



Executive Director's Report

August 28, 2024

Evermore CID continues to work to improve all conditions within the southern part of Gwinnett County. To that end, we are engaged in efforts to support Gwinnett County's Special Study of the Centerville area. While confusion still exists regarding where Centerville actually is, this study will frame the areas most generally considered Centerville. The results of this study will aid in determining how the County can best impact economic growth in the area, while maintaining an improved quality of life for the community.

The CID was invited to participate in the ARC's LINK trip to New York City, NY. During the trip, participants were engaged in discussions on many subjects. Topics such as affordable housing, transportation, adaptive reuse of different types of spaces and buildings, conversion of office/retail to apartments and condos and a number of other aspects for improving the quality of life as well as their commitment to the environment. If you are interested, you can rent a 500 square foot studio for \$5300 per month or move up to a 528 square foot one bedroom apartment for \$5700 per month. This fact may be of some interest, the 43-story building was completed in December 2023 and is currently 84% occupied. Renovation cost was \$100 Million. Lessons learned, the concept absolutely must be reduced in size, but not the ultimate ability to change the use of a building regardless of its size. Planning and Zoning will need to determine if their requirements are preventing adaptation to a changing world of housing.

Many of the long-term residents of the area are currently meeting with the County's consultants to aid in those efforts. Dan Curry, former Mayor of Loganville, Glenn Williams, Planning Commissioner and many other pastors and community leaders continue to engage in this effort.

Chairman Garner and staff visited Huntsville, AL on August 22-23 to see how redevelopment has impacted the community. A delegation of 51 city and county leaders visited the sites where redevelopment transformed the very neglected parts of the city and county. As a result, we saw the HALO effect firsthand. How an old stove manufacturing facility was the basis for a revival of a 221,000 sq. ft. shopping and entertainment venue. There was a discussion about one man's vision, commitment and execution changed and impacted an entire community.

Jannine Miller, Executive Director of ATL/GRTA/SRTA and GTIB for GDOT provided an overview of project currently underway impacting the region and specifically, the Gwinnett travel corridors. She identified many of the projects in the area impacted by the

Infrastructure Grants and Federal funds. A discussion impacting potential funding opportunities was a highlight of the meeting. Her presentation also provided a good overview of the region and how all aspects of the region are impacted by the big 3 interstate highways.

The CID was invited to a Partnership Gwinnett Investors recognition event at the BAPS Shri Swaminarayan Mandir. PG provided an update on the primary focus areas of PG. There were discussions surrounding the redevelopment projects throughout the county. The impacts of these projects and the growth of the county's populations were some of the highlights of the meeting. After the meeting participants were invited to tour the Mandir. Its architecture is absolutely magnificent, and the structure had how it was constructed without and attaching devices were amazing.

Financial Investment Status:

The total investment consists of \$5.883 million of operating and capital funds as of 7/31/2024. These investments include CDs, T-Bills, & money market accounts earning interest at various rates. The rates range from 4.24% to 5.65% and the maturity is at various intervals to accommodate cash flow and market conditions.

The money market accounts included in the investments are liquid and along with the checking accounts provide funds for operational costs and reserves until the 2024 Property Tax collections begin in September. The 2024 Property tax bills were mailed late this month (August) and we have not received the original billing amount yet. The liquidity of these accounts as of 7/31/2024 is close to \$363 thousand and will continue to decrease monthly until 2024 Property Tax collections begin in mid-September.

The investment rates on the most recent purchase of the six-month money market and T-Bill investments range from 5.32% - 5.65%, where previous rates for six-month CDs were at 5.50%. These investments will mature in September and December of this year.

Upon maturity of all current outstanding investments, we anticipate a total of \$283,000 in capitalized interest income from these late 2023 and mid 2024 investments. Of which, we have realized (accrued) \$215,000 in interest income as of 7/31/2024, with the remaining balance of \$68,000 realized by the end of 2024.

**Collector Road Phase III Evermore North Blvd. (Hewatt-Parkwood-Britt):
Project PI0007535/F-8031/F-1287-19 M-0907-01**

The construction project continues to be on schedule. While the community has been impacted by traffic and blasting, the rain required more responses than the other concerns combined. The heavy rains created a significant run-off problem.

