

Evermore
Community Improvement District

2021

Annual Report



PAVING THE WAY TO THE "NEW NORMAL"

While levels of uncertainty were high throughout the duration of 2020, 2021 has revealed the sheer tenacity and resiliency of the Evermore Community Improvement District. Our businesses meticulously adapted to increased protocols and new procedures, swiftly responding to ever-changing dynamics for the safety of their employees and the citizens they serve, doing so without certainty of their own future.

This past year was undoubtedly difficult for everyone, but the businesses that make up the Evermore Community Improvement District certainly paved the way to the "new normal" and have continued to overcome the lingering effects of the rapidly changing times to set an example of how to press forward.



Stone Mountain Bike Co opened the first electric bicycle store in the CID in April 2020 and expanded operations to a second location in Duluth in less than one year.



Amazon Prime Day in 2020 brought in over \$3.5 billion in sales to small and medium sized businesses.



Vecoma at the Yellow River, a waterfront event facility located at Ross Road, celebrated 25 years in operation.



Home Depot experienced a 23% increase in sales in just 3 months in the midst of the COVID-19 pandemic.

2021 BOARD OF DIRECTORS



Diann Baker
Post 1



Brad Williams
Post 2



Chris Garner
Chairman
Post 3



Ron Harrison
Vice Chairman
Post 4



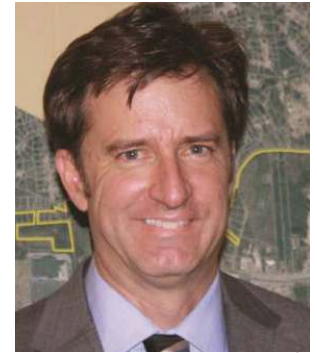
Trent Lind
Post 5



Warren Auld
Post 6



Dave Emanuel
Snellville City
Appointee



Stacy Patterson
Gwinnett County
Appointee

2021 ELECTIONS

The CID held its 2021 Board elections on April 28. Chris Garner was elected to Post 3, where he will serve a three-year term, and Warren Auld was elected to Post 6, in which he will also serve a three-year term. Chris Garner and Ron Harrison were reelected into their positions, serving as the Chairman and Vice-Chairman for the Board of Directors. Bill Gower will remain as Secretary/Treasurer. Every six years, the CID property owners vote on whether the CID shall be dissolved; we are happy to announce the vote was unanimous in keeping the CID intact. All Evermore Board Members and staff wish to thank the property owners for the opportunity to continue to serve the community.



ROAD IMPROVEMENTS

Evermore North Boulevard

Hewatt-Parkwood-Britt: The right-of-way acquisition for this phase of Evermore North Boulevard is underway, and the anticipated project let date is December 2021. The environmental and historical updates have been completed successfully. The sight barrier wall has been located and is still in production, and both sides will have the appearance of a granite wall.

Ross Road to Hewatt Road: The concept study was completed in 2020. The Evermore CID and Gwinnett County are currently pursuing grant opportunities for the preliminary engineering phase of this project. There is an opportunity for the CID and Gwinnett County to combine efforts to advance this project alongside the Killian Hill-McDaniel's Bridge enhancement project.



Completion of East and West Park Place Blvd. Improvements

A second continuous-flow lane was constructed at Rockbridge Road and West Park Place Boulevard. A third left turn lane will be constructed at East Park Place Boulevard and Highway 78. These additional lanes will allow approximately 40 more vehicles to stage for the left turn onto Highway 78 West.

Killian Hill Left turn lane extension

The Georgia Department of Transportation (GDOT) completed a 400-foot extension of the Highway 78 left-turn lane onto northbound Killian Hill Road. The additional left-turn lane space aids the three through lanes in remaining open for traffic.



Sewer Added

In 2009, the CID contracted with the late Dennis Billew to conduct a comprehensive evaluation of sanitary sewer within the CID. The study identified more than 82% of area properties are without sanitary sewer. After analyzing the report, the CID Board prioritized working with the Gwinnett Department of Water Resources to bring about changes to address sewer availability. Since that time, we have witnessed upgrades to West Park Place Blvd. The additional capacity will result in no necessary changes to accommodate the proposed \$100 million development scheduled for the former 1996 Olympic Tennis Center site.

