flanigan, SVP <i>Clarion Partners</i>	<b>EXECUTIVE DIRECTOR</b> Gil R. Prado, AICP
<b>VICE CHAIRMAN/TREASURER</b> Steven McGee, Director Real Estate <i>Americold</i>	Mike Howell, Director of Engineering <i>UPS</i>	<b>PUBLIC SAFETY MANAGER</b> Frank Mazzilli
<b>SECRETARY</b> Kent Walker, Vice President <i>Selig Enterprises</i>	Bill Kahle <i>Coca-Cola</i>	
Benita Chin, Plant Director <i>Pepsi Co.</i>	John Bateman, <i>Crow Holdings</i>	
	Kevin McVey <i>Geiger</i>	



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