



# LILBURN COMMUNITY PARTNERSHIP NEWSLETTER

Volume I, Issue 1  
October 2009

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## A NEW PERSPECTIVE ON LILBURN

Two individuals who will be directly impacted by the forming Lilburn CID are Norman Nash and Ed O'Connor, but for very different reasons.

Norman Nash is a life-long resident of Lilburn. His family has been here for six generations. "As a kid growing up in Lilburn, it was kind of like Mayberry, but without as much excitement," laughed Norman. On a more serious note, he continued, "There's been a lot of growth and development, especially in the 1980's, but in recent years, growth has passed Lilburn by."

Nash explained how Lawrenceville Highway progressed from a country road lined with trees and pastures to the retail center of Gwinnett County. Today, it is a thoroughfare to other parts of the county, places where more growth and investment are taking place than in Lilburn.

"We have to get it back," said Nash. "We must take action to create the kind of community and business environment we want for our families," he finished.

Ed O'Connor is equally convinced Lilburn needs this CID. His company, Connolly Realty Services, Inc., manages several local business centers, including the Kroger shopping center on Lawrenceville Highway. Ed's company has a financial interest in seeing this region maintain commercial value and retain and grow the customer base for local businesses.

"We've been invested in Lilburn since 1974. Connolly Realty completed major redevelopment projects in Lilburn in 1996 and in 2007," said O'Connor. "We track the demographics and sales for all our properties. These numbers convince me that Lilburn has untapped retail sales potential from its dense population and strong income levels." said O'Connor.

He spoke about the return on investment that other CIDs in Georgia have procured for their districts. "This concept is essential to provide local stability and growth for an established commercial district such as Lilburn," O'Connor said. "The CID can help local businesses harvest the dollars leaving Lilburn. This will increase the property values for the owners."

This conviction drove Norman and Ed, along with thirteen other individuals, to begin the Lilburn Community Partnership, a self-funded, non-profit group that is actively pursuing the formation of the Lilburn CID.



Coming Project: secondary access road. View more examples of purposed projects at [www.LilburnCP.com](http://www.LilburnCP.com)

## SPOTLIGHT ON BUSINESS



### CID Members

**Lilburn Store**  
(770) 279-0632

4028 Lawrenceville Highway  
Mike Sena, Store Manager

**Jimmy Carter Store** (770) 938-7819

4136 Jimmy Carter Boulevard  
Larry Williams, Store Manager

**Both Stores Open:**

Mon-Sat: 6:00am-10:00pm

Sun: 8:00am-8:00pm

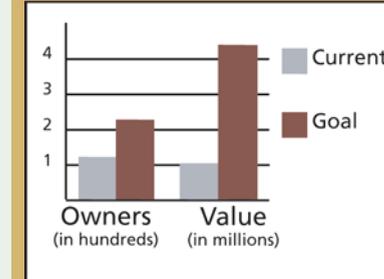
## CID PROJECT COMING SOON

*Continued from front cover*

The CID will alleviate the limited access issues caused by the DOT median through two projects:

- 1) Secondary access roads will be added behind Hwy 29 to provide local access and reduce congestion.
- 2) Inter-parcel access between commercial properties via flow-thru parking lots will allow increased customer access.

(Shown in photo at left and on front cover.)



### Progression of Formation

As of publication:  
121 owners out of 220

\$101,716,875 in value  
out of \$436,000,000

### CID Stats

583 Individual parcels

\$581 Million in total value

437 Property owners

\$436 Million is the goal  
amount to have join the CID

\$872,000 Annual funds to CID  
from assessed millage

\$8,720,000 Estimated in county,  
state, and federal funds to CID

## LILBURN EVENTS

### October

- 10 Lilburn Daze
- 17 Community Garage Sale
- 24 Get Fit Lilburn

### December

- 4-5 Festival of Christmas

**For more information about events for families and businesses, please visit the following websites:**

[www.CityOfLilburn.com](http://www.CityOfLilburn.com)

[www.LilburnBusiness.org](http://www.LilburnBusiness.org)

[www.LilburnWomansClub.org](http://www.LilburnWomansClub.org)

### Lilburn Community Partnership

4805 Lawrenceville Hwy, Suite 216, Lilburn, GA 30047

Office: 678-380-1000 Fax: 678-380-1370

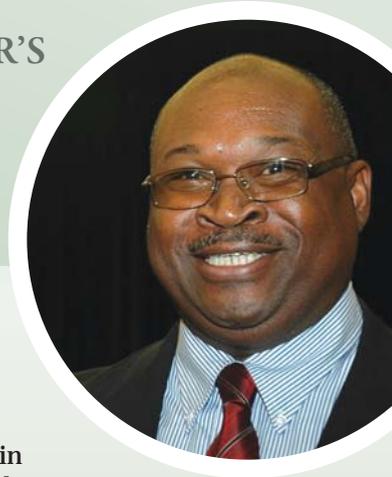
[www.LilburnCP.com](http://www.LilburnCP.com)



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## EXECUTIVE DIRECTOR'S REPORT

Gerald McDowell  
Executive Director  
GMcDowell@LilburnCP.com



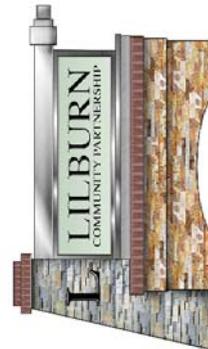
Welcome to the first edition of the Lilburn Community Partnership newsletter.