As the parallel road projects continue, sanitary sewer availability is being installed prior to construction of the roadways. These projects could not happen without the teamwork between many of the Gwinnett County departments support. The CID works toward an improved community, both commercial and residential.

Repaving of 78

GDOT is planning to repave Highway 78 in FY 2022, and the project is anticipated to begin by next summer. Because of the extremely high usage of US-78/GA-10, GDOT has recognized the deterioration of the roadway in the corridor. While we realize there will be construction issues during resurfacing, our community and traveling public will ultimately enjoy the benefits of the improvement.

NEW DEVELOPMENT

Stone Mountain Toyota

The construction of the new Stone Mountain Toyota dealership, located at 4220 Stone Mountain Hwy., Lilburn, GA 30047, is complete. The 26-acre development began operating in June.

Quikslip

Quikslip Fleet Services, Inc. is developing a new facility off Jessica Daron Court. The company specializes in fleet vehicle maintenance services.

Tennis Stadium

Gwinnett County selected Fuqua Development to build a mixed-use center at the location of the former 1996 Olympic Tennis Center. The project anticipates luxury apartments, a grocery store, more than 30,000 square feet of other retail space, and a greenspace in the center.

Housing Units

Brand Properties plans to construct a 400-unit housing development at 5141 Stone Mountain Hwy., Stone Mountain, GA 30087. While the Evermore CID does not collect taxes from residential properties, additional residential development supports local businesses.



AVAILABLE PROPERTY

The Evermore CID is home to a site consisting of more than 100 acres of undeveloped land for sale. Adjacent to the Yellow River Wildlife Sanctuary, this land offers a unique topography and carries great potential. Check out the Evermore CID website to stay up to date on our available retail, industrial, office, and redevelopment space.



REINVESTMENT



A goal of the CID is to promote community character improvements to benefit property owners, business owners, and residents along the Hwy. 78 corridor. Many of our property owners have recently utilized innovative property enhancement methods to improve curb appeal.



The Chrysler, Dodge, Jeep, Ram dealership has completed the construction of a parking deck, and a storefront expansion of the service station is currently underway.

Chick-fil-a located in Snellville city limits on Highway 78 will soon be relocated to 3100 Hwy. 78, Snellville, GA 30078. The construction of the new facility is currently underway. The new location will feature a more modern building design and layout.



HCA SALE



Piedmont Healthcare purchased 4 HCA Hospitals, including Eastside Medical Center Main Campus and South Campus.

The south campus, located on Fountain Drive, currently offers a 61-bed inpatient psychiatric center, a 20-bed inpatient rehabilitation facility, and an 11-bed emergency department, and will be renamed Eastside Piedmont South. The purchase gives Piedmont Healthcare the opportunity to expand further across Georgia, increasing database connectivity to better serve and meet client needs.

