



Executive Director's Report

February 23, 2022

The CID has received notice of a major project on US-78/GA-10. After years of requesting the resurfacing of Hwy 78, the project is scheduled to begin on March 27th. This project will, first, begin with patching, then milling and finally the actual resurfacing. The total project is anticipated to take six (6) months. The traveling community should expect some delays. These delays should be minimum with lane closures occurring outside of the rush hours (06:00-19:00 seven days per week). The extensive work of resurfacing will take place at night.

The CID's second new road project is on Ross Road. This project impacts the conflicts in traffic at the Toyota Dealership and the Rainbow Center Apartments. This project will feature flashing beacons and dedicated left turns lanes at these locations. Because of the line-of-sight issues and the speed of vehicles, this safety project will be critical to improving safety and improved access to both facilities.

The construction fencing has been put in place for the new housing development in the 5141 US-78. You may recall this is the project that is a mix of housing types. The total number of units will be 400 total. This project will certainly add opportunities for our retail community and other services located within the CID.

The five CIDs are working together to hold an event for Brokers and Developers who have worked and completed projects in Gwinnett County. This event will be held on April 21st from 3:30-5:30. Each CID will focus on opportunities for development and redevelopment within the respective CIDs. The thought is, we can combine our efforts to bring these groups outside the perimeter by providing a myriad of opportunities with a significant amount of diversity of types of development. We do expect to see the Atlanta Business Chronicle publish an article related to this unique approach to promoted opportunities within the five CIDs. Of major importance, all Board of Directors from each of the CIDs are invited. Each CID hopes its Board Member will support this event with their presence.

The CID continues to have interest shown in the areas of hotels and housing. While it is well recognized that housing takes away from the total area of the CID, the 785 businesses in the corridor receive a direct benefit from these developments. We are only recently seeing the impact of AMAZON on the local economy. However, the expected "Halo" effect has not been realized thus far. As employees continue their commute to the facility, we expect to see continued growth in services and housing.

Gwinnett County Commissioners now have an approved redistricting map for the county. While no new districts have been added, some of the existing district will become more competitive across party lines. Of interest to the CID, Commissioner Jasper Watkins will represent virtually all of Evermore CID. The Commissioners are currently fleshing out the impact of the new plan and districts.

On February 16th, the Gwinnett Chamber of Commerce held its annual Economic Outlook update at the Maxwell Leadership facility. Alfie Meek provided the update. Dr Meek focused on inflation (or a term "stagflation"). This idea is one of inflation will be static for the next 12-18 months. Most interesting is the underreporting of unemployment numbers. There are many people who have dropped out of the labor market and are no longer seeking a job. The US has millions of jobs, but no one to do the work.

On February 18th the Chairman's Club held the Atlanta Regional Commission's State of the Region luncheon. Kerry Armstrong, Chairman of the ARC, provided an update on economic and focuses of the ARC. He noted some positive, as well as negative, aspects of the current climate of the Metro Atlanta region. The Metro Atlanta job market has returned, and in fact surpassed by .5%, to pre-pandemic levels, and wages are up 6.4%. Spending has increased 20% from January 2020.

Mr. Armstrong touched on the impact inflation has made across Metro Atlanta, noting prices have risen 10% across the region. He discussed income, housing, and health disparities, highlighting difference in average income and average life span ranges vary drastically between neighboring communities. An example given noted a \$100K difference in average incomes between two communities in Gwinnett that were located within 5 miles of each other.

Mr. Armstrong discussed housing disparities and highlighted the ARC's effort to provide solutions to the housing challenges known as the Metro Atlanta Housing Strategy. He encouraged everyone to visit metroatlhousing.org to learn more about the local housing challenges and ways to address them.

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

The project meetings continue. On February 10th, an update was provided to all participants.