Although we have only been in operation for a couple of months, we have been very busy building momentum by meeting with commercial property owners and communicating the vision of a Community Improvement District (CID). We had an excellent turnout for our Kick-off held in July with over 250 property owners, business owners, city and county officials, and many supporters from Lilburn and Gwinnett. The majority of the commercial property owners and their representatives have been contacted and the positive responses have been more than encouraging. It is very clear to us that a CID is both needed and wanted by the commercial property owners.

CIDs in the Atlanta area have a proven track record of leveraging their assessment revenues in high ratios. That means that for every dollar brought in through the CID, the local, state, and federal governments will spend \$10, \$14 or even \$25 in the CID area. And the three CIDs in Gwinnett have outperformed that ratio over the last six years. All the CIDs in the Atlanta area have been successful, experiencing increased property values, greater business activity, and improved quality of life – ALL OF THEM! The property and business owners in the new Lilburn CID can expect the same results by forming a CID.

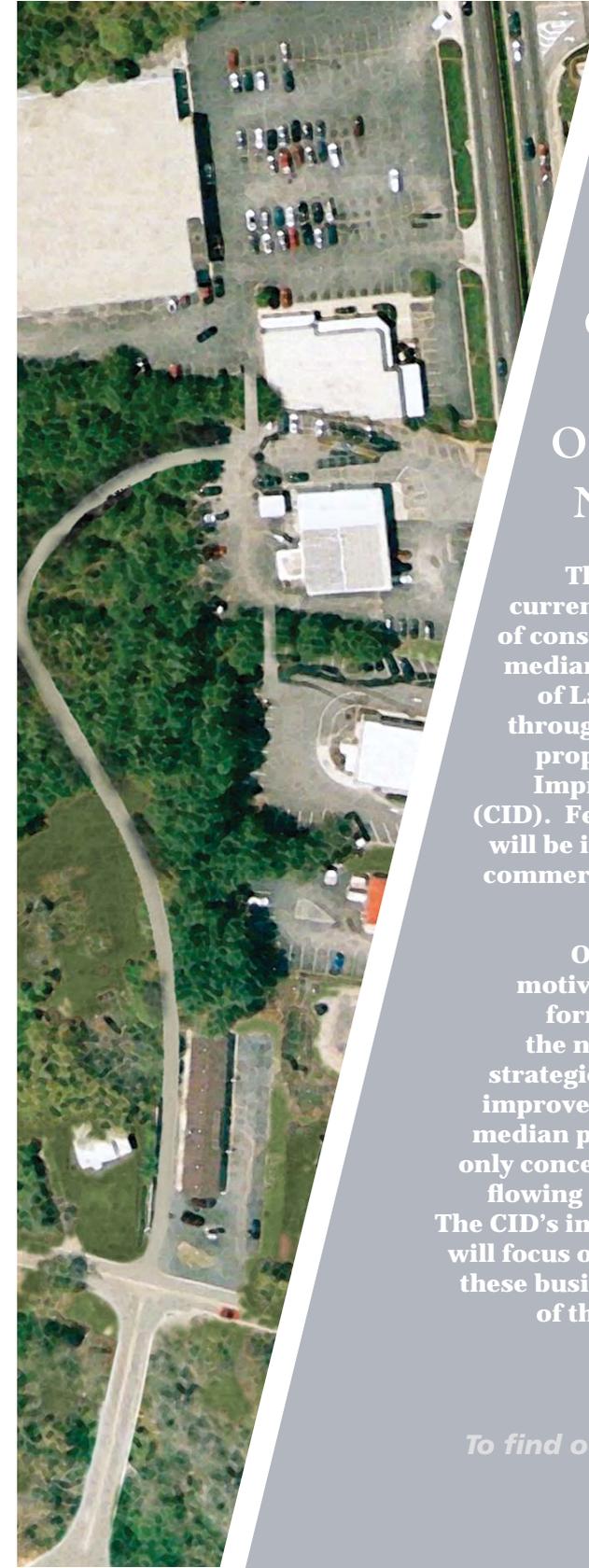
If you have already signed your Consent Form, thank you for your leadership and commitment to cleaner streets, a more vibrant business district, and better traffic. If you haven't signed your Consent Form, please contact me so that I or one of my staff members can meet with you to answer any questions you may have. This CID will prove to be one of the best investments you can make.

Let's all work to make this area a place that truly lives up to the motto of Gwinnett: SUCCESS LIVES HERE and GWINNET IS GREAT!



4805 Lawrenceville Hwy  
Suite 216  
Lilburn, GA 30047

Current Occupant or



## BIG CHANGES ARE OCCURRING NEAR YOU

The Georgia DOT is currently in the process of constructing a cement median down the center of Lawrenceville Hwy through the heart of the proposed Community Improvement District (CID). Few median breaks will be implemented, and commercial access will be limited.

One of the primary motivations behind the formation of a CID is the need to implement strategic alternatives and improvements to the DOT median project. The DOT's only concern is to get traffic flowing faster on Hwy 29. The CID's immediate projects will focus on easier access to these businesses regardless of the median breaks.

To find out more, look ►  
inside!