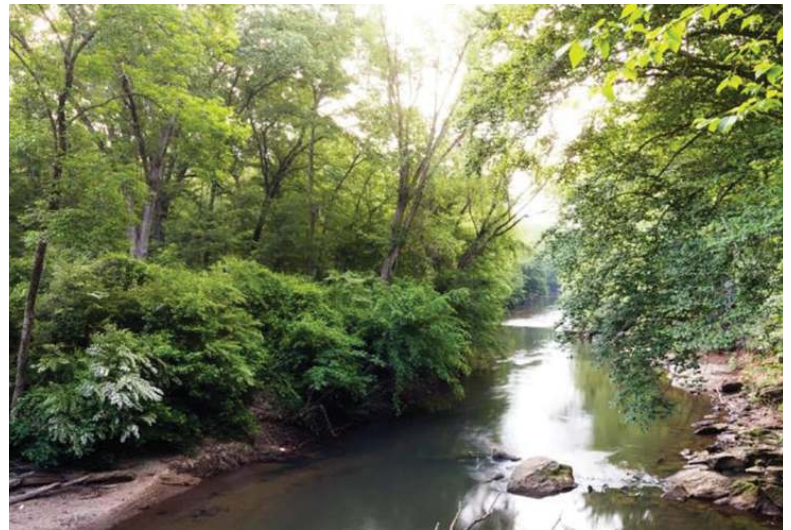
LANDSCAPE IMPROVEMENTS

The Evermore CID began working with Visionscapes Landscape Services in April 2021 to provide routine services to enhance the curb appeal of the corridor and ensure right-of-way areas remain safe and well maintained. Mulch was installed throughout the district in November of 2020. The Evermore CID removed from a roadway island juniper plants that were creating a visibility issue within the right-of-way, replacing them with liriopie in May. The CID continues to work with GDOT and Gwinnett DOT to ensure the continued safety and accessibility of our right-of-way.



TRAILS

The Evermore CID is working alongside the Gwinnett County Department of Community Services to develop the first “pocket park” in Gwinnett County. A pocket park is a small-scale public park space within a high-density commercial area. It will be located across from Lake Lucerne, adjacent to the Yellow River, and would be an ideal spot for light, unorganized recreation.

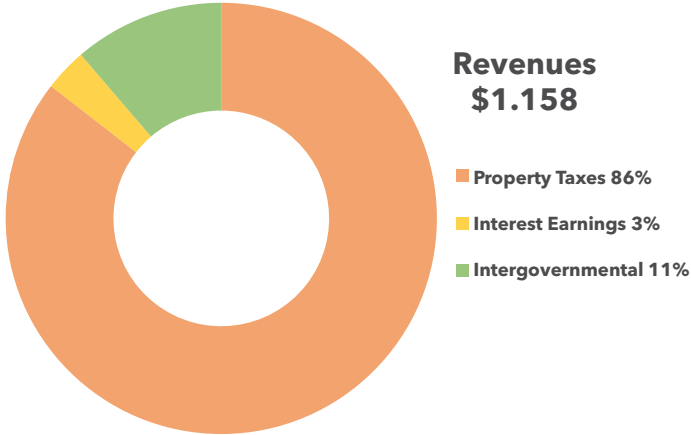


EVERMORE 2020 FINANCIALS

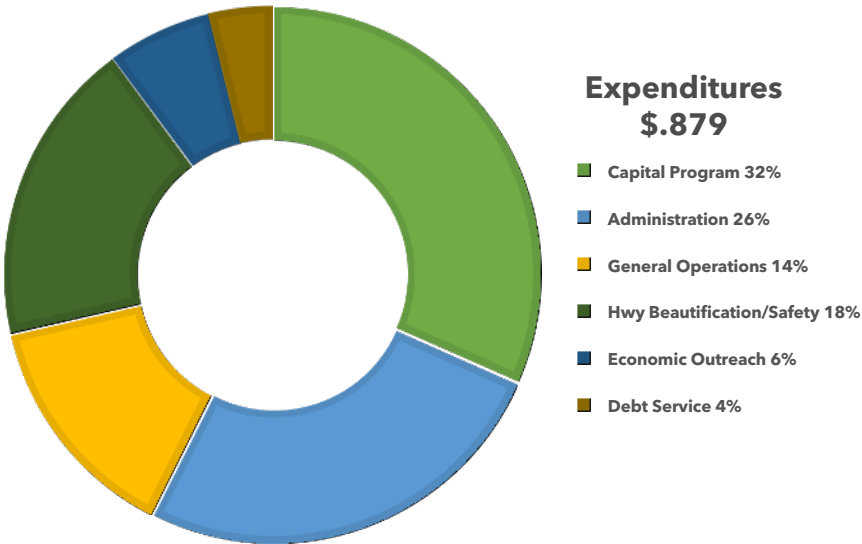
During the pandemic, all five of Gwinnett County's five CIDs were making plans for a reduction in tax revenues. However, those concerns were not borne out in the 2021 tax digest. Strong sales of both commercial and residential properties caused property values in the county to increase.

