



## **Executive Director's Report**

June 26, 2024

The Evermore Community Improvement District held its 21<sup>st</sup> Caucus of Electors and Election of Board Officers on April 24, 2024. Posts 3 and 6 (Chairman Garner and Warren Auld) were reelected unanimously by those present. The election of officers followed the regular Board Meeting call to order. By acclamation, the Board officers were reelected with no opposition. These officers, Chairman Garner, Vice Chairman (Ron) Harrison and, long time Secretary/Treasurer, Bill Gower, will continue to provide guidance and accountability for the CID; congratulations to each of them and for their willingness to continue their involvement in the CID.

During the April meeting, the board, after some discussion, set the 2024 tax millage at 5Mils. This millage rate has been the same throughout the existence of the CID except for 2009 when the rate was lowered to 4Mils. The following year the millage rate was returned to 5Mils. The funds generated by the revenue will enable the CID to continue to improve the greater community in the CID.

As in years past, the Evermore CID Board of Directors was provided with an audit for the 2023 fiscal year. The audit firm of McNair McLemore Middlebrooks and Company, represented by David McCoy, provided the audit overview. Once again, the audit was presented without exception. A great deal of credit goes to the CID's Financial Administrator, Lois Love.

Evermore CID hosted a group from across some aspects of Gwinnett County Department of Planning and Development. There were seven attendees to hear and be introduced to the CID. Chairman Garner and Board Member Auld attended the meeting. Staff provided an overview of the CID. Immediately after the presentation, a question-and-answer period was held. The presentation was centered around the basic premise of past present and future of the CID and how the county could partner with the efforts of the CID and vice versa.

Staff then offered a tour to the group. During the tour, several questions related to projects were discussed. The county is currently engaged in a comprehensive plan for the Park Place area. The beginning impetus for this study was the redevelopment of the Tennis Stadium property. The study will focus on how to enhance the area to ensure a cohesive, broad and balanced community of affordable and market rate housing is available to support businesses within close proximity to jobs and job centers.

At the conclusion of the tour, lunch was provided that offered an opportunity for the attendees to discuss, among themselves, what they had heard and how this information

might factor into their planning decisions. As a result of this meeting, the county would like to involve CID staff, recognizing Centerville is not in the CID, but in close proximity to it and the CID, because prior involvement in assisting the planning activities, might once again be a valuable resource.

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

The blasting has begun! Good progress on the project is being made. While our area is suffering from the drought, this is great for the construction project and has assisted in allowing work to continue. You may recall that some of the gravity flow sanitary sewer lines will be 40 feet underground. Without rain, the critical portion of the project can be accomplished with little weather delays.

Enough credit cannot be given to ER Snell and their contractors for the pace of the project and the time they have taken to speak with affected business owners and the broader community. When issues have arisen, the business owner, construction supervisor and CID staff work to make the necessary changes that helped the business owner and did not slow the progress of the project.

**Financial Update:**

The total investment consists of \$5.656 million of operating and capital funds as of 5/31/2024. 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 liquidity of these accounts as of 5/31/2024 is close to \$500 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 thousand in capitalized interest income from these late 2023 and mid 2024 investments. Of which, we have realized (accrued) \$163 thousand in interest income as of 5/31/2024, with the remaining balance of \$120 thousand realized by the end of 2024.

**General Comments:**

The Board of Directors will consider contracting with Pateco Services for a one-year contract for street sweeping services. This contract features four quarterly sweeping with

each sweeping costing \$3000. However, since the combined total for the year exceeds the Chairman's authority, we will be requesting that the Board consider the request in the June 26th meeting.

The Peer Tour to Birmingham and Huntsville, Alabama is currently underway. Evermore CID staff traveled to Birmingham and Huntsville in June. This tour will feature redevelopment projects in Birmingham and adaptive reuse of strip shopping centers in Huntsville as well as green field projects. We find this tour very beneficial to our economic development offices in the county and efforts within all CIDs.

The CID was invited to tour Plant Vogtle by Deon Tucker, Regional Manager, Georgia Power. This introduction into the impact of the 3rd and 4<sup>th</sup> reactor coming online for the first time since the project began. A group of 20 key leaders in the region participated in the tour. While learning of the impact of Plant Vogtle, we had an opportunity to discuss the WWII Ace Fighter Pilot that the Plant is named for. We were also introduced to the Electricity "Wall Street" that most of us had never heard of it's existence.

We are currently engaged in the future planning of the county-wide Trail Master Plan. TSW has been contracted by Gwinnett County to develop a comprehensive, county-wide trail plan. Of interest to the CID is the trail along Yellow River and another portion that will connect Yellow River to the city of Snellville. While the plan is in the developmental stage, we have an opportunity for input into the plan.

At the request of the Gwinnett County Department of Planning and Development, the CID staff will assist in two upcoming studies. The county has undertaken a comprehensive study of the Park Place area. The second study will involve the commercial study of the Centerville community.