

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT
BOARD MEETING**

**Held at
2795 Main Street West, Suite 28, Snellville, GA 30078
On
November 17, 2021**

Board Members in Attendance

Chris Garner, Trent Lind, Diann Baker, Warren Auld, Dave Emanuel
Fred Dawkins (via Zoom)

Additional Officer

Bill Gower- Secretary/Treasurer

Not in Attendance

Brad Williams
Ron Harrison

Staff

Jim Brooks, Executive Director
Lois Love, Accounting Consultant
Tammie Martin, Administrative Assistant (Temporary)

Board Counsel

Lynn Rainey (via Zoom)

Call to Order

Chairman Garner called the Board of Directors meeting to order at 2:35 pm. He thanked everyone present for their attendance and recognized Lynn Rainey and Fred Dawkins who were in attendance using Zoom technology.

Ceremonial Matters

Mr. Brooks presented Fred Dawkins to the Board. The Gwinnett County Board of Commissioners has appointed Fred Dawkins to the CID Board. Mr. Dawkins replaces Stacey Patterson. Lynn Rainey swore Mr. Dawkins in as a board member.

Chairman Garner recognized special guests. Attending today's meeting were House District 106 Representative Rebecca Mitchell and Major Stephen Land.

Approval of Minutes

- a) Chairman Garner postponed the approval of the draft Minutes of August 25, 2021 for further review until the December 15, 2021 meeting.

Action Items

- b) Mr. Brooks requested Ratification of the Emergency Purchase for the website landing page and rebuild since the previous one was suddenly becoming non-supported. Mr. Emanuel moved to ratify the purchase, Mr. Lind seconded, and the motion was unanimously approved.

Discussion Items

- c) Mr. Brooks updated the Board on the landing page for evermorecid.org and the progress of the redesign of the website. Mr. Brooks thanked Alex Bastian, Tammie Martin, and Gravity Junction for their efforts. The website is up with limited information. The redesign is progressing well.

Mr. Emanuel inquired about website updates and if staff would be able to update the website going forward. Mr. Brooks explained that Alex and/or Tammie will be able to make those updates.

- d) Prior to Ms. Love's presentation of the 2022 budget Mr. Brooks shared that last year we had underestimated our revenue because we did not know the effect of COVID. Mr. Brooks let everyone know that we were about \$200,000 under budget because we had more revenue than anticipated and expensed less than budgeted.

Ms. Love presented the draft budget which is included in the board books. She asked that board members review, consider and please contact her for further discussion, questions, or explanation by December 8th. Action on the budget will take place during the December 15th board meeting.

The proposed revenue budget shows an overall increase of 13.8% over the approved 2021 budget. The significant changes are due to the 13.6% increase in property tax and the prior year carry forward amount.

In 2021 the property tax projection was very cautious and conservative due to the unknown factors at that time surrounding COVID. When the 2021 budget was prepared the consensus was to reduce the revenue budget by 25%. The 2021 Property Tax budget was approved at \$990,000.

There was an actual CID tax billing of \$1,059,782 for 2021. As of 11/5/2021, collections are at 94% of those billings. The proposed 2022 Property Tax budget equates to a 6.14% increase over the actual 2021 billings. Ms. Love explained that comparing the actual billing to the amount collected is a more realistic percentage of increase than the 13.8% increase reflected in the approved 2021 Property Tax budget.

Another property tax factor evaluated, after confirming with Oliver Stewart, with the Gwinnett County Tax Assessors office, was 2022 is the first year of the property tax collections from Amazon at its assessed value. Amazon's operations were delayed in 2021 with the postponement of their planned start date.

The second major factor Ms. Love presented is the increase in available funds being carried

forward. The proposed amount was based on projected incomes and expenses to the end of the fiscal year 12/31/2021. Using the revenue and expense projections and other factors, confirmed these funds were available to carry forward into 2022.

The expenditures increase, excluding the capital transfer, increased by only 1.9%. This increase is primarily due to the recommendation to raise the safety line-item and increase the transfer to Capital. We anticipate transferring \$550,000 to capital for 2022 which is an increase of \$150,000 over the past several years. Ms. Love stated the safety line-item increase could be used to purchase additional Flock cameras, but it could also be used for other items.

The income recommendation includes the cash analysis, project income & expenses, set aside 9-month operating reserve, and the 2021 transfer to capital of \$400,000.

The other expense line items are contractual related, transfers between accounts based on projected operations, or one-time purchases in 2021. All of this equates to an overall 1.9% increase in the expense budget (excluding the transfer to capital).

Ms. Love presented a balanced Operating budget for FY2022 of \$1,360,700.

Ms. Love briefly touched on the capital budget. The capital budget reflects funds carried forward to continue the Capital Improvement Program. The revenues are budgeted. We also budgeted for the LCI grant that is pending approval and the ECID transfer from operating. Expenditures are the landscaping and facility improvements and the Ross Road to Killian Hill with the roundabout project. All of Hewatt-Parkwood-Britt has basically been funded. There is also an unallocated reserve in case anything comes up with projects that it can be taken care of within our approved budget. That will be used for ongoing projects as well.