While some CIDs anticipated a 15-20% reduction in tax revenues, we were pleased to see that none of the services and programs had to be reduced in any of Gwinnett's CIDs.

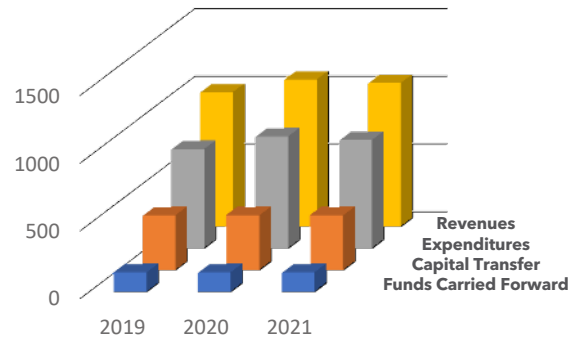
Revenues \$1.158



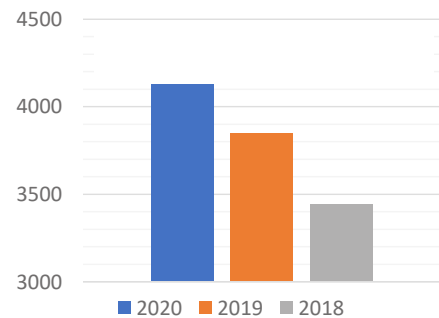
Expenditures \$.879



Operating Budget History



Fund Balance History



2021 EVERMORE CID STATISTICS

KEY FACTS



Median Age

3,712

Population



Median Home Value



Median Household Income

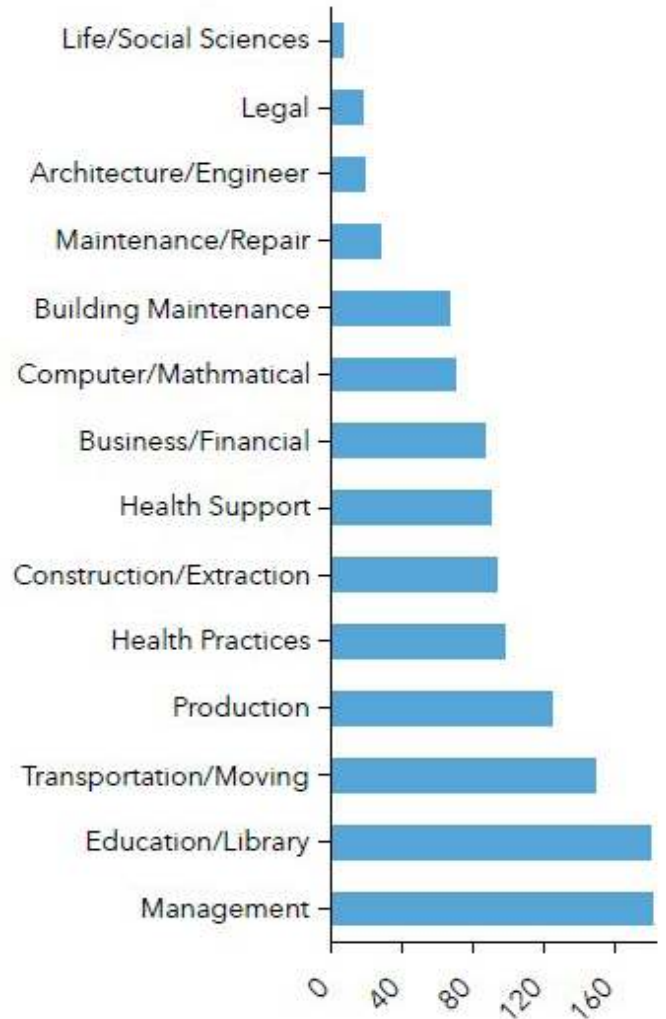


Total Employees



Total Businesses

LABOR FORCE BY OCCUPATION



2021 EVERMORE CID PROPERTY OWNERS

1880 ROCKBRIDGE ROAD OWNER LLC | 1940 PARKER COURT LLC | 2020 WESTSIDE COURT LLC | 2030 JESSICA DARON COURT LLC | 2073 WESTSIDE COURT LLC
2145 WESTSIDE COURT LLC | 2795 LLC | 3180 HIGHWAY 78 LLC | 3294 STONE MOUNTAIN HIGHWAY LLC | 35P INVESTMENTS LLC | 4158 US PARTNERS LLC | 4250 HIGHWAY
78 LLC | 4372 HWY 78 TRUST | 4447 ASSOCIATES LC | 4M PROPERTY MANAGEMENT LLC | 5445 PROPERTIES LLC | 78 CAR WASH LLC | 78 PROPERTIES LLC | A PLACE IN TIME
INC | ABRAHAM YAHOOANNAN | ADETOBA ADERONKE | AFP SEVENTY TWO CORP | AGAD AHMAD | AGNL TRACTOR II AL GA LLC | AHAD & SAHIL BROTHERS LLC
ALIMOHAMMED NOORALLAH J | AMADELL STORAGE VENTURES XXXIII LLC | AMERICAN MEDICORP DEV CO | ANDERSON NEVILLE W Jr | ANGERAMI RETAIL CENTER LLC
ANNIE'S ACRE LLC | ARC KLSNVGA001 LLC | ARCP LO LILBURN GA LLC | AREC 5 LLC | ARINZE 16 LLC | ASMN PROPERTIES LLC | AUTOZONE INC | BAILEY R LEE | BANK OF
GWINNETT COUNTY THE | BARANCO GREGORY T | BARINOWSKI INVESTMENT COMPANY LLC | BENNETT BENNY J ETAL | BFS RETAIL & COMMERCIAL OPERAT | BLACKWIN
HOUSTON | BLUE RIDGE MB LLC | BOHNE PSP LOTS LLC | BOWLIN KELLY | BRAHM ENTERPRISES INC | BRANCH BANKING AND TRUST CO | BRAND BANKING CO | BRICK
CONTRACTORS LLC | BRIDGES PARTNERS | BRIGHTSIDE VENTURES LLC | BRITT 3355 LLC | BRITT AND CAMP LLC | BSG PROPERTIES OF GWINNETT LLC | BT STONE
MOUNTAIN LLC | BUCIO RUBEN | BUFORD DAM 7860 LLC | BUISSON R T | BURTON'S FINANCIAL SERVICES & TAX CE | BYNUM & SONS PLUMBING INC | C & D INVESTMENTS
