



# MEMORANDUM

**TO:** Board of Directors  
**CC:** Rockie Sapp, Executive Assistant  
**FROM:** Brett Harrell, Exec Dir  
**DATE:** November 28, 2007

**RE:** Monthly Report

## Administration

During the past month, I attended the following meetings and events among others:

- Gwinnett County Board of Commissioners – approval of PPAC study
- Gwinnett County Economic Development – revisions to County incentive pkg
- Gwinnett Chamber – Chaired Partnership Gwinnett Quality of Life mtg
- Georgia Public Policy Foundation – Transportation Leadership w/ Sen. Mullis and Rep. Smith – Rep. Everson was our guest
- South Gwinnett High – Principal for a Day
- Georgia DOT – Utility mtg [WEMC in Sect. 3; AT&T lagging]
- Park Place Community Association – met w/ Board Members
- Jessica Daron Ct Sewer Extension – met w/ Property Owners
- Centerville Neighborhood Assoc – COPS issues / Park-n-Ride issues
- Snellville Commerce Club – local business mtg
- Snellville City Council – newly elected swearing in ceremony
- Centerville Community Association – provided letter of support

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

- Larry Pearson, Parkwood Motors, SUP, 1.5 acre min.
- Dwight Harrison, Volkswagen, OSHA stop work order
- Kenny King, Monarch Development, construction fill
- Kelly Bowlin, Gwinnett Music / Starbucks, parking easement
- Rex Baker, Jr., Fountain Drive Medical Offices, signage
- Tracey Napp, Chick-fil-A, signage
- John McCree, McFarland-Dyer, planning for bank pad
- Janet Crawford, Galaxy Music, real estate / insurance sales calls

I also toured the corridor on separate occasions with Commissioner Mike Beaudreau, Mike Leach and Plaza Security. Notified Gwinnett County regarding current decision on MOU for Public Safety patrols.

## **Funding**

Receiving transfers of 2007 property tax revenues – estimated A/R:  
2005 = \$827.59; 2006 = \$3,020.44; 2007 = \$200,384.08

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

Prepared Draft FY 2008 Budget, documentation, and memo for Board's review.

Notified of Gwinnett Convention and Visitor's Bureau grant award of \$6,650.00 to produce a map of the Evermore community identifying key attractions and businesses.

Requested quotes for private security and insurance from various vendors. Negotiated renewal with Leach Landscaping for services during construction.

Maintained short-term investments in excess of 5.1% on all accounts. Invested an additional \$250,000 from current tax revenues in a 6-mo CD at HavenTrust at 5.6%. Investment earnings exceed \$62,000 year-to-date.

## **Public Relations**

During November, the Evermore CID received positive press in the following publications: AJC, GDP, Tri-City Times, Accent Gwinnett, Chamber FOCUS newsletter and others.

e-Subscribers up 10% over past month to 550+.

## **Economic Development**

Our office fielded a number of calls from property owners and prospective investors.

Keystone Development withdrew an application for storage units just west of Ross Road because of inadequate soil conditions.

Working with Gwinnett County, Chamber of Commerce, and sister CIDs on potential modifications to County incentive package to better address redevelopment areas.

Secured agreement with City of Snellville for temporary construction signage for businesses. Discussed similar proposal with Comm. Beaudreau, County decision pending.

*Updates on ongoing projects:*

**Project Status Reports**

Please find enclosed in your monthly binders project status reports from November on the U.S. 78 Median, Pedestrian Bridge, Bedrin IPA, RBR to Davis, McGee/Cambridge Intersection, Hewatt to Parkwood, Parkwood to Britt, Jessica Daron Ct Sewer Expansion, Walton Ct. Intersection, and Park Place Area Sidewalk projects.

**Illuminated Street Signs**

Secured GDOT approval and instruction to CWM to install illuminated street signs and mast arms at the Rockbridge at Sharp Trail intersection. Researched cost differential and estimate at \$50,000.

**Park Place Area Sidewalks**

Received Supplemental Agreements from Gwinnett County to transfer the revitalization area sidewalk project from Bethany Church Road to the Park Place area. Larry Kaiser secured quote from StreetSmarts for construction services. Both items for Board approval today.

**U.S. 78 / S.R. 124 Intersection Design**

City of Snellville notified the CID of a preliminary staff meeting with GDOT regarding the design of this intersection improvement.

**ARC TIP**

Worked with Vince Edwards at Gwinnett DOT to provide information for the Atlanta Regional Commission's Transportation Improvement Program update to include several Evermore CID projects funded through HPP dollars.

**Gwinnett School of Music / Starbucks**

Tasked Larry Kaiser to work with property owner Kelly Bowlin and his consultant, Bo Cone, to seek a Special Encroachment Permit to allow continued parking within GDOT right-of-way.

**Bedrin IPA**

Property owner Whisenant will not agree to any waiver of his sole ability to close the inter-parcel connection. Project stalled pending potential sale of Whisenant property.

**Bridge Embankment Landscaping**

Successfully negotiated with GDOT and CWM to gain agreement to plant the bridge embankments outside the construction zone during the first quarter 2008 planting season in accordance with the PBS&J landscape plans. The CID will accept maintenance responsibility immediately upon completion of the planting.

**Monument Sculptures**

Recommended Evermore CID business, Spence Monument Company, to CWM for fabrication of the granite-style monument sculpture for the East Park Place Gateway.

**Jessica Daron Ct Sewer Expansion**

Larry Kaiser and I met with property owners and presented several cost allocation models to cover the \$360,000 balance for construction of the 8” sewer line in this area. Rockie mailed follow up letters on November 19, 2007 – waiting property owner response.

**Miscellaneous**

- Consulting with Representative Steve Davis of Henry County on a \$70 million road project, funding mechanisms, and comparison of TAD versus CID
- Published Larry Kaiser produced white paper on Stormwater and the impact on redevelopment at the CID website. Working with County, Chamber, and City on stormwater issues.
- Discussions ongoing with County, City, Chamber, Gwinnett Municipal Association, CID Alliance and others on taxation
- Beginning preparation of 2008 Legislative Agenda for presentation to Board in December

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