



EVERMORE COMMUNITY IMPROVEMENT DISTRICT

Executive Director's Report

August 26, 2009

During the past month, the Evermore CID Board Members and Staff have developed responses to issues affecting the Corridor. Our newly reconstituted Economic Development Committee have been busy with details of how to reduce turnover in business, create a positive and attractive environment and improve our ability to compete with other areas and the region.

The committee has also advertised for an Assistant Economic Development staff member to assist in the efforts to improve the district's viability. This Assistant will work primarily in the area of Economic Development, but will assist in other functioning areas when necessary.

The operational aspects of the CID continue to be reviewed and modified to make the organization, funding and fund management more streamlined and less cumbersome. Having three RFPs out to the business community simultaneously has brought its challenges to some of our Board Members and Staff. We are prepared to make steps to review and improve, where necessary, any aspect of leadership, direction and functions of the organization.

Walton Court Realignment Project:

The Evermore CID has received notice that the LCI funds have been released in order to begin the road realignment at Walton Court. This process will begin with the initial kick off meeting to be held by Evermore CID and the Georgia Department of Transportation in conjunction with the Gwinnett County Department of Transportation on August 28, 2009.

Yellow River Pedestrian Bridge Project:

We are also in the design and approval phase of the Yellow River Pedestrian Bridge Project. Currently, the footing design is undergoing modification to allow for appropriate footing to support the bridge structure. This addition to the corridor will allow for connectivity to existing sidewalks that will improve the safety of pedestrian traffic. On Saturday morning August 22, 2009, I received an email notification that GDOT has signed off on the changes to the plans. We are now in the process of having the Engineer of Record review those plans.

McGee-Cambridge Realignment:

The final decision will be made very soon on who will let the McGee-Cambridge realignment. The final agreements will be developed to facilitate this project. The ROW acquisitions will begin as soon as the details of the project have been finalized. At a meeting with Gwinnett County DOT, requested by Evermore CID, the initial fact finding and areas of responsibilities were discussed. The GDOT representative is verifying the best method to proceed based on the information and agreements that have been previously been developed.

Status of Results of the RFP for Security Services:

The Evermore CID requested proposals for the security services. These five (5) RFPs have been reviewed based on the proposals as provided. The award of the bid will be voted on in the August 26, 2009 meeting. I am prepared to discuss these proposals with members of the Board during that meeting. There will be Security submissions and a tally sheet is available for your review.

Status of Results of the RFP for Landscaping and Maintenance:

The Landscaping RFP was received on August 20, 2009. The Board of Directors should have received a copy of all RFPs. The review will take place prior to the August 26, 2009 meeting. There will be a spreadsheet for your review of the key elements of the RFP.

Evermore's Support for TADs:

As sited in the Economic Development Manager report, the Evermore CID supported the efforts to have a third Evermore TAD added to the proposed TADs for Gwinnett County. While the Highpoint area did not receive approval, the Redevelopment Agency voted to allow a four week study to determine whether this is an appropriate location and whether this TAD should be approved based on current Gwinnett County TAD Guidelines.

Review and Presentation of the FY-2009 Budget and other related Budget Issues:

Bill Gower and I have worked to develop a draft of Revised 2009 Budget. This budget reflects a \$250,000 reduction in revenues based on the 4 mills VS 5 mills as previously reflected in the '09 Budget. Additionally, we reduced interest income by \$9000 because of lower interest rate received during this budget cycle. While highlights of the Budget have been identified by the Treasurer, there a number of fundamental changes to cost centers, within the budget, that will occur in order to correct the problems. One example will be the distinction of all Economic Development Activities including salaries and benefits. This approach will allow for a quick review of the level of funding allocated to our Economic Development commitment.

Efforts at reconciliation and reporting of use of SPLOST accounts continues. Our recommendation is to separate all activities of the SPLOST accounts. This would include the Gwinnett County SPLOST contributions to the account as well as all expenditures. Under a 2007 Intergovernmental Agreement between the Evermore CID and Gwinnett County, we are required to report expenditures and proof of the payment of funds. Bill Gower and our staff are in the process of bringing the documents up-to-date.

Status of the Median Project and related issues:

As construction continues along the Corridor, certain issues have arisen. Continuation of citizen concerns about the construction is one of those issues that our office addresses virtually everyday. As has been previously stated, the Team at C. W. Matthews responds immediately to provide us with an answer or a solution to the problem.