C & S ACQUISITIONS LLC | C & S BANK GWT | C&L MINES | CAH HOLDINGS LLC | CAMPBELL BEVERLEY | CAMPBELL RENEE | CANNON CHARLIE C JR | CAR GIL GA LLC
CAREY PAUL INC | CARTER G TROY JR | CENTRO NP STONE MOUNTAIN LLC | CFA-NC TOWNRIDGE SQUARE LLC | CFT NV DEVELOPMENTS LLC | CHALAMALI INVESTMENTS
LLC | CHAUDHARY VIKRAM | CHICK-FIL-A INC | CJC 18-2 LLC | CK SPACEMAX STONE MOUNTAIN, LLC | CK STONE MOUNTAIN PARKING LOT LLC | CML-GA MERIDIAN LLC
COMMERCIAL NET LEASE REALTY INC | CONFUSION LTD | CRAVEN JOHN E | CREATIVE FINANCIAL SOLUTIONS INC | CROWN CASTLE SOUTH LLC | CSWB REAL ESTATE
LLC | D & R CRAIG INVESTMENTS LLC | D&P RESTAURANT GROUP LLC | DALE S GAINES & ASSOCIATES LLC | DAUM DOUGLAS R | DAVILUS ENTERPRISES LLC | DC GWINNETT
PROPERTIES LLC | DEKALB REGIONAL HEALTHCARE SYS | DEPARTMENT OF TRANSPORTATION | DEVELOPMENT AUTHORITY OF GWINNETT COUNTY | DEVORE JOHN T
ETAL | DICKERSON LEE & MARIE | DJR SNELLVILLE HOLDINGS LLC | DOHERTY HOLDINGS FOURTEENTH LLC | DOHERTY HOLDINGS SIXTEENTH LLC | DOUGLAS COUNTY
REAL ESTATE LLC | DURVESH INVESTMENT LLC | EAST PARK 78 L L C | EKONGKAAR INC | ELA PROPERTY LLC | ELYON MANAGEMENT LLC | ESSAYONS DEVELOPMENT CO
EUROLUX PARTNERS II | EVANS TIMOTHY W | EWING BARRY M | EWING BILLY ETAL | EWING DON ETAL | EXTRA SPACE PROPERTIES SEVENTY LLC | F9 PROPERTIES LLC FC
ENTERPRISES INC | FCPT HOLDINGS LLC | FCPT HOSPITALITY PROPERTIES LLC | FIFTH KENDALL REALTY CORP | FIRST COMMERCIAL INVESTMENT IN | FIVE STAR INSURANCE
& BUSINESS SERVICES INC | FOSTER CLASSIC CARS LLC | FOUR FRONT GROUP LLC | FREDERICK ALLEN JOSEPHS REVOCABLE TRUST | GA CIRCLE 182 LLC GANGOTRI LLC
GARNER WILLIAM CHRISTOPHER | GC PROPERTY HOLDINGS LLC | GCJT1 LLC | GEORGIA DEPARTMENT OF TRANSPORTATION | GEORGIA KINGSTON FERRY CIRCLE LLC
GEORGIA-ALABAMA COMMERCIAL INVESTMEN | GIANNOKOSTAS GEORGE | GLOBAL PROPERTY HOLDINGS LLC | GLOBAL RED KING LLC | GOSPEL NET INTERNATIONAL
