

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT
BOARD MEETING
July and August Combined Meeting
Held at
2795 Main Street, West, Building 28, Suites A&B, Snellville, GA 30077
On
August 28, 2024**

Board Members in Attendance

Chris Garner, Ron Harrison, Barbara Bender, Warren Auld, Dwight Harrison, Diann Baker

Not In Attendance

Fred Dawkins
Brad Williams

Additional Officer

Bill Gower

Staff

Jim Brooks, Executive Director
Tammie Martin, Executive Assistant
Lois Love, Financial Manager

Board Counsel

Lynn Rainey, Rainey & Vaughan, LLC

Visitors

Jerry and Phyllis Blossfeld, V. Richardson, and Claudia Johnson

Call to Order

Chairman Garner called the Board of Directors meeting to order at 2:32 pm.

Ceremonial Matters

Public Comments

Major Brookins spoke on the crime stats for the district. He also addressed recent incidents of person crimes and accidents. There is an uptick of Transit bringing in homeless from DeKalb and Atlanta. There has not been an uptick in criminal activity

because of this. Mr. Auld inquired if they were seeing serious mental health issues with the homeless population increasing. The Major shared that they are seeing an increase in mental health cases but is not sure if it is because they are focusing more on it with the Behavioral Health unit or the increased awareness from society in general on mental health.

Approval of Minutes

- a) Motion for approval of the Minutes for June 26, 2024, board meeting was made by Dwight Harrison, seconded by Mayor Bender, and unanimously approved.

Presentations

Action Items

- b) Fūsus Memorandum of Understanding
Mr. Brooks requested the approval of the contract between three of the CIDs, Gwinnett County's real time crime center. Warren Auld made the motion to accept the memorandum of understanding for the CID to fund the initial purchase not to exceed \$375 per Core. Dwight Harrison seconded, and the motion carried unanimously.

Discussion Items

- c) Proposed Landscaping
Mr. Brooks shared that there is a two-pronged approach to the landscaping. We are in the process of removing 14 trees and working on medians. There will be sample medians with straw being put in, along with the tree removals. We will probably come up with a landscape plan sometime in the fall and try to improve the appearance to make it as aesthetically pleasing as it has in the past. After discussion with the chairman, it is our recommendation that we rebid the landscape management program.
- d) Gwinnett Transit SPLOST Messaging Guidance
The CID has invested money towards education of citizens for the transit referendum. The CID does not advocate for the passage of a referendum or anything else on the ballot and neither can the CID.

Board Reports

- e) Mr. Gower presented the Cash and Investment Reports for May, June, and July. Both the fact sheets and collateralization reports were included in the board book. Expanded documentation can be found in the electronic packages emailed earlier.
- f) Mr. Brooks reviewed his Executive Director's Report which was included in the electronic package.

We are getting a new Kia dealership on the corridor as well as a Caribou Coffee and Aspen Dental. These are two great things that are happening that show a significant continuation of the stability of the CID.

Mr. Brooks shared information from his Executive Director's report about the Gwinnett leaders' comprehensive plans for Park Place and the CID may see an Overlay District coming out in the future. Newspaper article from GDP was included in the board book.

He talked about the trip to New York and what they were doing with distressed properties.

Mr. Brooks also talked about the trip he and Chairman Garner took to Huntsville and how they were converting shopping center changed over to a park and an old manufacturing plant that was transformed in 6 years with green space, boutique shops, restaurants (none are fast food), accountants, law offices, Deloitte, and other businesses.

Dianne Baker's new position is developing a new online banking program.

Additional Comments

Mayor Bender asked where the Kia Dealership is going. It will be where the old PetSmart was.

Dwight Harrison asked who the owner was. Mr. Brooks stated that information has not been released.

Adjournment

By acclamation, the meeting adjourned at 3:30 P.M. The next Board Meeting is currently scheduled for Wednesday, November 23, 2024, at 2:30 P.M., at 2795 Main Street West, Suites A and B, Snellville, GA 30078.

Approved by the Board this 23rd day of October, 2024.


Secretary-Treasurer