

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT  
COMBINED BOARD MEETING**

Held at  
2795 Main Street West, Ste. 28  
Snellville GA 30078

On  
July 09, 2019  
2:30 P.M.

**BOARD MEETING**

**Board Members in Attendance**

Chris Garner, Ron Harrison, Dave Emanuel, Warren Auld, Diann Baker,  
Stacy Patterson, Trent Lind

**Not in Attendance**

Brad Williams- Board Member

**Additional Officer**

Bill Gower- Secretary/Treasurer

**Staff**

Jim Brooks, Executive Director  
Alex Bastian, Recording Secretary  
Lois Love, Accounting Consultant

**Board Counsel**

J. Lynn Rainey, P.C.

**Call to Order**

Chairman Garner called the Board of Directors meeting to order at 2:40 pm. He thanked everyone present for their attendance.

**Public Comments**

Public comments were offered by Brian Caswell, who is bringing a Professional Basketball training facility to a former athletic facility within the district. The multi-use facility will primarily cater to basketball and soccer training. The professional team's inaugural league will begin in 2020.

**Approval of Minutes**

Motion for approval of the Minutes of the April 24, 2019 Board Meeting was made by Mr. Harrison, seconded by Mr. Emanuel, and unanimously approved.

**Action Items**

a) Mr. Rainey noted a proposed millage rate of 5 mills for 2019 has been previously discussed and advertised in the Gwinnett Daily Post at least 1 week prior to today's

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meeting, as well as posted in a prominent location on the CID website. Upon the motion of Mr. Harrison, seconded by Mr. Lind, the Board agreed unanimously 7-0, to set the 2019 Evermore CID millage rate at 5 mills.

b) Chairman Garner presented Amendment 5 to the Employment Agreement for Mr. Brooks. This amendment noted the extension of the contract from September 1, 2019 to August 31, 2022. A motion to approve the amendment was made by Chairman Garner, seconded by Mr. Harrison, and unanimously approved 7-0 by the board.

### Board Reports

c) Mr. Gower presented the April and May 2019 Treasurer's Reports which were included in the Board Package.

#### As of April 30, 2019

#### **General Operating Checking and Investments**

Renasant General Checking Account	\$86,905.03
Renasant Operating MMKT	\$454,715.88
<b>Total UNASSIGNED Funds</b>	<b>\$541,620.91</b>

#### **Capital Checking and Investments**

#### **Total RESTRICTED Funds**

Renasant Capital Fund Checking	\$141,437.91
TouchMark Bank Capital CD	\$1,247,598.01
Renasant Capital MMKT	\$897,446.53
<b>Total ASSIGNED Funds</b>	<b>\$2,286,482.45</b>

<b>Total Combined Cash and Investments as of</b>	<b>Apr 30, 2019</b>	<b>\$2,828,103.36</b>
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All Checking and Money Market Accounts have been reconciled to the General Ledger and the above amounts reflect those balances including outstanding items

Statement of Collateralization: Funds on deposit are classified as Public Funds; Public Funds on deposit with financial institutions must be collateralized 110% of the deposited amount less F.D.I.C. Insurance of \$250,000.00 per account. As of this date, all funds on deposit meet the required collateralization and or F.D.I.C. limits regarding Insurance covering these Public

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Funds. Verified receipt by email that all accounts are in compliance as of 04-30-2019.

As of May 31, 2019**General Operating Checking and Investments**

Renasant General Checking Account	\$200,898.77
Renasant Operating MMKT	\$304,804.62
<b>Total UNASSIGNED Funds</b>	<b>\$505,703.39</b>

**Capital Checking and Investments****Total RESTRICTED Funds**

Renasant Capital Fund Checking	\$157,450.71
TouchMark Bank Capital CD	\$1,249,445.88
Renasant Capital MMKT	\$897,629.46
<b>Total ASSIGNED Funds</b>	<b>\$2,304,526.05</b>

<b>Total Combined Cash and Investments as of</b>	<b>May 31, 2019</b>	<b>\$2,810,229.44</b>
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All Checking and Money Market Accounts have been reconciled to the General Ledger and the above amounts reflect those balances including outstanding items

Statement of Collateralization: Funds on deposit are classified as Public Funds; Public Funds on deposit with financial institutions must be collateralized 110% of the deposited amount less F.D.I.C. Insurance of \$250,000.00 per account. As of this date, all funds on deposit meet the required collateralization and or F.D.I.C. limits regarding Insurance covering these Public Funds. Verified receipt by email that all accounts are in compliance as of 05-31-2019.

d) Mr. Brooks delivered his Executive Director's Report (attached) to the Board.

Mr. Brooks informed the Board of the construction that is underway on West Park Place, noting the land values within the surrounding area have skyrocketed. In relation to this project, the CID is coordinating with Gwinnett County in order to install 3 sets of new Mast arms and illuminated street signs, and will be using LED lights for all new installations.

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Gwinnett County is close to an offering of an RFI for interested parties for the land that was once the 1996 Olympic Tennis Venue.

Netherworld has been coordinating with SMMA in hopes of gaining additional parking at the former Stone Mountain Airport site for the upcoming years. This partnership is due to the 131 housing units that will be built within the Spacemax parking lot, which will restrict parking access for Netherworld in years to come, but will not have an effect this year.

Mr. Brooks informed the Board of the anticipated improvements along I-285. While no plans to improve the intersection of I-285 and US-78 are currently set forth, a strategy is being devised whereby a position can be taken in order to bring awareness to this issue. Robert Brown, a GDOT board member, paid a visit to the CID on May 30<sup>th</sup>. He was very interested in how GDOT could assist in some of our road projects.

Mr. Brooks updated the Board on the status of phases two and three of our collector road project. Over 100 residential units have begun construction adjacent to phase two of the road, which has caused some damage to the sidewalks, curb and roadway. However, repairs to those damages will be monitored and made at the end of the construction project. 43 parcels have been approved, with 2 remaining, for phase three of the collector road. As biweekly meetings continue for this phase of the project, the lengthy delays have resulted in a necessary revision of the environmental documents.

Mr. Brooks informed the Board of the scheduled shift in traffic patterns at the intersection of US-78 and SR-124 taking place July 31, 2019. He noted that the signal bridge was installed in May, and is the longest of its kind within the state of Georgia.

Mr. Brooks shared his experience on the annual LINK trip, hosted by the Atlanta Regional Commission in Pittsburgh, Pennsylvania this year. The trip included over 100 leaders across the 20-county region, where many redevelopment projects were highlighted.

e) Comments were offered by Mr. Patterson in order to congratulate Mr. Brooks for his efforts involving the new development on West Park Place. He also commented on the smooth advancement of the DLT construction, noting that the City of Snellville has done a great job with the installation of the signal bridge.

f) No remarks were offered by Chairman Garner.

#### Adjournment

By acclamation, the meeting adjourned at 3:06 P.M. The next Board Meeting will be held on Wednesday, August 28, 2019 at 2:30 P.M., at the CID Offices located at 2795 Main Street West, Bldg. 28, Snellville, GA 30078.

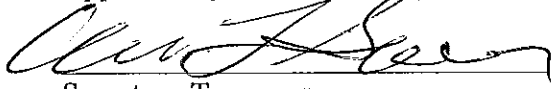
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Approved by the Board this 8<sup>th</sup> day of August, 2019.



Secretary-Treasurer