

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT  
BOARD MEETING**

**Held at**

**2795 Main Street West, Suite 28, Snellville, GA 30078**

**On**

**June 30, 2021**

**Board Members in Attendance**

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

**Additional Officer**

Bill Gower- Secretary/Treasurer

**Not in Attendance**

Dave Emanuel, Brad Williams

**Staff**

Jim Brooks, Executive Director

Alex Bastian, Recording Secretary

Lois Love, Accounting Consultant

**Board Counsel**

John Vaughan, Rainey & Vaughan, LLC

**Call to Order**

Chairman Garner called the Board of Directors meeting to order at 2:30 P.M. He thanked everyone present for their attendance.

**Approval of Minutes**

A motion for approval of the Minutes of the April 28, 2021 Board Meeting was made by Mr. Harrison, seconded by Mrs. Baker, and unanimously approved.

**Action Items**

- a) Mr. Vaughan stated a proposed millage rate of 5 mills for 2021 had been previously discussed and advertised in the Gwinnett Daily Post at least 1 week prior to today's meeting, as well as posted in a prominent location on the CID website. Upon the motion of Mr. Lind, seconded by Mr. Harrison, the Board agreed unanimously 6-0, to set the 2021 Evermore CID millage rate at 5 mills.

**Discussion Items**

- b) Mr. Brooks informed the Board that Gwinnett County has begun discussing the 2022 SPLOST. Mr. Brooks asked the Board to take a close look at any of the current deficiencies along Highway 78 and bring them to his attention. He informed the Board that several projects are already being considered for the 2022 SPLOST funds the CID receives, highlighting northbound Highway 78 at Killian Hill Road,

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including the continuation of the Hewatt Road to Ross Road phase of Evermore North Boulevard; he mentioned that Sharps Trail Road may be a project of interest considering the impact it would have on reducing traffic. He also mentioned the plans for the implementation of the County's first Pocket Park, adjacent to the Yellow River, may be included in the future SPLOST projects. He informed the board that resurfacing of Highway 78 will take place in 2022.

Mr. Patterson asked if the 2022 SPLOST will be a continuation of the existing SPLOST rate or would there be an increase. Mr. Brooks informed him that it would be a continuation of the current rate.

### **Board Reports**

- c) Mr. Gower presented the April and May 2021 Treasurer's Reports, which were included in the Board Package.

### **As of April 30, 2021**

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

Renasant General Checking Account	\$128,112.43
Renasant Operating MMKT	\$409,576.27
<b>Total UNASSIGNED Funds</b>	<b>\$537,688.70</b>

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

##### **Total RESTRICTED Funds**

Renasant Capital Fund Checking	\$101,542.11
TouchMark Bank Capital CD	\$2,288,700.54
Renasant Capital MMKT	\$838,230.78
Legacy State Bank CD	\$230,604.35
<b>Total ASSIGNED Funds</b>	<b>\$3,459,077.78</b>

**Total Combined Cash and Investments as of 4/30/21** **\$3,996,766.48**

All Checking and Money Market Accounts have been reconciled to the General Ledger and the above amounts reflect those balances including outstanding items.

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Statement of Collateralization: Touchmark Bank CD is fully collateralized 110%, less FDIC Insurance. Renasant Bank is a member of the State of Georgia Secured Deposit Program. Evermore Community Improvement District is a Covered Depository through Renasant Bank. As of April 30, 2021, Renasant Bank is in compliance with the most recent approved data provided by the bank.

As of May 31, 2021

**General Operating Checking and Investments**

Renasant General Checking Account	\$77,340.78
Renasant Operating MMKT	\$409,584.97
<b>Total UNASSIGNED Funds</b>	<b>\$486,925.75</b>

**Capital Checking and Investments**

**Total RESTRICTED Funds**

Renasant Capital Fund Checking	\$101,544.27
TouchMark Bank Capital CD	\$2,289,266.54
Renasant Capital MMKT	\$838,248.58
Legacy State Bank CD	\$230,936.61
<b>Total ASSIGNED Funds</b>	<b>\$3,459,996.00</b>

**Total Combined Cash and Investments as of 5/31/21** **\$3,946,921.75**

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: Touchmark Bank CD is fully collateralized 110%, less FDIC Insurance. Renasant Bank is a member of the State of Georgia Secured Deposit Program. Evermore Community Improvement District is a Covered Depository through Renasant Bank. As of May 31, 2021, Renasant Bank is in compliance with the most recent approved data provided by the bank.

