



# MEMORANDUM

**TO:** Board of Directors  
**CC:** V. Blalock, Exec Asst; L. Kaiser, Proj Mgr  
**FROM:** Brett Harrell, Exec Dir  
**DATE:** January 28, 2009

**RE:** Monthly Report

Please recall I was “technically” on vacation during a portion of this time.

## **Administration**

Since my last report, I attended the following meetings and events among others:

- TAD mtg w/ Comm. Beaudreau, Ken Bleakly, Joe Allen, and Chuck Warbington
- Kelly Bowlin; ROW issue w/ GDOT
- Jimmy Whitaker, CPA Auditor
- Georgia Section ITE Awards – 2008 Agency Achievement Award
- Piper O’Brien Architects – way-finding signage, building façades
- Gwinnett County Board of Commissioners – TAD briefings
- Gwinnett CID Alliance – TADs, Econ Dev, Project Dev, Revitalization
- Transportation Summit – ARC, GDOT, GwDOT, GRTA, SRTA
- Russell Treadway, City of Snellville – Cambridge St. intersection
- Major Mindy Bayreuther at CID offices – Qual of Life, CAPs, staff contacts
- Gwinnett Neighborhood Leadership Institute – benefits of CIDs - Norcross
- Economic Development Strategy – Nick, Chuck, Joe
- State of the County – Chairman Charles Bannister
- Eggs & Issues – Gov. Perdue, Lt. Gov. Cagle, Speaker Richardson presenting
- Get Georgia Moving Coalition – State Capitol – Sen/Hse versions
- Gwinnett Municipal Association – Lawrenceville – legislative update
- Jock Connell, County Administrator, Gwinnett County – TADs
- Randy Winfield, Winfield Realty – Economic Development website
- Gwinnett DOT – SPLOST Transportation Planning
- CPSC – Gwinnett County SPLOST Transportation Planning
- Alfie Meek, Gwinnett County, Dir. of Forecasting – TADs w/ Chuck and Joe
- Jann Moore – U.S. 29 CID
- Ken Bleakly, Jonathan Gelber and Bob Cowhig – Econ Dev Plan and SMMA
- Bill Gower, Treasurer – accounting systems in CID office
- Senior Leadership Growth Day – benefits of CIDs – Lilburn
- Dwight Harrison, Kenny King, Gary Custar, Dean Robinson – CID office
- Sustainability Task Force – Gwinnett Chamber – Developer / Business Summit

During the past month, our office assisted the following business owners among others:

- Diane Bowen, Stone Mtn Mobile Home Park – buffers
- Kelly Bowlin, Gwinnett School of Music – ROW
- Paul Young, Nissan – signage and landscaping
- Ken Shiver, Millennium Cycleworks – street address
- Wayne Currie, Solid Rock – infrastructure, financing, CON
- Emory Morsberger, Morsberger Group – referrals on Lucerne, LRG, fitness sites
- Glen Williams, South Gwinnett Foundation – community support
- Dr. Donald Bohne – industrial space

### **Funding**

Receiving transfers of 2008 property tax revenues – estimated A/R:  
2006 = \$1,442.80; 2007 = \$6,212.44; 2008 = \$48,677.00

Receiving payments on sewer line extension – estimated A/R = \$94,018.53

Reconciled financial statements and prepared Income Statement and Balance Sheet for monthly Board review.

Revised preliminary FY 2009 Budget information for Board review including revisions requested since November 2008 and December 2008 presentations and incorporating year-end payables – included in Board binders.

### **Public Relations**

Since my last report, the Evermore CID received positive press in the Gwinnett Daily Post, Atlanta Journal Constitution, Gwinnett Forum, and published our second Evermore News paper.

Updated website with project data, press releases, and ITE Award announcement.

Published e-Newsletter to nearly 600 subscribers.

The Evermore CID received a positive welcome and accolades from members of the Gwinnett Neighborhood Leadership Institute and Senior Leadership during January 2009.