INC | GRACE & RACHEL CORPORATION | GRACE LANDS OF SOUTH FLORIDA INC | GRACE RIDGE SNELLVILLE LLC | GRAND VIN DE GARAGE LLC GREENE BARRY S
GREENWAY KAY C | GWINNETT COMMUNITY HOSP | GWINNETT COUNTY GEORGIA | HALE DONALD GLEN | HALLE PROPERTIES LLC | HARMONY MANAGEMENT GROUP
LLC | HEALTH SYSTEMS DEV INC | HEALTHCARE INTEGRATED SYSTEMS INC | HEALTHPOINT WELLNESS LLC | HEATCRAFT INC | HERITAGE CENTER PARTNERS LLC
HERITAGE-LAWRENCEVILLE INVESTORS LLC | HERRON PROPERTIES INC | HFH LLC | HHC PROPERTY V I LLC | HOME DEPOT U S A INC | HOMESTAY SUITES LLC | HOPKINS
PAUL C | HORSE & HOUND VETERINARY SERVICES | HOTEL MOTEL GROUP USA INC | HUGHES & DAVIS MANAGEMENT LLC | HUMPHREYS FUND I REIT LLC | J R SCOTT
PROPERTIES LLC | JAILLETT RICHARD MARION | JAISWAL ARTI | JE FUEL LLC | JEWELL PROPERTIES OF AMELIA ISLAND LLC | JONES JOHN HARDY | JPAC AUTOMOTIVE
SERVICES LLC | JRS HOLDINGS LLC | JUBILEE CHRISTIAN CHURCH INTERNATIONAL | JV HWY 78 LLC | K & B TAYLOR LLC | KANARYA LLC | KARATZAS HARRY ETAL | KARUNA
INC | KELLER JAMES A | KENNEDY DAVID H | KILLIAN HILL ACQUISITION LLC | KIM & SON 78 CENTRE LLC | KIM CHANG M | KIPLING LAND CORP | KOLB MICHAEL A ETAL
KOMISAROW MARVIN L ETAL | KRISPY KREME DOUGHNUT CORP | KURANI REAL ESTATE HOLDINGS LLC | LAMAR EWING TRUST | LAMONTANGE PROPERTIES LLC
LANGSTON KATHRYN W | LARA JUAN | IIDL US OPERATIONS LLC | LMK INVESTMENTS INC | LUXXONS LLC | LYTTLE ADLOI B | MACDONOUGH COMPANY THE | MAKAL LLC
| MALIK INVESTMENTS INC | MANGAR OMKAR | MARQUIS BRETT HAROLD | MARTIN BROTHERS BUILDING LLC | MARTIN-ROBBINS FENCE CO | MASON WAYNE H ETAL
MBO INSURANCE AGENCY INC | MCCORMICK ROBERT WILLIAM | MCDONALDS CORP | MCDONALD'S USA LLC | MDC COAST 13 LLC | MEDINA OSCAR D ETAL | MEDUSKY
MOVE LLC | MGT GEORGIA LLC | MICHAEL D KING FAMILY TRUST | MILESTONE CHRISTIAN ACADEMY LLC | MISTER GUO LLC | MKB GROUP LLC | MM PARKER COURT
ASSOCIATES LLC | MNH INVESTMENTS LLC | MOC PROPERTIES LLP | MOKHBERI INVESTMENTS INC | MONRO MUFFLER BRAKE INC | MOON MAXINE N ETAL | MOORE