Mr. Lind commented that he was happy to see that we were putting more money to safety inside the corridor especially the Flock cameras. Mr. Lind inquired how many additional cameras \$15,000 would cover. Mr. Brooks said that will cover about 8 additional cameras. Mr. Emanuel asked for an update regarding the reduction of crimes. Mr. Brooks and Major Land spoke briefly about the significant reduction of property and person crimes with the use of the investigative tools that are in place.

- e) Mr. Gower presented the August, September, and October 2021 Treasurer's Reports which are included in the Board Package.

As of August 31, 2021

General Operating Checking and Investments

Renasant Bank General Checking Account	\$154,394.47
Renasant Bank Operating MMKT	\$209,605.16

Total UNASSIGNED Funds		\$363,999.63
Capital Checking and Investments Assigned Funds		
Renasant Bank Capital Fund Checking	\$100,788.22	
TouchMark Bank Capital CD	\$2,290,964.54	
Renasant Bank Capital MMKT	\$838,301.40	
Legacy State Bank CD	\$231,933.39	
Total ASSIGNED Funds		\$3,461,987.55
Total Combined Cash and Investments as of	8/31/2021	\$3,825,987.18

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 thru Renasant Bank.

As of 08-31-2020 Renasant Bank is in compliance with the most recent approved data provided by the bank.

As of September 30, 2021

General Operating Checking and Investments

Renasant Bank General Checking Account	\$400,633.96	
Renasant Bank Operating MMKT	\$209,609.98	
Total UNASSIGNED Funds		\$610,243.94
Capital Checking and Investments Assigned Funds		
Renasant Bank Capital Fund Checking	\$100,718.23	

TouchMark Bank Capital CD	\$2,291,621.93	
Renasant Bank Capital MMKT	\$588,315.71	
Legacy State Bank CD	\$232,265.65	
Georgia Banking Company	\$250,000.00	
Total ASSIGNED Funds		\$3,462,921.52
Total Combined Cash and Investments as of	9/30/2021	\$4,073,165.46

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 thru Renasant Bank.

As of 09-30-2021 Renasant Bank is in compliance with the most recent approved data provided by the bank.

As of October 31, 2021

Because this meeting is being held prior to the release of Georgia Secured Program report the collateralization compliance report for October 31, 2021, will be presented at the December meeting.

General Operating Checking and Investments

Renasant Bank General Checking Account	\$989,074.01	
Renasant Bank Operating MMKT	\$209,614.43	
Total UNASSIGNED Funds		\$1,198,688.44
Capital Checking and Investments		

**Assigned
Funds**

Renasant Bank Capital Fund Checking	\$100,720.37
TouchMark Bank Capital CD	\$2,291,999.93
Renasant Bank Capital MMKT	\$588,328.20
Legacy State Bank CD	\$232,597.91
Georgia Banking Company	\$250,104.00
Total ASSIGNED Funds	\$3,463,750.41
Total Combined Cash and Investments as of	\$4,662,438.85

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 thru Renasant and is a participant in the Georgia Secured Deposit Program. Due to the timing of the November Board Meeting for Evermore CID, the Secured Deposit Program Report is not available until after the scheduled Board Meeting on the 17th of November 2021. Confirmation of compliance for October will be presented at the December 2021 Board Meeting.

- f) Mr. Brooks provided an overview of his November 17, 2021 Executive Director's report. Mr. Brooks spoke about the CID's meeting with Chairwoman Love-Hendrickson and her response to the inquiries as to whether or not there would be a transit referendum and if so, when. 2022 will have a SPLOST referendum and if things go as anticipated 2024 will have a Mobility Referendum. It will be about how to improve mobility including bike paths, walking paths, micro buses, and about transit other than just MARTA and heavy rail. Mr. Brooks, Chairman Garner, and Mr. Emanuel engaged in a conversation about heavy rail.

Mr. Brooks and Mr. Emanuel shared an example of what to do with a "dead mall" that they had explored during the Strategic Leadership Visit to Austin, Texas.

Mr. Brooks expanded on the welcoming of Major Land to the South Precinct and the addition of the 8 Flock cameras.

Mr. Brooks stated that efforts are continuing to locate additional storage locations with Childress Klein.

Mr. Brooks also reiterated the admiration he has for the ECID's relationship with the Gwinnett County and the property owners. Mr. Brooks cited examples with Netherworld, Rainbow apartments, and Piedmont Eastside.

3rd Quarter crime statistics are included as Attachment A of the Executive Director's Report.

Mr. Brooks also drew attention to the last item attached to his report. This is a letter that was sent by the CID to the Gwinnett County Department of Water Resources supporting the application for Water and Sewer infrastructure funding from the State Fiscal Recovery Funds provided via the American Rescue Plan Act of 2021.

- g) Mr. Auld welcomed Mr. Dawkins to the board and thanked him for his support and dedication.
- h) No comments were offered by the Chairman.

Adjournment

By acclamation, the meeting adjourned at 3:28 P.M. The next Board Meeting will be held on Wednesday, December 15, 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 15 day of December, 2021.


Secretary-Treasurer