



Executive Director's Report

November 17, 2021

The 2022 Budget will be presented for the Board's initial review and consideration. This revenue budget shows an overall increase of 13.8% over the 2021 budget. The significant changes are due to the projected 13.6% increase in property tax and the prior year carry forward amount. In 2021, we reduced the property tax revenue budget due to the unknown factors, at that time, surrounding COVID. The actual property tax billings in 2021 were a major factor in the 2022 forecast. The funds carried forward was based on projected available funds at 12/31/2021. The expenditures (excluding the capital transfer) increased by 1.9%. The increase in expenditures is primarily due to the recommendation to raise the safety line item. We anticipate transferring \$550 thousand to Capital which is a \$150 thousand increase over the past several years.

The Gwinnett CID Executive Directors meeting quarterly to discuss activities of the respective CIDs. On September 16th, we had the pleasure of meeting with Chairwoman Nicole Love-Hendrickson. During the meeting, while most of the meeting centered around specific issues within each CID, she provided many responses to the questions each Director had, specific to the County's involvement in those issues.

The Chairwoman was very engaged during the meeting. She not only responded to questions, but she was also very forthcoming in responses. Some of them, she was most candid with her response. The group was most appreciative of time and information and vision she provided to the Directors. It was very apparent; she has her eye on the 2022 SPLOST vote. As is well known, Gwinnett's SPLOST is a critical part of capital improvement programs across the county.

The Gwinnett Chamber of Commerce held its annual Strategic Leadership Visit to Austin, Texas during the week of September 28-October 1. This year's feature was focused on transit and how it was funded, Cultural Proficiency and Inclusiveness, and how Austin turned a "dead mall" into a multi-unit facility/outparcels. During the sessions, affordable housing and how it was mandated, and the use of PPP as how to fund such projects. Chairman Garner, Board Member Dave Emanuel and Jim Brooks attended representing the CID.

At the request the Gwinnett Police South Precinct, an additional eight (8) Flock cameras have been installed. These new cameras will support the crime detection and fighting efforts of the department. These 8 additional cameras will augment the 11 cameras currently located within the CID. In Attachment (A) of this report, you will note the efforts of the Officers of the South Precinct.

We continue to work with Childress Kline in their efforts to locate additional storage facilities within the limits of their property. We were able to meet with Commissioner Jasper Watkins in order to seek his input. As a result of this meeting, the developer has a path forward. We look forward to seeing the project merged into the larger project with Fuqua development of the Tennis Center.

Roman Dakara, Economic Development Director for Gwinnett County visited the corridor on October 15th. The purpose of the meeting was to update details of available properties within the corridor. While, generally, the meeting focused on property, he was quite impressed with the number of new housing units within the corridor. He pointed out the impact on housing units with the addition of the parallel road and its impact.

We further discussed the need for affordable housing within the adjacent property to the CID. While the CID does not receive any property tax from housing the 765 businesses the corridor would certainly benefit from the additional roof tops.

The annual Metro Atlanta Redevelopment Summit occurred on October 21st. This event offers an opportunity for developers, property owners, government officials, CIDs, and others to hear of developments, visions and forecast for the Metro Atlanta area. There are awards to several levels for unique and/or very successful projects.

The annual LINK trip (ARC) was held the week of October 26-30. This trip is one that representatives from all metro Atlanta Region communities are represented. Evermore represented all Gwinnett County CIDs this year. The destination was Chicago. The focus this year was inclusiveness in all aspects of the community. There was some time dedicated to the Pullman site redevelopment activities. This is a tremendous site in terms of site and opportunities. This mixed-use development has utilized the existing buildings in a variety of ways. They have created an indoor recreation facility for sports such as soccer, basketball, and other activities. It was a long-range plan to rehabilitate an area of southern Chicago in a predominately Africa-American community. How this development has impacted the quality of life is absolutely amazing. Crime is down, development and redevelopment and other Quality of Life issues are significantly improved.

The Partnership Gwinnett annual Peer Tour was scheduled for November 5th. While in past years the tour has taken place outside the metro area, this year the tour took place in the city of Atlanta. Because of the Braves parade, the tour was cancelled. This event will be scheduled for the Second Quarter of 2022.

Stay tuned for more development in the West Park Place Blvd area. Additionally, we are developing an opportunity to work with Gwinnett County on another development opportunity. While this development has only come about very recently, the project is not far enough along to share, but good news and great opportunity are occurring within the area.

As you are aware, the CID is in the process of reconstructing our website, servers, and support for the CID. While this effort is required because of unforeseen circumstances, the CID will be in a much better position to update and maintain the website. We cannot give Tammie Martin enough credit for the efforts she has put forth during this transition period. The new provider, Gravity Junction has been most complimentary of Tammie's effort and how much her efforts have contributed to the success of this transition.

