



Executive Director's Report

April 23, 2025

It is Election Time at Evermore CID's April meeting. The two Board seats are Posts 1 and 4. The election will take place at the CID office in Snellville. Immediately following the Caucus of electors, the results will be reported out and the Board will be seated. The successful winners of the election will then be sworn in as Members of the Board of Directors.

After the new Board Members are sworn in, the Board of Directors will select the officers of the Board for the upcoming year. Once this process has been completed the officers will be sworn in to their respective positions.

The 2024 Audit has been completed and will be presented to the Board of Directors. This presentation will be presented by a representative of McNair, McLemore, and Middlebrooks. The audit will be reflective of the efforts of the CID to be fiscally responsible while advancing the primary objectives of the CID.

The Gwinnett County Law Office has provided a template for the reimbursement of funds for the FLOCK Camera system. This document has been reviewed and revised by the CID's attorney, Lynn Rainey. The revised document has been submitted to the County Attorney for review at this point. You may recall that the FLOCK contract covers the next five years. With the combined efforts of the Gwinnett County CIDs, the county has agreed to pick up 40% of the cost of the cameras. With the assistance of Gwinnett County, the CID's actual cost will be \$34,200. With the additional cameras that have been added, we will experience very little increase in the cost to the CID.

The CID continues to work with the newly formed Parks Department for Gwinnett County. While the new department was recently separated from the Department of Community Services, the work continues. There have been two engineering firms who have been asked by the county to submit proposals for Lake Lucerne Park. While this park is not currently in the Master Plan for Parks and Trails, because of the unique design and potential the park is under consideration because of access to navigable waters and the opportunity to create a trail head at that location. Some of the anticipated features such as pervious surface parking, electric charging stations, boat launch, restroom and dog park are all included in the scope of the project.

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



The sanitary sewer system is up and “running”. After a discussion with DWR Director, Rebecca Shelton, we were told the system has replaced the old privately owned sewer system. This is a great step forward for the residence and business community. The change over will provide additional capacity for the development, as well.

The roadway is estimated to be completed in November 2025 and is currently working with a three and a half month ahead of schedule completion. ER Snell is the general contractor on the project and has made every effort to work with the community and the businesses as well.

While the project has had a detour affecting Westside Ct, the alternate route through Easy St has worked well. Code enforcement and the police have been active in the area working with some used car dealers who continue to create issues with other businesses. The business is registered in the city of Snellville, but the lot is on Easy Street. The business has been sited and is scheduled for court in the near future.

Collector Road Phase IV Evermore North Blvd. (Hewatt-McDaniels Bridge-Killian Hill-Ross)

The engineering for this project is well underway. The engineers are currently working on how to lessen the impact on the Georgia transmission lines. Relocating one of these facilities can cost as much as \$250,000. Current estimates are at least 5 or 6 of these

facilities must be moved. In a meeting with Georgia Power, several options were discussed. As for this writing, they are still looking at less costly alternatives.

ROW is always an issue, and this project will be no different. The project designers are sensitive to how many residents will be impacted. At least one resident and, potentially one business, may be affected.

Road Improvement East Park Place @ US-78; Addition of Third Left Turn Lane:



The Gwinnett County Department of Transportation has recently begun road improvements at East Park Place @ US-78. We might think of the need for this improvement as the AMAZON EFFECT. As a result of the AMAZON facility on West Park Place, traffic has risen significantly. With the employees and combination trucks, alternate routes have been discussed and are currently under construction. One such improvement will be to add a third left turn lane at East Park Place and US-78. Once completed, we expect the traffic to move more quickly as a result of this additional traffic lane.

During this process, the CID was required to have the decorative lamp poles deactivated from their power source. We were able to have Camp Electric to coordinate with GwDOT

to accomplish this task, which could have made for a delay in the excavation of the project. Through the efforts of this Gwinnett Company, the poles have been deactivated and removed from that location.

General Comments:

Landscaping in the corridor is a primary function of the CID. The deep pruning and mulch installation at the flyover bridge at US-78 and West Park Place have been completed. The quality of the work is, without doubt, the best we have seen since the initial installation of the landscape material. One of the major changes to the plantings at the bridge is the removal of all plant materials and, when appropriate, sod will be installed to help eliminate runoff and further deterioration of the soil.



Atlanta Landscape Group, (the CID's landscape contractor) is currently developing a plan to improve the medians throughout the corridor. Once all of the dead plant material has been removed, the medians will be excavated with most of the soil and debris removed. The initial estimate of soil to be replaced is approximately 100 tons or 17 tandem dump truck loads of new soil. Where appropriate, sod will be installed with less shrubbery and

trees. This change will impact the maintenance as well as reducing the likelihood of an accident-causing injury or damage to property while the maintenance is taking place.