With some current problems, which have recently been identified, we believe that C. W. Matthew will ask for an extension on the contract. This extension may go past March of 2010. One of the primary reasons for the request is that a 16 inch water main is located too close to the actual construction and paving operations. The course of corrective action will be to relocate more than 600 feet of water main. We have been in touch with Gwinnett County to request any help in expediting the process. They have a contractor on site and that contractor has moved another crew in to the construction zone to hasten the process as quickly and safely as possible.

Evermore CID Representation on the Board of the Gwinnett Chamber of Commerce:

A meeting was held with the CID Executive Directors to discuss the opportunity for Evermore CID to have a seat on the Board of the Chamber of Commerce. After discussing the matter with the Chairman, a decision was made to have the Chairman of the Evermore CID to assume the Chamber position. This seat is for a period of one year beginning in January of 2010.

ARC Update:

Evermore CID continues to be represented in bi-weekly meeting of the ARC. This meeting provides us with long term trends and information, but also serves to cause us to review what is currently impacting traffic. Because of traffic issues in the metro Atlanta area, it is estimated that two (2) or more billion gallons of fuel has been wasted. As a result of this comment, and with the extension to the median project, we will request DOT to study traffic light timing along the corridor. We have observed some locations where it is obvious, changes need to occur. As this request is responded to by GDOT, we will keep the Board informed.

Planning Session Activities:

The Planning Session for the CID has been a top priority of the staff. We have attempted to provide you with, as the Chairman describes it, the “meat and potatoes” version. We are hopeful that clear direction on projects and priorities are a result of this session. The focus of the CID is critical to our ability to respond to the taxpayers. Once the details of the work program are completed, we believe good headway can be made.

Updated Short Term Work Plan and Infrastructure Projects:

At the request of Board Member Norton, we have provided you with an updated short term work plan. In almost every area of the work plan, changes from your previous work schedule, priorities and plans have occurred and thus, amended to reflect those changes.

In the more immediate work plan area, our infrastructure projects list has been critically reviewed and reordered. This process was not the staff's intent to alter priorities of our project but rather, to place them in chronological order. This list is arranged in the actual order we believe the projects are most likely to get underway. Funds have been verified through funding sources and, while I don't have complete confidence in the figures as they currently appear, we will continue to verify the information. There are some sharp contrasts in certain areas from previous recap sheets of funding levels. Special note should be made that a meeting of the three CID Executive Director's will occur on September 3 to discuss the method of dividing the discretionary funds from the 2009 SPLOST. It is important to note that these funds will be received during the course of the **next 5 years** and will not be immediately available for project use in the near term.

Landscaping and Maintenance:

As of late, you might have seen a significant change in the landscaping and maintenance along the corridor. Certainly over the past three months I have seen marked improvements especially over the last month. As the median project construction activities diminish in one of the sections of the corridor, we should expect a distinct change. On Friday, August 21, 2009, I noted a large number of Leach Landscaping personnel working along the Yellow River area. Please note the area. This quality of work will be expected in the future, as the project draws to a close.

Executive Director Search Progress:

The Search Group for the Executive Director's position has developed and completed their review of the Job Description. They have authorized the posting on our website for the position with a closing date of September 4, 2009. The committee has requested all applicants to respond to Mr. Kenny King, the Single Point of Contact, and to copy each Board Member directly. Once the job announcement is closed, the Committee will then prepare the review and evaluation process. Chairman Adair is Chairing this Search Group.

General Comments:

The Evermore CID is about to undergo a significant change. The number of new projects and the shift to greater focus on economic development are going to change the face of the Corridor. We are experiencing greater interest from the business and property owners within the District. We see greater demand for the services offered by the CID; but the challenges are tremendous. It is easy to point to the Economy as the reason for why "we are where we are". However the efforts are underway to create an environment poised to take advantage of every opportunity infused into the area. Special note should be given to the **Economic Development Committee** (Chairman Forrest Adair, Kenny King and Emory Morsberger) and the Economic Development Director (David Stedman) for their recent efforts by having the Economic Development Team of the Gwinnett Chamber of Commerce to be guests of the Corridor for the better portion of a day. The Evermore CID is certainly on the "RADAR" of the Partnership Gwinnett Team. We want to thank them for their efforts and time.