The updated Property Tax Collection Report as of 10/31/2021 is shown below.

The 2020 property tax collection (first chart) continue to exceed the 2019 property taxes received during the same period by 1.35% for the first 56 weeks of collections and billings.

The 2021 property tax collection (second chart) is also exceeding the 2020 property taxes received during the same period by 50.1% for the first 11 weeks of collections and billings.

2020/2019 Compared to same length of time:

2019 Billed- Adj 12/31/20	997,852.00	
2019 Collections-56 Weeks	990,853.63	9/4/2020
2020 Billed -Adj 10/31/21	1,005,680.55	
2020 Collections-56 Weeks	1,004,246.48	10/31/2021
	13,392.85	Collection Difference
		2020 has collected more than
	1.35%	2019

2021/2020 Compared to same length of time:

2020 Billed - Orig. 9/15/2020	987,752.80		AR Balance 10/31/2021 \$ 1,434.07 \$ 91,625.63 (91%)
2020 Collections- 11 Weeks	644,656.89	12/4/2020	
2021 Billed - Adj. 10 /31/21	1,059,462.45		
2021 Collections-11 Weeks	967,836.82	10/31/2021	
	323,179.93	Collection Difference	
		2021 has collected more than	
	50.13%	2020	

These are certainly impressive, given the issues of 2020. As a result of this information, and as we prepare the 2022 Budget, we believe we may be able to transfer at least \$400,000 to Capital Programs.

Collector Road Phase III Evermore North Blvd. (Hewatt-Parkwood-Britt):

The project meetings continue. On October 14th, it was announced the let date has been moved to June 2022. The reason given is the county's effort to acquire as much ROW without impacting the owners or having to condemn their property. While there are still some details to be resolved, most details and Federal requirements have been met and completed.

The schedule details are as follows:

The project will remain within the current fiscal year (2022) for the TIP. The modification would only be needed if the project slipped past the June Let date.

Parcel 9 Tom Wages	Awaiting the finalized Agreement from attorney
Parcel 12 Hale	Executing closing agreements.
Parcel 14 Roman International	Condemnation to be filed, Lien release issue
Parcel 15/17 Martin Robbins	Awaiting response from owner/attorney on Agreement
Parcel 20 Roman International	Expect to close in the near future
Parcel 24 VIS Enterprise	Anticipate lien release by end of week, otherwise condemnation needed while lien issue is resolved
Parcel 42 Kussler	Deceased owner/Anticipate condemnation filing

General Comments:

We received a note of concern from Netherworld owners related to a storm water issue. On August 30th, Rebecca Shelton, DWR Assistant Director met to discuss and evaluate the issue. As a result of this meeting and assessment of the blockage determined the storm water catch basin was not connected to an outlet.

Through the efforts of DWR and the property owners, this issue will be resolved by connecting to the private stormwater system. The County will obtain a permanent easement in order to make the connection to the private system. Because the county will be connected to the private system, the county will take over all maintenance and repairs of the private system, thus, potentially, saving the property owners significant future cost.

The CID continues to receive requests to discuss the activities of the CID. On September 18th we spoke to the evening Rotary Club. While an overview of the CID was provided, a number of questions were asked related to the redevelopment of the Tennis Venue. While we have very little direct involvement in the planning process or status, we were able to provide some basic information related to the project.

Recently, Piedmont Eastside interviewed for a COO position. At the request of Trent Lind, CEO of Piedmont Eastside and Board Member of the Evermore CID, the CID was invited to sit in during the interview process. During the interview process, we had an opportunity to sit face to face in the interview with each candidate. (I believe I had a challenge, because of the quality of all the candidates that were interviewed). As a result of those interviews,

Piedmont Eastside selected Ryan Bowcut as their new COO. We welcome him to the community and to the hospital.

The CID is working with the Rainbow apartments on Ross Road in an effort to cure a traffic problem on Ross Road. There was an agreement when the apartments were approved that a dedicated left turn would be installed on Ross Road. Commission Watkins has expressed concern about this issue. The GwDOT has developed a plan to improve warning, marking and the installation of a turn lane on Ross. The CID has arranged a meeting with all principals involved in the efforts. We will continue to work to ensure the matter is improved, if not totally resolved.