The CID has a street sweeping contract for those services. Because of increase in traffic and the ongoing littering problem, we are now having the corridor swept 5 times annually. The CID's efforts also affect our storm water. By preventing dirt and other contaminants from entering the storm water system, we are helping to keep our waterways cleaner. It may be a small part, but we are sensitive to the issue. At a recent meeting with Rebecca Shelton, DWR, director, she was referring to reducing storm water runoff.

The Gwinnett CID Executive Directors held a joint meeting with JK Murphy, Gwinnett Daily Post to discuss the efforts of the CIDs throughout the county. Each CID had an opportunity to discuss, in detail, the priorities within each corridor. The purpose of the meeting is to bring a greater focus on the efforts of the CIDs. To that end, the GDP will begin to run a series of articles about the efforts of the CIDs and the successes of the CIDs within the county. One of the Directors said that seldom do you see where CIDs work as closely as they do in Gwinnett County. Meetings such as this one is one of those examples.

The Executive Directors have quarterly meetings to discuss our similarities, particularly, FLOCK camera expense sharing with Gwinnett County. Other areas that were discussed were unique projects within each district and challenges with dealing with other governmental agencies.

The CID was a sponsor for the State of the County presentation by the Chairwoman of the Gwinnett, Nicole Love-Hendrickson. She highlighted the many accomplishments of the county and its departments. She mentioned affordable housing and the increase in the homeless population. The homeless population is a problem in the CID and throughout the county. So far, no long-term solutions have been implemented to address homelessness of this segment of the population.

The Gwinnett CIDs were also the presenting sponsor for the Partnership Gwinnett annual Economic Outlook, featuring Dr. Alfie Meek of Georgia Tech. Each year this presentation brings in a large group of individuals and businesses interested in his analysis of current trends and forecasts. His ability to reduce complex data into understandable dialog is uncanny.

The Evermore CID participated in the Great American Values Dinner with Boy Scouts of America (Now called Scouting of America). This fund-raising effort has one primary goal and that is to raise funds for underprivileged scouts to be able to participate in scouting activities. These activities include uniforms, summer camp, fees for the scout and jamborees. The participants had an opportunity to be among mentors and contributors to the program. Bill "White Shoes" Johnson was the guest speaker. (Yes, he wore white shoes).

Staff continue to meet with local law enforcement from Gwinnett County and the city of Snellville. During these meetings, current crime trends are discussed. We also discuss the challenges of maintaining and recruiting officers for both departments. The retention of officers was also discussed. Given the investments that the county and the city have made in the officers training, it really presents a challenge for government and the respective departments.

We continue to volunteer as a mentor to a variety of people and organizations. One such organization is YEA. This Christian based group guides young entrepreneurs in all aspects of business venues. Two young men have been assigned to staff to mentor over the next 6 months. None of these activities occur during normal working hours.

FEATURED

Economic development researcher expects local, state economies to outperform nation

By Curt Yeomans curt.yeomans@gwinnettdaily.com

Apr 1, 2025



Georgia Tech Enterprise Innovation Institute Center for Economic Development Research director Alfie Meek presents his 2025 economic forecast last Thursday at Partnership Gwinnett's Economic Outlook event at the John C. Maxwell Leadership Center in Duluth.

Photo: Partnership Gwinnett

Metro Atlanta and the state of Georgia are expected to fair better from an economic standpoint than the rest of the nation, but inflation is not going away, an economic development research expert recently told Partnership Gwinnett.

Georgia Tech Enterprise Innovation Institute Center for Economic Development Research director Alfie Meek presented his economic forecast for the metro area, the state and the nation last Thursday during the Economic Outlook event at the John C. Maxwell Leadership Center in Duluth. the event was hosted by Partnership Gwinnett and presented by the Evermore, Gateway 85, Gwinnett Place, Lilburn and Sugarloaf Community Improvement Districts.

Partnership Gwinnett officials said Meek told the audience that metro Atlanta will do well economically because of high demand and large investment in the logistics and health care fields. Statewide, Georgia will benefit from the ports of Savannah and Brunswick as well as a blossoming semiconductor center and a recovery in the manufacturing industry.

As a result, the economies of metro Atlanta and the rest of Georgia are expected to do better than the nationwide economy.

But, Meek also warned that economic challenges remain for the nation. He predicted the U.S. will continue to experience high inflation and that any cuts by the Federal Reserve to interest rates will likely be limited this year. He also forecast unemployment to rise slightly and any job growth to remain focused on low-wage sectors, with workers in those sectors struggling with slow wage growth and mounting debt.

