



MEMORANDUM

TO: Board of Directors
CC: V. Blalock, Exec Asst; D. Stedman, Econ Dev Mgr; L. Kaiser, Proj Mgr
FROM: Brett Harrell, Exec Dir
DATE: November 19, 2008

RE: Monthly Report

Administration

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

- GPPF w/ Speaker Richardson – 2009 Legislative Session
- Dinner w/ Chairman Bannister – multiple issues
- GGM at MACOC – Political Policy Committee
- ARC/ GDOT – TIP projects/amendments
- CID Alliance w/ Dick Anderson, GRTA and Chick Krautler, ARC
- Gw PI / Gw Village – Transit Study presentation
- BAG / JJG – revisions and coordination of plans/studies
- Gwinnett Co Redevelopment Agency – TAD presentation / approval
- SPD / GCPD / Corridor Private Security Firms – initial cooperation mtg
- Phillip Ravolti, Heath Engineering – vendor
- Mike Comer / Phil Hoskins – Gwinnett Co Park and Rec Plans
- GDOT/GwDOT/CWM/PBS&J – Pedestrian Bridge Coordination Mtg
- Solid Rock Investor Mtg – Stone Mountain Hospital
- RBR to Davis Property Owner Mtg
- 2009 SPLOST CPSC Mtg

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

- Keith Kasnick, Huddle House – signage, access
- Julie Lewis, Lilburn Homeowner – cst and lane width issues
- Gerald Bedrin, Killian Hill Center – U-turn, access issues
- Clyde Shepherd, multiple parcels – Buddy Davenport, Best Buy R.E.
- Tina – State Farm Agency on corridor
- Phil Wall, McDonald's – sidewalks, rebuild
- Ken Shiver – road conditions at Jessica Daron Ct
- Mr. Bolton – Rainbow Circle – project status
- Steve Norton – status of projects, rear access project
- Scott Fanin, Bulldog Tire – sign issue
- Rob Bailey, Bailey Appliance – sign issue

Valerie Blalock continued HOA Coordination communicating with various community groups and attending a ribbon cutting for Georgia Protective Services.

Funding

Receiving transfers of 2008 property tax revenues – estimated A/R:
2006 = \$2,081.60; 2007 = \$8,441.55; 2008 = \$340,364.20

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

Received collateralization documentation for PAB certificate of deposit.

Prepared preliminary FY 2009 Budget information for Board review – included in Board binders.

Public Relations

During November, the Evermore CID received positive press in the following publications: AJC, GDP, Tri-City Times, and in Georgia Trend among others.

A completely revised Evermore publication, in an 8-page newspaper format, mails prior to Thanksgiving with additional copies available at outlets along the corridor.

Updated website with project data, press releases, and November e-newspaper.

Economic Development

Received a unanimous 5-0 approval from the Gwinnett County Redevelopment Agency on the Evermore (Hwy 78) TAD Plan. [Presentation by Ken Bleakly]

Presented an overview of the Evermore community to a group of potential investors in the Stone Mountain Emergency Care Hospital [Solid Rock project].

Updates on ongoing projects:

Bedrin IPA

Project closed-out at \$32,515.86 or 65% of the \$50,000 budget. The balance of \$17,484.14 returns to Acct. 7001 for future Board allocation.

Gwinnett County 2009 SPLOST

Attended CPSC meeting. Evermore requests may bridge “future funding gap” on ongoing projects – RBR to Davis and Hewatt to Britt. Next meeting January 16, 2009 to discuss Unpaved Roads, Resurfacing, Neighborhood Speed Control, and Transportation Planning.

Revitalization Grant

Met with BAG, JJG, and Evermore staff to revise scope and responsibilities to begin analysis of five (5) Board identified sites along the corridor for potential revitalization.

Redevelopment Plan

Bleakly Advisory Group presented the TAD plan to the Redevelopment Agency on November 5, 2008 and received unanimous support. We anticipate the BOC will consider adoption on November 18. I've contacted Commissioner Beaudreau and Chairman Bannister to request support. BAG will present to BOC on behalf of Evermore.

Park Place Area Sidewalks

Waiting delivery of street furniture – trash receptacles and benches. Balance of job complete and well received. Project remains under budget and I anticipate closing out at budget, as we will request additional installations to maximize available funding.

McGee/Cambridge Intersection

Gresham Smith and Partners completed revised concept plan and cost estimate based on public hearing requests. Environmental document nearly complete with no known issues. GDOT, during recent utility meeting, noted the intersection project and suggested the Department would like to coordinate intersection improvement with ongoing median.

Walton Ct Intersection

BOC approved the MOU on October 7, 2008 and returned to GDOT for Notice to Proceed. Anticipate GDOT consideration by end of year. Cannot effect coordination with this project and median until Notice to Proceed issued.

Mast Arms

Confirmed illuminated street name signs are fluorescent rather than specified LED. GDOT, contractor and consultant all aware and evaluating options/actions.

Sewer Extension

Larry prepared, issued, and received bids for the project and recommends John D. Stephens, Inc. contractor at the low bid of \$360,381. Larry scheduled a coordination meeting with GDOT, CWM, and JDS at the CID offices for Friday, Nov. 14.

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

No further action. FY 2009 budget removes the placeholder for a CID contribution as the current P.E. contract is substantially below the amount requiring our participation.

Rockbridge to Davis

Property owner meeting on Thursday, November 13 at Snellville City Hall with 7 interested owners in attendance. Single voice in opposition was not an adjacent owner. Adjacent owners appear satisfied with project as revised. Concept plan and maps available on CID website.

Hewatt to Parkwood to Britt

GS&P has scheduled December 4, 2008 for the next PIOH at Snellville City Hall for this parallel street project. The Open House will be from 4 p.m. until 7 p.m. and signs are posted along U.S. 78. Significant homeowner opposition remains and I've been contacted by various elected officials as their offices have received call from citizens.

Landscaping Medians

The Governor has lifted the ban on installation and GDOT has notified CWM that they may begin landscaping. As previously agreed, the CID will assume maintenance responsibility once CWM installs materials.

Pedestrian Bridge

GDOT called for a field coordination meeting on Thursday, November 13 with CWM, Evermore, PBS&J to discuss this project. GDOT is assisting the CID tremendously by modifying the median project and taking into consideration the Ped Bridge and Sewer line extension to minimize cost and disruptions. The Ped Bridge is set for a FY 09 let and we anticipate Final Field Plan Review within the next month. Gwinnett DOT will prepare an MOU so that the CID may effectively let and manage the project.

GDOT / ARC TIP

The agencies continue to provide the CID conflicting instructions on how to allocate project funding and whether or not the CID must indicate local match funds for each phase of a project – P.E., ROW, CST. All are working to reach a final agreement and solidify any necessary administrative adjustments in the December 2008 TIP Update.

SPD Public Safety Contract

We continue to work with the City regarding a contract for possible public safety patrols by SPD. The issue appeared on the November 10, 2008 City Council Work Session Agenda; however, the issue wasn't brought before the group for discussion as other issues dominated the evening. I've followed up with the City Manager and he'll will continue to request direction from the Mayor and Council on this issue.

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