PATRICIA M | MORROW THOMAS E | MOUNT VERNON BUILDING LLC | MOUNTAIN EAST LLC | MRK SNELLVILLE LLC | MS & DALE MABRY LLC | MTH ENTERPRISES INC
MUSTAFA SAMIYA | MY LUCKY STAR LLC | NATIONAL RETAIL PROPERTIES LP | NEW LONDON LAND LTD | NEW LONDON PLAZA LLC | NEW YORK UPHOLSTERY LLC | NEXT
GENERATION GLOBAL ENTERPRISES | NJEM MICHEL | NORTHERN TOOL SNELLVILLE LLC | NORTON GLYNDIA B | NORTON STEPHEN D | OISE LAW GROUP PC | O'MAR INC
OPD II LLC | ORTIZ PROPERTY INVESTORS LLC | OSBORNE BETTY JO | OSTROM BOILER SERVICE INC | PARK INVESTORS I LP | PARK PLACE BOULEVARD INVESTMENTS INC
PARK PLACE MCRE LP | PARK SPRINGS LLC | PARKHAVEN PARTNERS LLC | PATTERSON JAMES STACY | PAUL W T ETAL | PEACH 2155 LLC PEACHTREE VILLAGE PARTNERS
LLC | PEARSON LARRY W ETAL | PENN INVESTMENTS INC | POST JOHN P | POWELL MICHAEL | POWELL PROPERTIES INC | PROJECTS FOR PROS LLC | QCSIF FIVE LLC | R
BLDRS INC | R T BUISSON INC | RADHASOAMI INVESTMENT INC | RAIN DROP PROPERTIES LLC | RAMJHATTAN ROHIT | RASHAD MICHAEL BLAKE | RCOG07 GEORGIA LLC
REALTY INCOME CORP | REALTY INCOME CORPORATION | REDDY LIMITED PARTNERSHIP | REDDY LIMITED PARTNERSHIP ETAL | REED GARY W | REFLEX POINTE REALTY
LLC | REGION IV HEAD START ASSOCIATION INC | RESTAURANT HOLDINGS LLC | RG MEDICAL PROPERTIES III, LLC | RI GA 1 LLC | RICK2 LLC | RIEKER REAL ESTATE LLC
RILLING GEORGE A | RISING SPRINGS LLC | RJRU LLC | RLB APPLIANCE INC | RLGH HOLDINGS LLC | ROARING FORK 3 LLC | ROBERT G REEVES INC | ROBISON JAMES D
ROBISON JAMES D ETAL | ROCKBRIDGE ENTERPRISE INC | ROMAN INTERNATIONAL LLC | RONALD & PATRICIA CAIL JOINT REVOCABLE TRUST | ROYAL BROTHERS
PROPERTIES INC | ROYAL FLUSH PLUMBING | RUKHSAR INC | RUSS L ROBINSON TTEE DEFINED BENEFIT PLAN & TRUST | RUSSELL ROBERT | SAGE INVESTMENT PROPERTIES
LLC | SAHARA HOLDINGS LLC | SALVATION ARMY | SAMCON LLC | SANCHEZ-ARECHIGA DIANA | SCF RC FUNDING I LLC | SCI GA FUNERAL SERVICES INC | SEALY CLIFFORD
GORDON | SEALY PATRICIA P | SENEKER JERRY W | SETA LESLI R | SHAH RITA | SHAKESPEARE COLIN | SHEPHERD WILLIAM CLYDE III SHERMAN PARTNERS LILBURN
