



MEMORANDUM

TO: 78 CID Board of Directors
CC: R. Sapp, Exec. Asst.; A. Fielder, redpepper
FROM: Brett Harrell, Executive Director
DATE: February 28, 2007

RE: Monthly Report

Administration

Since my last report, I attended meetings with Chairman Bannister, Commissioners Beaudreau and Green, JJG, PBS&J, GDOT, City of Snellville, Gwinnett Chamber, Gwinnett DOT, redpepper, and Gwinnett County as well as events at the Georgia General Assembly, Metro Atlanta Chamber of Commerce, Council for Quality Growth and CID Alliance. I also chaired an organizational meeting of the Partnership Gwinnett Quality of Life Committee.

I participated in a joint meeting with sponsors of Gwinnett transportation projects and staff of GDOT, ARC, GRTA, and Gwinnett DOT. This meeting resulted in modifications and corrections to the timelines and funding for our four HPP packages.

I participated in two conference calls this month with Congressman Linder and Senator Isakson and voiced support for recent action authorizing full funding of SAFETEA-LU for fiscal year 2007 – future years remain at risk.

Received word that Jeff Timler, City Manager for the City of Snellville, may be vacating his position. Jeff has been a long time and valued employee of the City and supportive of many initiatives important to the CID.

Funding

Revised FY 2007 budget document to reflect increased cost estimates for pre-approved projects.

Received Gwinnett County Revitalization Grant information for 2007 and began discussions with County and sister CIDs.

Negotiated with Gwinnett DOT regarding SPLOST funded projects and allocation of 2005 SPLOST proceeds.

Public Relations

During February, the Highway 78 CID received positive PR in the following publications and venues: ARC Shape of Things to Come television program; Accent Gwinnett magazine; Atlanta Journal Constitution, Gwinnett Daily Post, Gwinnett Business Journal, and the Snellville Community News.

Met with redpepper and our PR subcommittee regarding branding / identity. redpepper will present the concept at our February 28 Board meeting.

Economic Development

Our office fielded a number of calls and we assisted both existing property owners and potential purchasers in acquiring information regarding various projects including market rental information.

Ali Starnes, Economic Development Manager for the City of Snellville, will provide the Board and update during the February 28 meeting.

Had several conversations with Mayor Nick Masino, Suwanee, the newly hired Vice President of Economic Development for the Gwinnett Chamber. Nick will also lead the Partnership Gwinnett initiative.

Met with Darren Harper, Scenic Office Suites, regarding a potential office development and A-1 Sign Company regarding relocation of the New London Plaza signage.

Toured the corridor with Steve Edwards representing a firm looking for approximately 5 acres of industrial space and met with Allen Richardson, Richardson Housing Group regarding ongoing and future development.

Updates on several ongoing projects:

Park Place Activity Center Study

The public kick-off meeting on January 29 was well attended with over 50 individuals signing in. JJG provided an overview of the process and engaged the participants in an interactive preference survey. PMT / Core Team meeting on Friday, March 2 and Community Visioning Workshops on March 15 and 17.

Partnership Gwinnett

Chaired the organizational meeting of the Quality of Life Committee. Committee members include: Major Dan Branch, GCPD; Susan Lee, Gwinnett Deputy Administrator; Stan Hall, Gwinnett DA's Office; Mike Levengood, McKenna Long Aldridge; Bob Smith, Merial; Chuck Warbington, Gwinnett Village CID; Paula Hastings, Accent Gwinnett; Caryn McGarity, GCVB; Judy Waters, N.E. Georgia Foundation; Mike Phelps, Bowen Family Homes; and Marsha Anderson-Bomar, StreetSmarts.

Tax Allocation Districts

The Quality of Life Committee among others is working with Sen. Thompson on local legislation to include cities in a call for a special election on the Redevelopment Powers Law that would lead to authorization of TADs. One of the issues is the cost of the special election and the County requests participation from participating entities. Chuck Warbington of the Gwinnett Village CID, a member of the Partnership Gwinnett Quality of Life Committee, is managing the TAD process and has recently voiced concerns regarding coordination between the County and cities on the necessary legislation and possible referendum dates. Snellville, after numerous changes of position, has finally agreed 5-1 with Council Member Jenkins dissenting, to move forward with enabling legislation and a voluntary referendum requirement.

Projects Underway

During February, we advanced the following projects:

Landscape Master Plan: Worked with GDOT, PBS&J, and GS&P to devise a plan of action to insure installation of the plantings desired by the CID. At present, PBS&J has submitted revised quantities and cost estimates to be included within the bid documents. Once the contract is let, GDOT will permit a change order and we will work with the contractor and property owners to secure construction easements to effect the installation of the plant materials. Confirmed PBS&J provided GDOT *Special Stipulations* for landscape and streetscape materials included in the median letting.

STWP: Reviewing projects to be in a position to recommend modifications and substitutes as needed.

Sewer Study: PBS&J completed study, provided to Gwinnett County Water Resources and to local property owners.

CID Alliance: Attended CID Alliance meeting in Gwinnett County on January 30. The Alliance agreed to advance 12 Principles regarding transportation funding and to include the various resolutions authorized by 9 of the CIDs. Yvonne Williams and Chuck Warbington will lead the effort to communicate the principles at the General Assembly. A copy of the principles is included in your meeting binder.

LCI Implementation Funding

Authorized PBS&J to prepare two requests for funding for projects previously pre-qualified by ARC – Walton Court realignment and Parkwood to Hewatt parallel roadway. Submission due March 16, 2007.

Potential Projects

During February, the following potential projects received attention:

GRTA / GCT Express Bus Service: GRTA reports that the Stone Mountain Tennis venue chose to delay executing a contract for the park-n-ride lot postponing the planned start date beyond March 2007. I have put the City of Snellville in touch with GRTA and First Baptist Church is now under consideration for a park-n-ride lot on the east end of the corridor. Jim Ritchey, Deputy Director of GRTA, reports that First Baptist is considering allocating space for the park-n-ride lot and should those negotiations conclude favorably, service may begin by mid-year.

Revitalization Sidewalks: No further action. Gwinnett County has allocated approximately \$167,000 in sidewalk funds for use at the discretion of the Highway 78 CID. It has been our intention to hold off any project funded with the discretionary funds until GDOT installs the sidewalks on U.S. 78.

Tidbits

The Glenn on Main / Club Martinique

Martin Goldstein, purchaser of the old SPD property, has expanded his office condo development to include a restaurant and club.

Dr. Heather Allen Dental Practice

Gwinnett County approved a rezoning for U.S. 78 at Monterey Drive for a new building and dental office with curb cut provisions supported by the CID.

Dermatology Practice

Dr. Windell Davis-Boutte, MD is well under construction at U.S. 78 and Lake Lucerne Road for a Dermatology office and coffee shop.

If there are any other issues and/or questions, please ask.