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April 2021 Newsletter

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Meet MSCID's New President

During the April 14, 2021 Metro South Community Improvement District board meeting, the board of directors voted unanimously to name Larry Kaiser, P.E., president of Collaborative Infrastructure Services, Inc., and chief engineer for MSCID, as the new president of the organization. Larry will continue to oversee the district's improvements to infrastructure, landscaping, beautification and security. Larry graduated from Purdue University with a Bachelor of Science in Civil Engineering and an M.S. in Civil Engineering from Georgia Institute of Technology. He has 34 years of civil engineering experience in the public and private sectors.



Former MSCID executive director Emory Morsberger stepped aside to focus on his family and will continue to manage two other CIDs - Gateway85 CID and Tucker Summit CID.

"Emory did an incredible job in helping to transition the Greater Conley CID to Metro South CID and we look forward to working with Larry to continue our growth, expansion and success," said Joel Gross – Chairman – MSCID and founder of Sticky Business.

Blackhall Studios' Expansion and Breaking News



Photo Credit: The Champion

Blackhall Studios, a leading film production studio located within the CID, is one step closer to completing its latest project, a studio expansion into South DeKalb.

Last month, Ryan Millsap's Blackhall Studios announced plans for a \$250 million investment to construct additional studio space on its 155-acre property. Blackhall Global Partners, LLC filed for permits with the DeKalb County Planning

and Sustainability Department to increase its campus size to meet production demand for Georgia's thriving film industry. Developer Jeff Weber believes the expansion could significantly impact the County with a total economic impact of over \$400 million and 3,200 newly created jobs. Once completed, DeKalb County will become home to Georgia's largest film production studio.

"Being home to the largest movie studio complex in the state of Georgia will bring us closer to fulfilling our vision for south DeKalb becoming a creative ecosystem for film and movie production," stated DeKalb County CEO Michael Thurmond.

[Read More in The Champion](#)

BREAKING NEWS: Ryan Millsap announced yesterday that he has sold his controlling interest in Blackhall Studios to a Los Angeles-based private equity firm. Read some of the coverage below.

[WSB](#)

[11Alive](#)

[Atlanta Business Chronicle](#)

[Atlanta Journal-Constitution](#)

[Saporta Report](#)

Let's Keep Moving, Together as a Community

As we seek federal funding for infrastructure improvements and support from DeKalb

County, Georgia DOT and other entities, it is important that we show a united front from both residents and commercial business property owners coming together to establish a common goal for the district's future.

The MSCID is currently running a membership campaign and would love to speak with you about how the CID can help elevate your business! MSCID assists property owners and businesses enhance the safety, general appearance and suitability of the area.

If you have any questions regarding the Metro South CID, its projects or how the CID can further improve the district, please reach out to a member of the MSCID board of directors. We are here to help!



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Chairman
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Wayne Smith
Vice Chairman
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Executive Director
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Larry Kaiser
President
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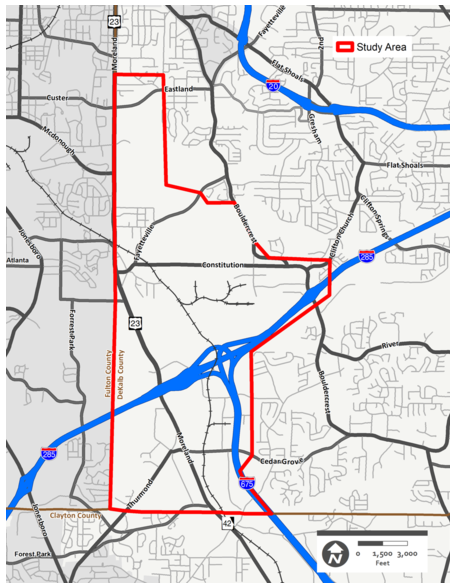
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Price Muir
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Area covered by the MSCID
Freight Cluster Plan

Metro South CID is planning for a busy summer. The CID recently released the planning process and project schedule for the Freight Cluster Plan. The first public outreach opportunity for freight and logistics and related businesses, including homeowner association representatives, is planned for June. Driver Intercept and Stakeholder Surveys will be used by the CID's consulting team, Metro Analytics, to provide the CID with added insight into the study area's existing mobility challenges, such as congestion, parking, safety, commute times and more. When details are available, we will post the information on our website.

Following these public outreach initiatives, the Metro South CID Steering Committee will hold its second meeting to discuss the project's goals, timeline and process. The Steering Committee represents a broad range of MSCID stakeholder perspectives and membership consists of property owners, local governments, freight providers and multiple businesses. Visit the CID's website for more information about the upcoming Steering Committee meeting in July.

[Participate in Public Outreach](#)

ARC Freight Advisory Committee Presentation

On April 29, Wade Carroll, Consultant Project Manager at Metro Analytics, will present the CID's Freight Cluster Plan overview, existing overlay district, stakeholder committee input and next steps for the project to the Atlanta Regional Commission's Freight Advisory Committee. The presentation is open to the public via Zoom. Learn about the Freight Cluster Plan's key focus areas, collaborative team and more by registering for the presentation.

[Register for the ARC Presentation](#)

On the Right Track: Georgia's Logistics Industry

How has Georgia influenced the success of the logistics industry? The Peach State plays a vital role in the U.S. and international logistics industry by hauling \$900 billion in intermodal cargo via ports, interstates, railways, and of course, through the world's busiest airport, Hartsfield-Jackson Airport.



Photo Credit: Atlanta Business Chronicle

Last fall, railroad giant Norfolk Southern Corporation seized an opportunity to relocate its headquarters to Midtown Atlanta as part of its strategy to build a more progressive and tech-driven workforce, and to take market share from trucking by putting freight on the railroad. The result? The construction of two, 22-story office towers at a cost of \$575 million for Norfolk Southern's 2,800 new employee recruits.

[Read More in the Atlanta Business Chronicle](#)

Bouldercrest Overlay District

The CID is working with South DeKalb homeowners' associations and DeKalb County to review the Bouldercrest Overlay District to determine standards of development and appropriate industrial and commercial uses within the Metro South CID. DeKalb County Commissioners Larry Johnson and Ted Terry have been working alongside the CID to make text amendment changes to accommodate residents and business property owners. Modifications to the existing overlay district are expected to be completed sometime in May, with DeKalb County Planning & Sustainability staff expected to formalize the changes and a presentation to the DeKalb Board of Commissioners for a vote in June.

Blockage on Henrico Road

Metro South CID is working to resolve the Norfolk Southern train blockage at Henrico Road. The CID is continuing to correspond with Norfolk Southern's southeastern line

manager to understand why the blockage occurs and find potential solutions. More updates on the Henrico Road blockage will be released in the coming months.

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