

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT  
BOARD MEETING**

**Held at  
2795 Main Street West, Suite 28, Snellville, GA 30078  
On December 15, 2021**

**Board Members in Attendance**

Chris Garner, Trent Lind, Warren Auld, Diann Baker, Fred Dawkins, Dave Emanuel, Brad Williams

**Additional Officer**

Bill Gower – Secretary/Treasurer

**Not in Attendance**

Ron Harrison

**Staff**

Jim Brooks, Executive Director  
Alexandra Bastian, Administrative Assistant  
Tammie Martin, Administrative Assistant

**Board Counsel**

John Vaughan, Rainey & Vaughan, LLC (via Zoom)

**Call to Order**

Chairman Garner called the Board of Directors meeting to order at 2:31 p.m. He thanked everyone present for attending.

**Approval of Minutes**

Mr. Emanuel made a motion to approve the Minutes of the August 25, 2021 Board Meeting. The motion was seconded by Ms. Baker and unanimously approved.

Mr. Emanuel made a motion to approve the Minutes of the November 17, 2021 Board Meeting. The motion was seconded by Mr. Auld and unanimously approved.

**Presentation**

Ms. Kellen Carr presented a request for Evermore CID to provide a letter of support for a development project within the CID. Ms. Carr discussed how a hotel, restaurant and coffee house, as well as the expansion of the Town Center Office Park, would increase foot traffic and provide benefits for the area. She also discussed the Special Use Application submitted for the proposed project.

**Action Items**

**a) Approval of 2022 Operating Budget and Capital Budgets**

The proposed budgets were presented to the Board. The proposed operating budget accounts for a modest 1.38% increase in expenditures over the previous budget. Mr. Brooks stated that changes within the Capital Budget were in-line with CID revenues. Mr. Lind made a motion to approve the 2022 Operating Budget and Capital Budgets, as presented. Mr. Dawkins seconded the motion, and the motion carried unanimously.

**b) Approval of 2022 Election Schedule**

Mr. Vaughan provided the 2022 Election Schedule and discussed the posts that had expiring terms. He explained the changes to the requirements for advertising before the Board sets the CID's millage rate. Based on the tentative meeting schedule for the upcoming, Mr. Vaughan recommended the Caucus of Electors be held on April 27, 2022, for Post 1 and Post 4. Chairman Garner made a motion to call for a Caucus of Electors on April 27, 2022. The motion was seconded by Mr. Auld and unanimously approved.

Mr. Vaughan then discussed scheduling the vote to set the CID's millage rate. The Board agreed to proceed with scheduling the millage rate discussion and vote during the April Board meeting. No action was required at this time.

**c) Consideration of Developer's Request**

The Board discussed Ms. Carr's presentation and the development project. Mr. Emanuel and Mr. Auld each stated that they would abstain from voting due to conflicts of interests related to the project. After further discussion, Chairman Garner made a motion that the CID take "no position" on the project. Mr. Dawkins seconded the motion, and it carried with a vote of 5-0, with two Board members abstaining.

**Discussion Items**

**a) Website Update**

Mr. Brooks, Ms. Bastian, and Ms. Martin discussed the CID's website and plans for the redesign. The updated and refreshed website will be launched on January 3, 2022.

**b) 2022 Meeting Calendar**

Chairman Garner presented the 2022 Board meeting calendar. The dates for the board meetings are currently scheduled for 1/26, 2/23, 3/23, 4/27, 5/25, 6/22, 7/27, 8/24, 9/28, 10/26, 11/16, and 12/14.

**Board Reports**

Mr. Gower presented the October and November 2021 Treasurer's Reports, which were included in the Board Package.

**As of October 31, 2021**

**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 10/31/2021		\$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.

Approved at December Board Meeting: 12/15/2021

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**As of November 30, 2021**

**General Operating Checking and Investments**

Renasant Bank General Checking Account	\$573,057.33
Renasant Bank Operating MMKT	\$209,618.74
Total UNASSIGNED Funds	<b>\$782,676.07</b>

**Capital Checking and Investments Assigned Funds**

Renasant Bank Capital Fund Checking	\$99,963.29
TouchMark Bank Capital CD	\$2,292,377.93
Renasant Bank Capital MMKT	\$188,340.29
Legacy State Bank CD	\$232,955.42
Georgia Banking Company	\$250,208.00
Bank OZK- CD	\$800,000.00
Total ASSIGNED Funds	\$250,208.00
Total Combined Cash and Investments as of 11/30/2021	<b>\$4,114,052.93</b>

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

**\$4,896,729.00**

**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 December Board Meeting for

Evermore CID, the Secured Deposit Program Report is not available until after the scheduled Board Meeting on the 15<sup>th</sup> of December 2021.

Confirmation of compliance for November will be presented at the January 2022 Board Meeting.

**Executive Director's Report**

Mr. Brooks invited Major Land to give an update on the Flock Safety cameras. Major Land shared that 14 arrests had been made and eight vehicles were recovered based on information from Flock hits since May.

Mr. Brooks delivered his Executive Director's Report that was included in the Board book. He also discussed recent meetings with elected officials about infrastructure planning and regional projects.

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**Chairman's Remarks**

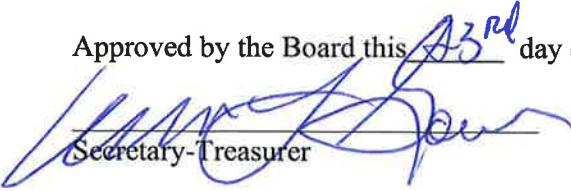
The Chairman offered no additional comments at this time.

**Adjournment**

By acclamation, the meeting adjourned at 3:39 p.m.

The next Board Meeting is scheduled for Wednesday, January 26, 2022, 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 23<sup>rd</sup> day of February, 2022.

  
Secretary-Treasurer