With the assistance of GwDOT and ER Snell, staff were able to resolve the issues with minimum inconvenience to the community. ER Snell personnel are checking silt fencing on a more regular basis to ensure that they correct these types of issues before they encroach

on private property. But for the most part, we have received very few comments or complaints.

General Comments:

Some of Snellville's administrative staff visited the CID. During their brief visit, we provided them with a history of joint projects that the City of Snellville and the CID had successfully completed and the results of the projects as well as their impact. While they did not have time to visit any of the current site under construction, there we able to hear about the impact of such long-range plans that are now coming to fruition.

The CID staff held a meeting with Visionscape owner and manager to discuss the on-going challenges of the landscape within the corridor. We communicate regularly with the managers of the company, however, that approach had not provided any significant improvements.

At the request, the owner shared his views and suggested improvements to their approach to correct deficiencies. They have now changed their approach to landscape maintenance. The company now cuts the entire corridor on Wednesday. They provide additional crews to accomplish the change. All trash receptacles are empty on Monday and Fridays. Other routine maintenance is accomplished on Tuesday and Thursday. Additionally, the company is preparing a course of corrective action for the median islands.

We continue to explore options for the security cameras in the corridor. We recently met with Genetec with the other CIDs and representatives for the GwPD. There are always pros and cons to the systems. The PD will make some follow up calls to current users of the system. The company has been in business for more than 20 years. It is currently a One-Billion-dollar company.

Wayne Mason, long time resident of Snellville and former County Commission Chairman hold a Prayer Breakfast on the first Tuesday of every month. He has extended an invitation to anyone who would like to attend. The breakfast is held at The 1818 Club at 9:00 AM.

The CID is proud to announce that Diann Baker has received a promotion at Renasant Bank. She is now the Digital Consumer Relationship Manager (and still an Asst VP). We join in to celebrate another milestone of Diann's accomplishments.

CID FususCORE Reimbursement Grant Program Agreement

The Gwinnett County Police Department ("GCPD") has launched an initiative to enhance safety and security in Gwinnett County ("GCPD Program") through which property owners and business owners (each an "Owner") will be able to connect the video feed of their security cameras to the GCPD for improved situational awareness and efficiency of law enforcement or emergency response by the GCPD. An Owner's camera video feed may be connected to the GCPD via a fususCORE device which acts as a video gateway. A fususCORE device is procured from Fusus, a private vendor, for a one-time fee ("Installation Fee") and connected to the Cloud and GCPD for an annual subscription fee ("Subscription Fee"). The _____ Community Improvement District ("CID") is providing a limited grant program ("Grant Program") to reimburse an Owner for the Installation Fee and the first year's Subscription Fee subject to the following conditions:

- Any Owner within the boundaries of the CID is eligible to apply to the CID for the Grant Program provided the real property upon which the Owner is located pays the CID property tax.
- Application is not a guarantee of a grant.
- The CID is allocating a limited amount of funds to this Grant Program which will be deployed to a number of Owners chosen in the sole judgment of the CID.
- The CID will reimburse the Owner for the Installation Fee and first year's Subscription Fee (only) upon GCPD agreeing to accept the Owner's video feed, Fusus agreeing to enter into an acceptable agreement with the Owner, and the CID agreeing to provide a grant equal to the cost of the Installation Fee and first year's Subscription Fee of one fususCORE lite bundle which supports 4 camera feeds. (Owner may choose to subscribe to a higher priced fususCORE which supports more than 4 camera feeds and apply the grant to the cost. Failure to fully comply will automatically void this Agreement and CID's offer of reimbursement.
- The Grant Program is for cameras that are located outside the Owner's enclosed premises or that are indoors and pointed outside. The camera locations and fields of vision must be approved by the CID and may not be altered during the first year of subscription.
- If a business tenant who does not own the real property is requesting a grant, the tenant is responsible for securing landlord's approval by its signature below specifying the location of the camera(s) to be connected.
- The Owner must cooperate with, and comply with all terms and conditions of, GCPD for participation in the GCPD Program and acknowledges there is no expectation that its cameras will be routinely monitored in real-time by anyone or that the video will be viewed under any particular circumstance.
- The Owner must cooperate with, and comply with all terms and conditions of, Fusus to utilize the fususCORE and subscription which may include its commitment to Fusus to continue paying the Subscription Fee after the first year. The CID will not pay after the first year.
- The CID makes no representation as to the privacy of the video feed and the Owner acknowledges that such a representation, if any, must come from the GCPD and/or Fusus directly to the Owner.
- The CID makes no representation to the Owner concerning the viability or effectiveness of GCPD, the GCPD Program, the fususCORE, or Fusus, and CID is merely gratuitously providing financial assistance for the Installation Fee and first year's Subscription Fee and nothing further. The CID has no role in, or control over, the manner in which the fususCORE and subscription are being performed. The CID is not