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

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Mr. Brooks congratulated Mr. Auld and Mr. Garner for their reelection to the Board of Directors at the last meeting and thanked the property owners for their vote in reauthorizing the CID for the next six years, highlighting the importance of the reauthorization vote.

Mr. Brooks informed the Board that the current tax digest does not include the Amazon Fulfillment Center, but the 2021 Tax Digest will include it, so the CID should see a significant increase in revenues generated next year.

Mr. Brooks informed the Board of the meeting which took place on May 19 with the City of Snellville and GDOT to discuss ongoing issues with the intersection of SR 124 and Hwy 78, noting the lack of adequate signage leading up to the interchange.

Mr. Brooks informed the board that GDOT will be conducting a study at Hwy 78 and East Park Place Blvd to see potentially incorporate a triple left turn at that intersection. This would reduce the traffic during both peak and non-peak times.

Mr. Brooks thanked Ms. Love for providing information on the current property tax collections, highlighting that the CID is currently up 1.5% in collections from the previous year, and that while the CID budgeted for \$996,000, we should actually receive around \$1,005,000.

Mr. Brooks informed the board that the condemnations taking place along Hewatt-Parkwood-Britt are underway, but there are fewer condemnations than initially anticipated. The sight barrier, which was originally approved by the residents of Rainbow Circle, has been located and is still in production.

Mr. Brooks informed the board of two transit alternatives that would impact the Evermore CID and City of Snellville within the proposed infrastructure bill in Congress. He thanked Gwinnett County DOT for their efforts in advancing these projects.

Mr. Brooks informed the board of the recent meeting CID staff held with Gwinnett County Code Enforcement. Several property owners had pointed out ongoing problem areas, so a meeting was held to address those areas. The CID staff pointed out problem areas along the corridor to code enforcement staff.

Mr. Brooks informed the Board that he met with Kim Hartsock, chair of the Gwinnett County Planning Commission, and Gwinnett County Planning Commissioner Anthony Croster, to tour the corridor. During both meetings, discussions arose regarding the expansion of the Life Storage facility.

Mr. Brooks reminded the Board that the CID will host the Gwinnett Municipal Association meeting on August 4 at Vecoma at the Yellow River. He informed the Board that we are the first CID to ever host the meeting and he would appreciate their attendance. He thanked Ms. Bastian for her coordination of the event.

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Mr. Brooks informed the board of the Gwinnett Chamber Annual Dinner taking place on August 6, requesting that they inform him if they wish to attend.

- e) Questions were asked by Mr. Auld regarding more detail in the scope of the meeting with Code Enforcement; Mr. Brooks informed him that some of the recurring violations we have witnessed are sign violations, illegally parked and stored vehicles, and unmaintained properties.

Mr. Brooks asked Mr. Lind to provide an update on the Eastside hospital transition from HCA to Piedmont. Mr. Lind informed the Board that the full changeover is expected to take place on August 1. He informed the board that this acquisition will provide Piedmont Healthcare with the ability to cover 70% of the state.

Mr. Patterson informed the board he has a new granddaughter. The Board congratulated him on his new family addition.

Mr. Vaughan informed the board that as of July 1, the state of emergency order for the state of Georgia will expire, which will require meetings to resume in person.

- f) No comments were offered by the Chairman.

#### Adjournment

By acclamation, the meeting adjourned at 3:18 P.M.

The next Board Meeting will be held on Wednesday, August 25, 2021, at 2:30 P.M., at the CID Offices located at 2795 Main Street West, Bldg. 28, Snellville, GA 30078.

Approved by the Board this 25 day of August, 2021.

  
Secretary-Treasurer