ATTACHMENT A



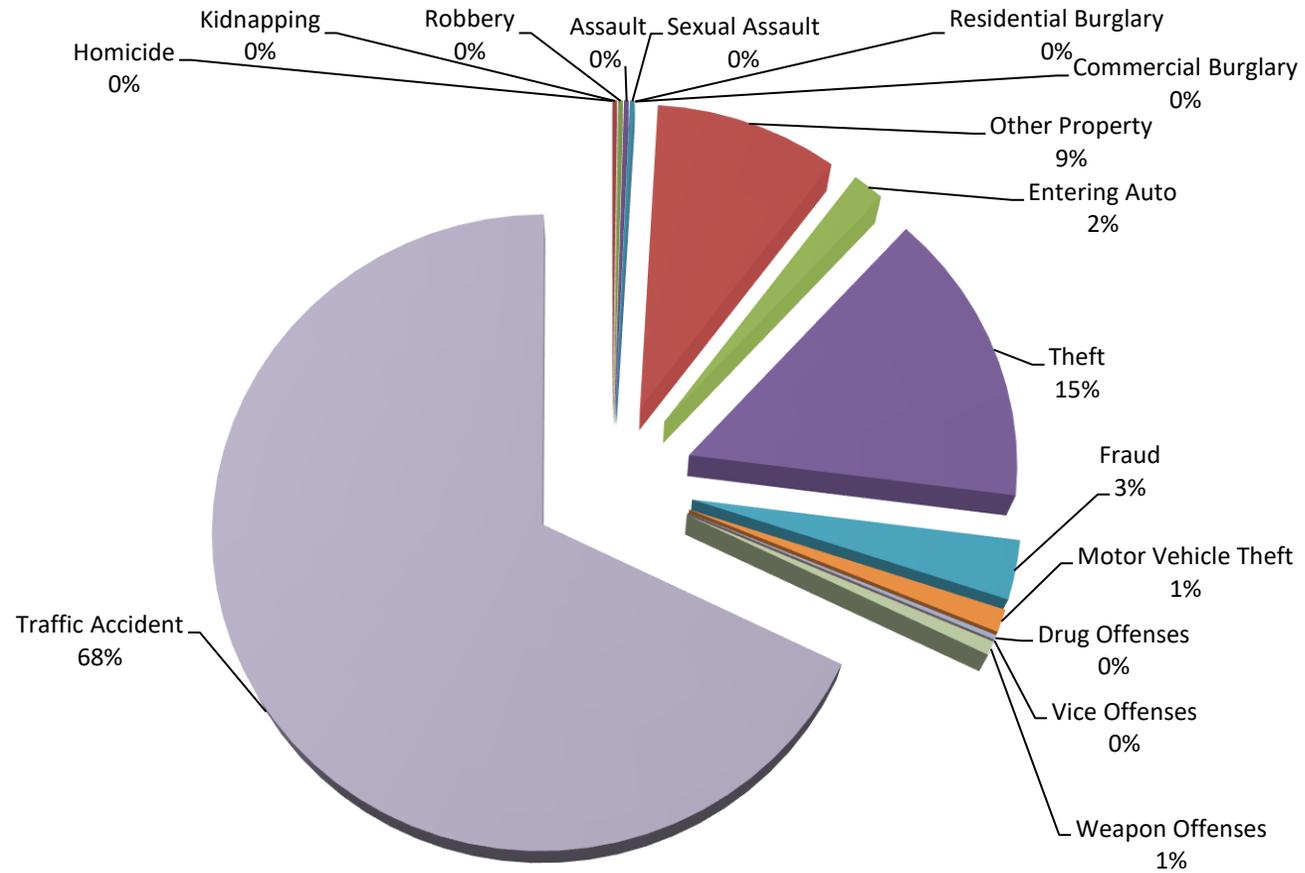
Evermore
Community Improvement
District
3rd Quarter Stats