Evermore was positively featured in both corridor homeowner and business publications during the past month informing our community of our activities and projects.

The Atlanta Business Chronicle featured the \$60 million Stone Mountain Hospital (Solid Rock) project on the front page of their publication on Friday, January 19, 2009.

### **Economic Development**

Please refer to copies of emails sent on Jan 12 and Jan 17 titled “Economic Development Update” included in your binders detailing numerous activities over the past month.

Please refer to the Economic Development tab in your binder for updates on specific projects and leads.

Posted the Economic Development Manager position on multiple websites through January 23, 2009 receiving 25 responses including several outstanding candidates.

Mailed a “Notice of Termination” letter to those potential clients that verified a contractual agreement in place (outside my knowledge or legal review) with the Evermore CID.

Updated contact information with Economic Development organizations.

Valerie and Michelle compiled listing information on properties featured in the January Evermore News.

Vice Chairman Norton had an opportunity to travel with Chip Mitchell, Georgia Department of Economic Development and discussed our redevelopment targets and availability for corporate relocations. Mr. Mitchell remains engaged and informed on Evermore activities and will work in support of our initiatives.

Met with Dale Stapler, Alpha Results, an economic development consultant working with clients seeking tax credits and other financial incentives for investment and job creation.

Met with Ken Bleakly, Bleakly Advisory Group, to discuss Economic Development Plan. Ken will present an update at today’s Board meeting.

*Updates on ongoing projects:*

#### **Park Place Area Sidewalks**

Project complete. Job closeout pending with estimated final cost \$15,136.95 under budget at \$314,863.05. Leach Landscaping performed exceptionally well as did Larry Kaiser, P.E., our project manager.

#### **Sewer Extension**

Please refer to Mr. Kaiser’s memo included in your binder. Project nearly complete with final “punch-list” items under review. Estimated final cost approximately \$70,000 under approved budget.

### **GDOT / ARC TIP**

Larry Kaiser, P.E., Evermore Project Manager, met with ARC, GDOT, and GwDOT on Wednesday, January 21, 2009 to discuss our five TIP projects: Hewatt to Britt, Cambridge Realignment, Yellow River Pedestrian Bridge, Rockbridge to Davis, and Walton Court Intersection. He received confirmation that State funding we've been seeking from GDOT is included in the amount of \$124,000 on the Cambridge project (up from \$80,000) and \$155,000 on the Rockbridge to Davis project (up from \$100,000).

### **Walton Ct Intersection**

All parties ready to begin pending Notice to Proceed from GDOT.

### **Pedestrian Bridge**

Mr. Kaiser will meet with GDOT next week on issues related to letting the project. Target let date is June 30, 2009.

### **Gwinnett County SPLOST**

Gwinnett's three CIDs met several weeks ago on Transportation Planning funds then coordinated a meeting with SPLOST Chair John Karnowski and Gwinnett DOT to discuss our needs. Gwinnett DOT supported our request and the CPSC voiced support for allocating 25% of the total 2009 SPLOST Transportation Planning funds to Gwinnett's CIDs. With a positive vote on Friday, January 30, 2009, Evermore will share in \$1.5 million in Transportation Planning funds over the next 5 years of the 2009 SPLOST.

### **U.S. 78 Median**

C. W. Matthews remains on schedule moving into Section 3 (from Killian Hill Road to Highpoint Road) just after the New Year. Target completion remains year-end 2009. The decorative light posts are installed on the vehicular bridge at the Yellow River. PBS&J has submitted a final, qualified vendor pedestrian light fixture for 33 locations – waiting GDOT final approval.

Finally, Georgia DOT continues to impress as an outstanding partner with the Evermore CID. Harold Mull, Area Engineer, is working with his staff to modify aspects of the ongoing median project to better prepare and potentially reduce the costs associated with our future projects such as the Pedestrian Bridge and Cambridge Intersection.

Please voice questions and/or concerns on these or any other activity.