



Executive Director's Report

December 15, 2021

The Evermore Community Improvement District continues to experience interest from the development community. Currently, there are at least two new hotels under consideration. One of those hotels has requested to make a presentation to the Board of Directors of the CID on December 15th. Their presentation will culminate with a request for a letter of support from the Board of the CID.

As was discussed in the November Board meeting and shown in Attachment A of this report, the Atlanta Business Chronicle has reported the developer of the property formerly the 1996 Olympic Tennis Stadium, has been requested to review the proposal to determine whether the current plan is the highest and best use of the property. This review is currently underway.

Gwinnett County Commissioners are in the process of looking at redistricting the commission district. As they move forward in the process, input from the community is being sought for the purpose of allowing input from the commissioner's individual districts.

The CID's website is now up and running. The efforts of the CID's web hosting group and the staff of the CID have worked tirelessly to reduce the down time of this project. As a result of their efforts, we have a much more robust website which is easier for the users to navigate, while allowing modifications of the website content to be add or modified without outside support, thus reducing cost. Gravity Junction LLC has worked alongside of Tammie in her efforts to coordinate all of the moving parts associated with the transition.

The Gwinnett County Chamber of Commerce held its 35th DC Fly-in. Some 26 participants met with key Congressional Leaders to discuss and listen to their perspective of where their vision was helping to shape programs and policies that impact Georgia and the Nation.

Senator Raphael Warnock discussed his bills that he, both, supported or authored during his first year in office. His commitment to affordable housing was a center piece of his effort. He also discussed Medicare and stated that Georgia was only one of 12 states who have not joined the Medicare program offered by the Federal government. He went on to say that the Congress was looking at a Federal intervention program that would effect residents of those twelve states through a Federal program.

Congresswoman Carolyn Bourdeaux spoke about similar efforts, but more specifically about efforts to work with Gwinnett County on a variety of projects and programs. She spoke about transit and affordable housing. She also brought up the Medicare issue in Georgia.

Senator Jon Ossoff was the person who provided the most detailed information about the plans about how to bring about change in programmatic funding and directing the funds toward project that would impact the poor and working poor. Housing and Medicare for all was a major issue he was focused on. Additionally, he would like to seek a rail line from Savannah through Macon and on to Atlanta. He also saw a need for rail service between Atlanta and Charlotte. He actually discussed a fast train between the respective cities.

Congressman Jody Hice was unable to meet with the participants. Similarly, Congressman Hank Johnson was unavailable, but did drop by the dinner meeting to shake hands and to speak individually with all participants.

It was obvious that our Congressional representatives had an agreed upon agenda. Each participant, who spoke, spoke generally with the same message. There were only limited comments, if any, about how best to pay for the new programs and policy changes.

Some of the most interesting discussions took place between Gwinnett representatives on the trip. Commissions Ben Ku, Marlene Fosque and Jasper Watkins were on the trip, as were Gwinnett County Director's Lewis Cooksey and Tyler Richards. Having an opportunity to speak to each of these representatives of the county was most beneficial.

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

Lois has addressed all of the updates.

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.

The 2020 property tax collection (first chart) continue to exceed the 2019 property taxes received during the same period by 1.29% for the first 61 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 9.93% for the first 16 weeks of collections and billings.

Compared to same length of time for Collections & Billings:		
2020/2019	2019 Billed- Adj 12/31/20	997,852.00
	2019 Collections-61Weeks	991,633.63 9/25/2020
	2020 Billed -Adj 10/31/21	1,005,680.55

	2020 Collections- 61 Weeks	1,004,441.70	11/30/2021	
		12,808.07		Collection Difference
		1.29%		2020 has collected more than 2019
				AR Balance
2021/2020	Compared to same length of time for Collections & Billings:			11/30/2021
	2020 Billed - Orig.			
	9/15/2020	987,752.80		
	2020 Collections- 16 Weeks	916,966.83	1/8/2021	\$1,238.85
	2021 Billed - Adj. 10 /31/21	1,059,462.45		
				\$ 51,466.96
	2021 Collections-16 Weeks	1,007,995.49	11/30/2021	(95%)
		91,028.66		Collection Difference
		9.93%		2021 has collected more than 2020

These are certainly impressive, given the issues of 2020. As a result of this information, and as we prepared the 2022 Budget, we believe we may be able to transfer at least \$550,000 to Capital Programs.

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

The project meetings continue. On December 9th, the final review as conducted on the project. Good progress was made, and the end is in sight. Reevaluation and certifications are well underway.

These efforts are reflected in the following comments:

1. Environment Certification has been received after the recent update
2. ROW Certification is expected on or before April 21, 2021
3. Utility Certification has been completed and forwarded to GDOT
4. The Environment Re-certification was received on November 23.

What is left:

5. Special Provision Approval by District 1 & GwDOT
6. Right-of-Way status as of **December 09, 2021**
 - a. Parcels closed: 1,6,8, 10, 11,13, 18, 21,22, 23, 25, 26, 30, 32, 34, 35/36,38, 39, 40, 41, 43
 - b. Parcels 9 – Finalizing Purchase/Sell Agreement
 - c. Parcel 14 – In Friendly Condemnation
 - d. Parcel 20 – Closing December 17, 2021
 - e. Parcel 24 – Closing December 10, 2021
 - f. Closing Pending: 12 & 15/17

- i. GDOT Review: (15, 17 same owner)*
- g. 10 Day letters -
- h. In Appeal -
- i. Condemnations Filed: 2, 3, 4, 5, 7, 16, 27,28,29,31,33,37, 44
- j. Condemnation Filing Pending: 42

General Comments:

The Board of Directors will consider approval of the 2022 Budget as was presented in the November 17th Board Meeting. There has been no revision or modification to the Budget as presented in that meeting.

As a recap, the revenues are projected to increase 13.8% for 2022. The expenses are projected to increase slightly more than 1.3%, largely due to an increase in our transfer to the Capital Budget.