



Executive Director's Report

April 26, 2023

The Evermore Community Improvement District will celebrate its twentieth year of service to the community. The CID has seen many changes to the District over the last 20 years. One of the most noticeable changes is the elimination of the reversible lanes. This project was a Georgia Department of Transportation project costing more than sixty-six million dollars. While not discussed very often, the CID provided input into the planning aspect of the project. Mast Arm, lighted street name signs and node lighting were also funded by the CID.

Equally important is the reason for the initial idea of Why a CID? As the planning for the CID continued with GDOT, a need for business input became very apparent. In some of the first plans for the project had only limited access to businesses from either side of the roadway. This vested interest by individuals became motivation for the creation of the CID. Some of the primary ideas focused on a "safe, secure and clean community". The business community, including Brand Bank supplied the funding for the start up of the CID. As the CID grew and funds were received, everyone, including Brand Bank, were repaid. However, all contributors continue to support the efforts of the CID financially.

Additionally, the CID contributed one and one half million dollars to landscaping the corridor. This single feature continues today to separate the District's appearance from other areas within the county.

As you look around the District you may notice improvements and wonder how they got there. Some of those improvements are not noticed at all.

For example:

- The CID funded the sanitary sewer lines for Jessica Daron Road. This project continues along the frontage road that extends to the Yellow River. This project cost \$540,000. It was fully funded by the CID.

- The CID funded \$815,000 for the road realignment at Cambridge/Magee Road. The CID partnered with the city of Snellville to fund the realignment. Snellville contributed \$550,000 to the project. As a result of this road realignment, the Walmart Neighborhood Grocery was located on that site. Why some of these decisions should not be forgotten? There was a closed Camping World building that had been vacant for a number of years without much interest. With the reuse of the property two things happened, 1) the Walmart store impacted the "food desert" issue and 2) vacant property was eliminated which resulted in new tax revenues.

- The lighting District was created
- Landscape maintenance continues with more than \$140,000 spent annually.
- The pedestrian bridge over Yellow River at a cost of \$750,000
- 124/78 Intersection improvement was a \$30.5 million.
- AMAZON facility changed the face of the western most section of the CID. The CID and staff were engaged in all aspects of the facility. From the DRI to completion and celebration of the opening with Governor Kemp providing remarks during the pandemic, the CID was represented.
- The parallel road projects have been significant to the growth of housing immediately adjacent to the Corridor. As each roadway is completed, we see housing development put in place. The commitment by the CID to add improved access to sanitary sewer has and is having a significant impact on development. However, it is important to note, the CID, by itself, could have never accomplished without Gwinnett County's Department of Water Resources. The CID paid \$142,000 to revise the Hewatt-Parkwood-Britt plans to add sanitary sewer. The County (DWR) contributed approximately \$3.5 million to the project. (We survive by our relationship, both public and private.)
- SPLOST continues to be a linchpin in all large projects accomplished by the CID. In prior SPLOST programs the CID had received approximately \$15 million. Under consideration and as proposed by the Citizens SPLOST committee, the CID should receive \$32 million. Of importance, this amount, if approved by the Commission, is equivalent to twice as much funding from this year's SPLOST as all other SPLOST combined. (A note of appreciation for the efforts of one of the CID Board Members, Fred Dawkins).

Who could ever forget the efforts of Forest Adair! While there were many others involved in the forming of the CID, Forest was always the stalwart of the Board of Directors for the CID.

The CID election for Post 2 and 5 will be held on April 26th meeting. This is a very important part of the CID's responsibilities. One of the positions will be filled based on value. The second position is by those present and voting. We encourage every property owner to attend this most important meeting. We are always asked who currently occupies those seats; Brad Williams currently holds the value seat, and the plurality seat is an open seat after the departure of Trend Lind.

The Board will set the millage rate for 2023 CID tax. Upcoming projects will affect our millage rate. With the start of the Hewatt-Parkwood-Britt the CID and the County have an agreement that the CID might be required to assist with funding any shortfalls.

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

The project was on the Gwinnett County Commission agenda. This project was approved unanimously in the April 18th County Commission meeting. The project will have a final review by GDOT prior to giving the county the Notice to Proceed.

General Comments:

An open house was held to discuss and seek citizen input into the proposed tennis center development. The group appeared to be equally split between those who wanted a COSTCO and those who were hoping for more of a gateway project. However, the major point is that the community had an opportunity to be heard. The County Commission should consider this matter in the first meeting in May unless tabled by the Planning Commission.

On March 29 a meeting with Glenn Stephens was held for the purpose of discussing some of the matters before the county and the CID. During this meeting, lasting more than 2 hours, we covered the "waterfront".

The CID staff met with Bryan Ginn of PCOM on April 5th. Bryan is reviewing opportunities that might exist within the Corridor. It was an honor to attend the 2016 Leadership Gwinnett with Bryan.

We had an opportunity to meet with Jenny Simpkins, City Manager for the city of Lilburn. We continue to support their efforts as they hire a number of positions for the city. We were asked to assist in that process.

On April 10, Deon Tucker, Georgia Power Regional Director, visited the CID. We discussed, among other matters, the proposed Ross to Hewatt Roads and ROW that might impact the Georgia Transmission Lines.

We had an opportunity to meet with Larry Ebert, CEO of Piedmont Eastside Hospital. He has become the CEO after leaving Piedmont Walton. His views on how to improve patient experience and access to care were most impressive.

The Gwinnett Chamber of Commerce Board of Directors met on April 13th. The Chamber building will be going through total renovation beginning May 1st. Most of the staff will be working remotely.

On April 17th Paul Oh with the Gwinnett Chamber of Commerce visited the CID. We were joined at lunch by Andrew Thompson, GwDOT. This meeting provided a segway into conversation of interest to all who attended.

The Chief of Police, Greg Perry, requested assistance from GwDOT. There are a number of issues with trucks on a city street where the street intersect with county road. On April 27th, there will be a meeting with Edgardo Aponte and Chief Perry. Staff will assist as needed.

Chairman Garner and staff attended the Gwinnett Chamber of Commerce DC Fly-in on April 18-21. During the presentations, the group was informed of a number of critical aspects currently on the House and Senate agendas. Both Republicans and Democrats say that the debt ceiling will be raised before the government defaults. While it was very

evident, no decision has yet been made at this point. There has not been a meeting with the President and the House Speaker at this point.

We were introduced to direct grants that are now available. While most of the grants dealt with “shovel ready” projects, there are others that might apply to the CID as we move into the next phase of the parallel road project.

As always, the sharing of information among the Gwinnett Chamber group proved to be some of the best conversations for the participants. Everyone wanted to know about the Tennis Center project and how it is progressing. With three County Commissioner and the Director of Economic Development, we were able to deflect those questions and to provide an opportunity for the county representative to speak to the issue. While we do not think that anything will slow the project, as designed, the County representatives were more on the “listening” end of the spectrum than discussing the details of the proposed project.