a sponsor, agent, partner or joint venturer with the GCPD or Fusus. The Owner is not relying on anything the CID may have expressed or implied regarding Fusus services or the GCPD Program, and Owner's participation is voluntary and merely for its own interests.

WAIVER AND RELEASE

THE OWNER HEREBY FULLY AND UNCONDITIONALLY RELEASES, WAIVES ANY CLAIMS, FOREVER DISCHARGES, INDEMNIFIES, DEFENDS, COVENANTS NOT TO SUE, AND HOLDS HARMLESS THE CID WITH RESPECT TO ANY AND ALL INJURY, ILLNESS, PERMANENT DISABILITY, DEATH, ACCIDENT, LOSS OR DAMAGE TO OWNER, ITS EMPLOYEES, ITS VISITORS, ITS TENANTS, OR ITS PROPERTY ARISING OUT OF ITS USE OF THE FUSUSCORE OR SUBSCRIPTION OR PARTICIPATION IN THE GCPD PROGRAM. OWNER HEREBY AFFIRMS THAT ITS DULY AUTHORIZED REPRESENTATIVE HAS READ THIS WAIVER AND RELEASE OF LIABILITY AGREEMENT, FULLY UNDERSTANDS ITS TERMS, UNDERSTANDS THAT OWNER HAS GIVEN UP SUBSTANTIAL RIGHTS BY CONSENTING TO BE LEGALLY BOUND TO IT AND CONSENTS TO IT FREELY AND VOLUNTARILY AS A FREE ACT OF WILL WITHOUT ANY INDUCEMENTS.

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Owner freely and voluntarily agrees to the terms of this Agreement including Waiver and Release.

| | |
|----------------------|---|
| _____ | _____ |
| Witness Signature | Property Owner/Business Owner Name (Circle one) |
| _____ | By: _____ |
| Witness Printed Name | Property Owner or Business Owner Signature/Date |
| _____ | _____ |
| _____ | Landlord Name if applicant, above, is Tenant |
| _____ | By: _____ |
| Witness Signature | Signature of Landlord consenting Date |
| _____ | to Fusus' connection to camera(s) |
| Witness Printed Name | _____ |
| _____ | _____ |
| _____ | Location of included camera(s) on Premises |
| _____ | _____ |
| Premises Address | Premises Tax Parcel ID # |
| _____ | _____ |
| _____ | Consent of CID |



Gwinnett County Transit SPLOST Messaging Guidance

Inform Gwinnett has developed the following messaging guidance, based on polling and input from partners, as a resource for organizations conducting outreach around the 2024 Transit SPLOST.

How to Talk Transit SPLOST

Be sure to talk to Gwinnett County residents using language that reflects lived experiences, such as getting to and from work, sitting in traffic, and having time to spend with family and friends. Technical language, data, and facts and figures all have their place, but should be considered secondary when educating residents on the measure.

When developing language about the Transit SPLOST, keep in mind the top three issues for Gwinnettians, as indicated by recent polling: 1) Jobs and the Economy, 2) Healthcare, and 3) Housing Affordability.

Elevator Pitch

The Gwinnett Transit SPLOST will decrease traffic and reduce congestion on highways in the **metro area**, expand **reliable low-cost** transit to hospitals, colleges, and universities, help people get to and from their jobs, increase job opportunities, and attract new businesses.

Key Talking Points

1. The Gwinnett Transit SPLOST will make it easier for people to get around by decreasing traffic and reducing congestion on area highways.

2. The Gwinnett Transit SPLOST will expand reliable and low-cost transit access to many hospitals, colleges, and universities in the metro area and help more people get to and from their jobs.
3. The Gwinnett Transit SPLOST will increase jobs and opportunities and attract new businesses in Gwinnett County.

