

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT
BOARD MEETING**

May and June Combined Meeting

Held at

2795 Main Street, West, Building 28, Suites A&B, Snellville, GA 30077

On

June 26, 2024

Board Members in Attendance

Chris Garner, Barbara Bender, Warren Auld, Dwight Harrison, Fred Dawkins, Diann Baker

Not In Attendance

Ron Harrison

Brad Williams

Additional Officer

Bill Gower

Staff

Jim Brooks, Executive Director

Tammie Martin, Executive Assistant

Lois Love, Financial Manager

Harrison Hartley, Jr., Intern

Board Counsel

John Vaughan, Rainey & Vaughan, LLC

Call to Order

Chairman Garner called the Board of Directors meeting to order at 2:33 pm.

Ceremonial Matters

Public Comments

Alex Robinson, Economic Development Manager from Gwinnett County, announced that Gwinnett County has been designated a Gold-Tier BioReady Community Status by Georgia Bio. Gwinnett County is the first county in metro Atlanta to qualify for and receive this status. This designation means that based on zoning practices and infrastructure capacity, Gwinnett County is ready for life sciences and biotechnology companies to invest in Gwinnett. Gwinnett is the first Metro Atlanta County to qualify and receive this status.

Approval of Minutes

Motion for approval of the Minutes of the April 24, 2024, board meeting was made by Mr. Dwight Harrison, seconded by Mayor Bender, and unanimously approved.

Presentations

- a) Major Brookins announced during the months of March and April there were no homicides, robberies, assaults, rapes, there was one residential burglary, 5 total commercial burglaries, 25 entering autos in March (18 in one day), April had 6 entering autos and only a handful in May on the corridor. In March there were 22 thefts, April was 13. Part of those were from the crew that was arrested so the County is seeing a decline in thefts. Motor vehicle thefts in March and April were 11. They went up significantly for the precinct. Traffic accidents are maintaining about the same numbers. The Southside Precinct is losing people and making do with what they have. There are several out on light duty and others who are just leaving law enforcement.

Action Items

- b) Approval of the 2024 Street Sweeping Contract. Mr. Brooks presented the contract for the street sweeping contract to the board for its consideration. Mr. Dwight Harrison made a motion to approve the contract and Mr. Warren Auld seconded the motion. The motion carried unanimously.

Board Reports

- c) Mr. Gower presented the Cash and Investment Reports for April, and May. Both the fact sheets and collateralization reports were included in the board book. Expanded documentation can be found in the electronic packages emailed earlier.
- d) Mr. Brooks reviewed his Executive Director Report which was included in the electronic package. Mr. Brooks started with the visit from Gwinnett County Planning and Development. Seven (7) individuals from Planning and Development visited the CID for a presentation and tour of the CID. This is the first time staff and board members have had the opportunity to meet with a full range of operations, mid-management, and directors before. They spent 3 hours in the CID. Mr. Brooks stated that they came away with a much better understanding. The discussion included a presentation, riding tour, and lunch. The presentation and discussion included what has been accomplished and what is being planned. Mr. Auld and Chairman Garner attended. Chairman Garner took over the task of driving the van and it was evident the attendees were favorably impressed with what they saw and even more so once they saw Amazon. Mr. Brooks stated that lunch elicited some of the best conversation he has had with anybody from the county since he's been here. Very positive feedback was received from the group, particularly the leadership, and two or three have requested further details and expressed an interest in a return visit. Staff will be following up with them. Mr. Brooks met with the Council of Quality Growth on Tuesday where he shared the progress on Evermore North Blvd. The project is currently on schedule. Mr. Brooks thanked Ms. Baker for all the assistance she has provided and advocating for the CID. The CID is in sound financial shape. The Huntsville/Birmingham Peer Tour took place last Thursday and Friday. Birmingham was dropped from the tour due to the travel time between the two. There is so much to be seen in Huntsville that is relative to Gwinnett. There is a lot of redevelopment activity. Adaptive reuse of property that fits perfectly with the county. We are inviting developers and if you have developer friend we would certainly invite you to call Jim and he will get them in touch with the right folks.

The CID was invited to see Plant Vogtle the week that the 4th reactor came on line. It is most impressive and certainly gives you a full appreciation about what hundreds of billions of dollars looks like. There is a floor at the Georgia Power building that is the “Electricity Wall Street” where they buy and sell power constantly just like they do on Wall Street based on where storms and heat.

The CID is also involved in the county-wide trail master plan. Part of the issue discussed, is currently the Master Plan has a trail running along Hwy 78 to get to Snellville. That is a dangerous idea. If we get our parallel road system up and running, we can hopefully move that path over to that area and away from Hwy 78. Planning and Development has undertaken two Comprehensive Study Plans. One at Park Place and the other in Centerville. They recognize that the CID does not touch Centerville but because of the CID’s involvement on a volunteer basis, they’ve invited us to participate in that planning activity as well as Park Place. There is a sense with the new leadership at Planning and Development that the CID’s will be more of a partner and more engaged, as opposed to learning about it in the newspaper. We’ll have a little heads-up in advance and an opportunity for some input on the front end, Mr. Brooks hopes that will come to fruition.

Additional Comments

Mr. Brooks asked Kendyl Lewis to stand up. He announced that Kendyl is about to leave. Kendyl is going to be attending Virginia Tech University to get her PhD in Economics. The program is focused on agriculture and applied economics. She will be specializing in food and health economics, specifically looking at programs that focus on nutrition and health. Kendyl is hoping to work on grants from the USDA to evaluate how effective our public policies that are addressing food insecurity and hunger.

Adjournment

By acclamation, the meeting adjourned at 3:04 P.M. The next Board Meeting is currently scheduled for Wednesday, July 24, 2024, at 2:30 P.M., at 2795 Main Street West, Suites A and B, Snellville, GA 30078.

Approved by the Board this _____ day of _____, 2024.

Secretary-Treasurer