Home construction is expected to slow and mortgage rates are expected to remain elevated as well, according to Meek.

the one bright spot nationally, according to Meek, is that U.S. manufacturing should recover due to fewer regulations and lower energy costs.

Partnership Gwinnett officials said they hoped Meek's presentation would prove beneficial to the more than 200 Gwinnett business leaders who attended the Economic Outlook event.

“Our goal is for business leaders in Gwinnett to not only succeed but truly thrive,” Partnership Gwinnett Director of Economic Development Andrew Hickey said. “Georgia’s consistent ranking as the top state for business, combined with Gwinnett’s strong infrastructure and dynamic workforce, creates a powerful foundation for success. (Meek’s) insights into the economic trends and opportunities ahead in 2025 will equip businesses with the strategic knowledge they need to stay competitive and drive sustained growth.”

Curt Yeomans



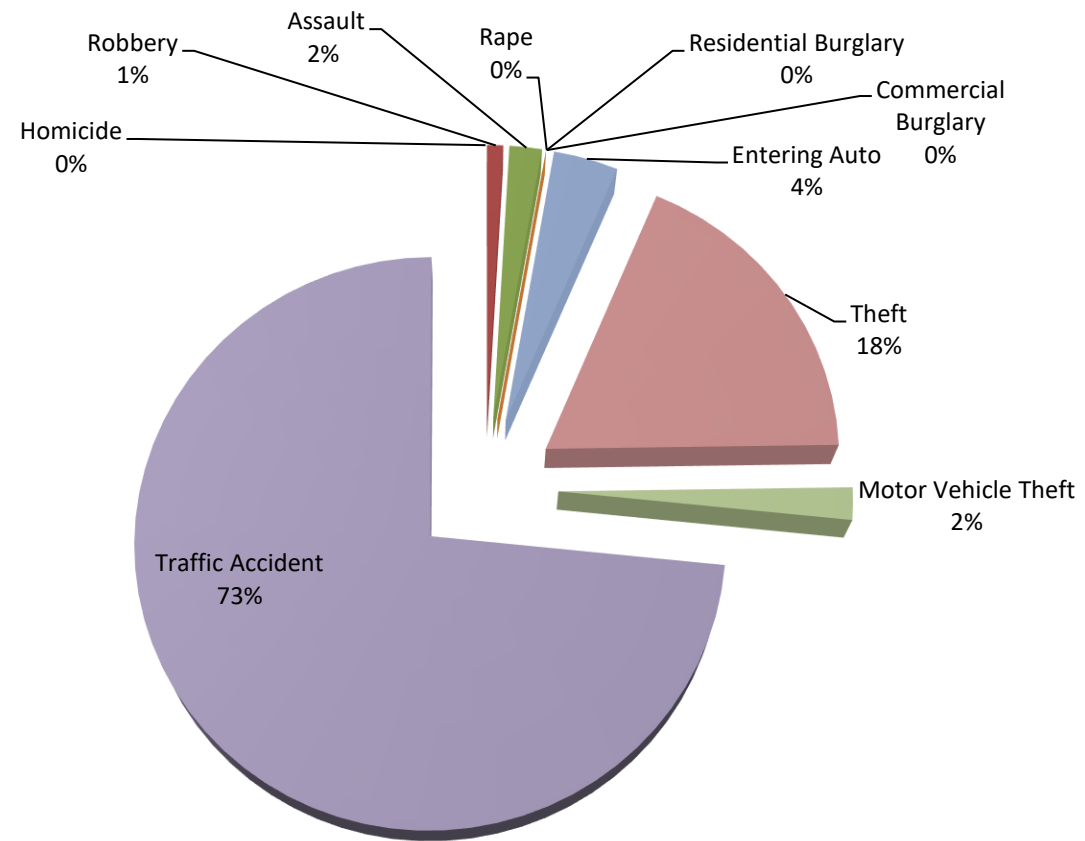
Evermore Community Improvement District Monthly Stats

**Gwinnett County Police
Department
Inspections Unit**

Evermore Monthly Stats

DESCRIPTION	March 2025	February 2025
HOMICIDE	0	0
ROBBERY	1	4
ASSAULT	2	0
RAPE	0	0
RESIDENTIAL BURGLARY	0	1
COMMERCIAL BURGLARY	0	2
ENTERING AUTO	4	2
THEFT	20	14
MOTOR VEHICLE THEFT	2	7
TRAFFIC ACCIDENT	80	67

Evermore Monthly Stats



Evermore Monthly Stats