Recommended Terms

Metro area. Gwinnett residents, particularly recent arrivals, may be increasingly likely to identify with a “region” rather than a “county.”

Low-cost. Affordability may be important to residents who are making up their mind on the measure.

Reliable. Residents who consider transit issues important may be concerned with dependability.

Additional Recommended Talking Points

4. The Transit SPLOST will create Bus Rapid Transit with dedicated lanes separate from traffic along major corridors that provide increased reliable service to key areas around the metro area such as hospitals, colleges and universities, and businesses.
5. The Transit SPLOST will help our economy by providing service to 70% of the jobs in Gwinnett County, up from the 11% of jobs that current service provides.
6. The Transit SPLOST will help people get around by creating reliable direct shuttle transit link stops throughout Gwinnett County.

Common Questions & Answers

Q: How much will the Transit SPLOST cost?

A: If passed, the Transit SPLOST will levy a 1-cent sales tax for anyone making purchases in Gwinnett County. The tax rate will not be higher than most other

county sales taxes, and a significant portion of funds will be raised from those who do not live in the county.

Q: What projects are included in the Transit SPLOST?

A: The measure will expand projects that help people move around the county such as microtransit, establish Bus Rapid Transit routes, create a direct shuttle to the Atlanta airport, expand service hours, and introduce transit service on Sundays, among other projects.

Q: When do I vote on the Transit SPLOST?

A: The Transit SPLOST is expected to be on the November 5, 2024 ballot.

Q: Who is eligible to vote on the Transit SPLOST?

A: Any Gwinnett voters who are registered to vote by October 7, 2024.

Q: Is rail included in the proposal?

A: "Heavy rail," such as MARTA rail lines, is not included in the proposal.

Q: Does this have anything to do with MARTA expansion?

A: No, MARTA expansion is not included in the 2024 Transit SPLOST.

Suwanee Makes Fortune's List Of Top Places For Families

From staff reports

Suwanee Makes Fortune's List Of Top Places For Families

From staff reports Aug 1, 2024 Updated Aug 9, 2024



The city of Suwanee's commitment to creating a community that not only supports families in the present but also serves them in the long term is paying off.

The city was recently named in Fortune's Top 50 Best Places to Live for Families in the United States. More than 2,000 cities were analyzed, with Suwanee ranking 27th in the country and No. 1 in Georgia.

Fortune evaluates cities based on education, resources for aging adults, general wellness, financial health and livability, and showcases the best places for families to flourish.

"With a growing portion of Americans caring for both children and aging parents, more people want to live in cities where multigenerational families can thrive," wrote Fortune.

Located in the northeast suburbs of the Atlanta metro area, Suwanee was noted for its balance of historic charm and modern amenities, with the city's commitment to community and culture — highlighted by the revitalization of Old Town Suwanee, a 56-acre historic district — earning national recognition.

Suwanee was also honored for its family-friendly festivals and its commitment to wellness and the cultural arts. The Suwanee Running Series and the city's collection of passive parks and trails is a favorite of fitness buffs, and Suwanee's support for SculptTour, the Art for All campaign (which has raised in excess of \$1.25 million to support new public artworks in Town Center on Main) and the Suwanee Arts Center (which doubles as the Suwanee Welcome Center) is well known throughout the region and the state.

In addition, there are four hospitals within 10 miles of the city, ensuring quality healthcare is easily accessible, and the city's public schools (part of Gwinnett County Public Schools) are highly rated and provide excellent educational opportunities.

"Suwanee's inclusion in Fortune's Best Places to Live for Families is a testament to our community's dedication to creating a welcoming, connected and thriving environment for all residents," said Suwanee Mayor Jimmy Burnette in a news release. "We are committed to continuing this tradition of excellence and making Suwanee a place where families can live, grow and prosper together."

Upcoming events in Suwanee include the Button Down Dash 5K on Aug. 3; the 20th August Concert (featuring 10,000 Maniacs and Drivin' & Cryin') on Aug. 10; the Annandale Village Extra Mile Run/Walk 5K on Aug. 24; the Care for Cops 5K on Sept. 14; and Suwanee Fest, scheduled for Sept. 21 and 22.

For more information, visit www.suwanee.com.