These efforts are reflected in the following comments:

1. The District will provide an email for approval of comments on the design. GDOT will need to review and approve these changes
2. The pump station construction will need to be embedded in the bid document
3. The contractor must be on the appropriate prequalified contractor list for the pipeline work.
 - a. Gravity Sanitary Sewer Mains – Small
 - b. Force Mains – Small

c. Water Mains – Small

What is left:

4. Special Provision Approval by District 1 & GwDOT
5. Right-of-Way status as of **February 10, 2022**
 - 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*
 - g. GDOT Review : *(15, 17 same owner)*
 - h. 10 Day letters -
 - i. In Appeal -
 - j. Condemnations Filed: *2, 3, 4, 5, 7, 16, 27,28,29,31,33,37, 44*
 - k. Condemnation Filing Pending: 42

General Comments:

The Board will consider ratification of the selection of the auditors for the next three years. Consistent with the Banking and Finance policies, the committee selected Clifton, Lipford, Hardison, and Parker, LLC as the provider of audit services. (Attachment A) This company has provided those services for the past 3 years. As provide in the policy for selecting an Audit provider, the firm can succeed itself one time and not to exceed 6 consecutive years.

The staff will make a recommendation to the board for the landscape provider for next year. The Chairman has not signed the contract with the recommended provider but will sign this contract after the Board selects the company to provide the services. (Attachment B)

Lewis Cooksey, Director of GwDOT spoke to the Council for Quality Growth Gwinnett Advisory Committee. Lewis provided an overview of the direction the county is taking in preparation for the 2022 SPLOST. While the length of the SPLOST has not been determined, the projects are under consideration now. The Evermore CID will continue to work to develop the parallel road system to the north of US-78. Certainly, if a Board Member would like to offer other projects for consideration in the SPLOST projects list, please let us know.

The transit efforts will continue to be a priority for the county. Of major importance to the city of Snellville and the CID is, Gwinnett County Transit has ordered new buses in order to establish a local bus route from Lawrenceville to Snellville. A second route will travel along US-78 and continue to Indian Creek Marta Station. Hopefully, these two new routes will offer our community some transportation alternatives.

Of major concern for Gwinnett County is the homeless population, countywide. Leadership Gwinnett sponsored a meeting to discuss this issue and how it can be impacted. Gwinnett cities were introduced to a systematic approach to impact homeless in the County and the cities. The group listened to a presentation about the efforts of Lawrenceville through their involvement with a non-profit called Impact 46. As a result of this meeting and subsequent roundtable discussion, the group decided to explore ways to impact the issue in south Gwinnett. Mayor Bender, city of Snellville, as agreed to be the convener of what may become a taskforce to study and develop a long-term plan aimed at impacting the issue.

2021, 2022, 2023 Audit Services RFP

Proposal Tabulation

Proposal Due Date: 01-21-2022, Noon

Proposal Opening Date: 01-21-2022, 2:30 PM

Company Name	2021 Year 1	2022 Year 2	2023 Year 3	Total Contract
TJS	22,000-24,000	21,000-23,000	21,500-23,500	
Mauldin & Jenkins	11,500 ⁰⁰	11,500 ⁰⁰	12,000 ⁰⁰	
Clifford, Lipton, Hardison & Parker	8,500 ⁰⁰	8,500 ⁰⁰	8,500 ⁰⁰	25,500 ⁰⁰

X Lois Love
Lois Love
Financial Administrator


X Jim Brooks
Jim Brooks
Executive Director


X Chris Garner
Chris Garner
Chairman


X Tammie Martin
Tammie Martin
Executive Assistant

2022 Landscaping Maintenance Services
Proposal Due Date: 02-11-2022, Noon
Proposal Opening Date: 02-11-2022

Company Name	Year 1	Year 2	Year 3	Deep Pruning
Yellowstone Landscape	\$14,530	\$14,966	\$15,400	\$4,000
Ruppert Landscape	\$10,341	\$10,341	\$10,341	\$17,936
Visionscapes INC	\$8,929.41	\$9,018.70	\$9,108.89	\$9,000
Brightview Landscape Services	\$8,985.00	\$9,255	\$9,532	\$10,300
Russell Landscape Group	\$16,585	\$17,100	\$17,630	\$18,000
ACS Landscape Management	\$11,218	\$11,443	\$11,672	\$19,500

X 
 Alexandra Bastian
 Executive Assistant

X 
 Jim Brooks
 Executive Director

X 
 Chris Garner
 Chairman