SHERWIN WILLIAMS DEV CORP | SHISA PROPERTIES INC | SHOPPES AT LAKE LUCERNE LLC | SLAM PROPERTIES II LLC | SNELLVILLE ACQUISITION LLC | SNELLVILLE CAPITAL
PARTNERS, LLC | SNELLVILLE HIGHWAY 78 MAIN STREET LL | SNELLVILLE OFFICE PARTNERS LLC | SNELLVILLE PLAZA LP | SNELLVILLE PLAZA LLP | SOFET JOSEPH J | SPALAT
ENTERPRISES INC | SPEEDWAY LLC | SPIRIT MASTER FUNDING VII LLC | SRC PROPERTIES LLC | ST MOUNTAIN 4985 LLC STARK ENTERPRISES LLC | STEPHENS JOHN D
STILLO PROPERTY TEAM LLC | STONE MOUNTAIN MOTEL INC | STONE MOUNTAIN REAL ESTATE HOLDING | STONE MOUNTAIN SQUARE SHOPPING CENTER LLC | STONEBRIDGE
CROSSING LLC | STORAGE & CO LLC | STORE MASTER FUNDING III LLC | STORE MASTER FUNDING XV LLC | SUNRISE REAL ESTATE PARTNERS LLC | SUNSHINE INVESTMENT
& REAL ESTATE IN | SUPERIOR MOTORS LIMITED LLC | SYED REHAN | TAYLOR M CHARLES JR ETAL | TCO LAND LLC TERRACE PARTNERS | TERRAVET GWINNETT LLC | THE
REDEEMED CHRISTIAN CHURCH OF GOD | THOMAS JOHN S | THOMASON ROBERT DUANE | TIKO TREASURE LLC TILGHMAN MICHELLE L | TOCO HILL INC | TOXAWAY
AUTOMOTIVE PROPERTIES LLC | TP PROPERTY HOLDINGS 2 LLC | TOBAM INC | TRI-KELL INVESTMENTS INC | TRINKLE RICHARD O | TT OF STONE MOUNTAIN INC | TURPEN
FRANCES S | TWO OLD FRIENDS LLC | UDOJI OSCAR | ULMER JOHN R | U-STORE-IT LP | VAULT-13 LLC | VIBRA-TECH ENGINEERS INC | VIS ENTERPRISES LLC | VOSAMIS
PROPERTIES LLC | WAFFLE HOUSE INC | WALMART REAL ESTATE BUSINESS TRUST | WARD RONALD H ETAL | WCS INVESTMENT PARTNERSHIP LLLP | WEST POINT
PROPERTIES LLC | WEYMAR U ROBERT | WHITCO CORP THE | WHITE PHYLLIS MARIE | WILLIAMS CONTRACTING INC WILLIAMS D VICTORIA | WILLIAMS J M JR ETAL
WILMAX PROPERTIES LLC | WOO YONEX CHE | WORTHWOOD INC | XU SHUCHENG | YELLOW RIVER ANIMAL HOUSE LLC YELLOW RIVER VENTURES LLC | YOST HOLDINGS
AT GWINNETT CROSSING L | ZAMAN & COMPANY INC



Evermore

Community Improvement District

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Show your support and stay connected.



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