Gwinnett County Police
Department
Crime Analysis Unit

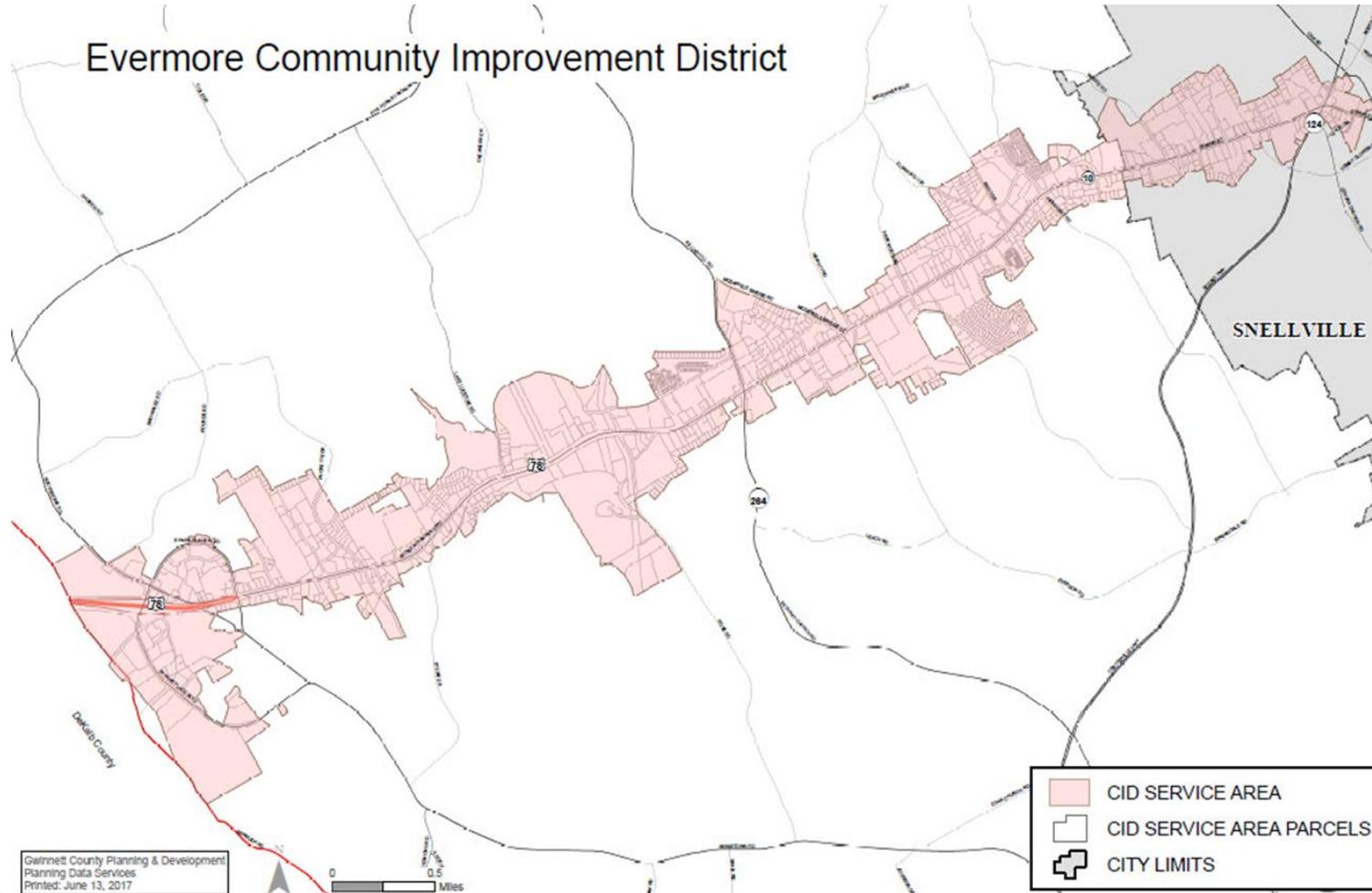
Evermore 3rd Quarter Stats

DESCRIPTION	3 rd QUARTER 2021	3 rd QUARTER 2020
HOMICIDE	0	1
KIDNAPPING	1	1
ROBBERY	1	3
ASSAULT	1	1
SEXUAL ASSAULT	1	0
RESIDENTIAL BURGLARY	0	0
COMMERCIAL BURGLARY	0	11
OTHER PROPERTY	40	50
ENTERING AUTO	7	28
THEFT	65	73
FRAUD	13	10
MOTOR VEHICLE THEFT	5	8
DRUG OFFENSES	1	12
VICE OFFENSES	0	1
WEAPON OFFENSES	3	1
TRAFFIC ACCIDENT	291	232

Evermore 3rd Quarter Stats



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October 8, 2021

Tyler Richards
Director of Water Resources
Gwinnett County
684 Winder Highway
Lawrenceville, Georgia 30045

RE: American Rescue Plan Act 2021

Dear Tyler:

The Evermore Community Improvement District strongly supports the application by the Gwinnett County Department of Water Resources (GCDWR) for Water and Sewer Infrastructure funding from the State Fiscal Recovery Funds provided via the American Rescue Plan Act of 2021. If awarded, the County proposes to use these funds to implement the following projects:

1. Implement Advanced Metering Infrastructure to improve infrastructure resiliency and empower our customers, especially in underserved communities, to conserve water, identify water leaks, and ultimately lower their water bills.
2. Construct a dryer for biosolids at the F Wayne Hill Water Resources Center to provide a sustainable, environmentally friendly, and cost-effective disposal alternative. This project will ultimately turn biosolids from a waste going to landfill to a nutrient rich soil amendment.
3. Construction of water and sewer infrastructure to provide opportunities for economic development in the Evermore Community Improvement District. This project will replace aging water mains, as well as provide sewer services to 80% of the commercial businesses in the project area. This project will help small businesses in the area, as their reliance on septic systems likely have historically limited their ability to expand.

As a vested partner in building a vibrant community in Gwinnett County, we respectfully request the Water and Sewer Infrastructure Committee give a favorable consideration to the above projects.

Sincerely,


Jim Brooks
Executive Director
Evermore Community Improvement District