



# 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:** October 22, 2008

**RE:** Monthly Report

## Administration

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

- GDOT / Harold Mull, Starbucks
- Chamber of Commerce / Public Policy Committee
- SPLOST Cmttee – GJAC and GwDOT
- Unified Plan Cmttee – GJAC
- GDOT / Derrick Cameron, Monuments
- Partnership Gwinnett Quality of Life Committee
- Rep Melvin Everson – CID Office
- Marisa Simpson, Sen. Saxby Chambliss – CID Office
- Georgia Public Policy Foundation – TADs, IDDs
- Ken Bleakly, Bleakly Advisory Group – TADs – CID Office
- Redevelopment Agency – GJAC presentation
- Get Georgia Moving Steering Committee – ACCG
- Brian Allen, GwDOT – Kim Conroy, Alan Chapman, David Tucker, and John Karnowski on SPLOST issues
- Commerce Club – Kim Ryan, CEO Emory Eastside Hospital
- Gwinnett BOC Mtg – MOU for Walton Court
- Leadership Gwinnett – Quality of Life / CID Presentation
- Evermore Econ Dev Cmttee Mtg – CID Offices
- Gresham Smith and Partners, GDOT, GwDOT – RBR to Davis
- Glenn Stephens / Brian Lackey, Gwinnett Planning Dept – Unified Plan
- Chamber of Commerce Luncheon w/ Sam Olens, State of Region
- US 78 / SR 124 Citizen's Advisory Committee – City Hall
- Stone Mountain Memorial Assn Board Meeting
- Deerbrook HOA Meeting

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

- Kelly Bowlin – Starbucks – Special Encroachment Permit – multiple contacts
- George Brown / Chuck Barattini – access, driveway, parking issues
- Clyde Shepherd and Jerry Hendrix / Cub Food – pot. Buyer, Kevin
- Gerald Bedrin – IPA, access issues
- Bob Hail, City of Sugar Hill / security issues
- Curtis Branscome, SMMA / park issues
- Dr. Donald Bohne – economic development Westside Business Park
- Abe Bryant, Sussex Court / project update
- Omar Zaman – signage issues
- Linda Austin – HOA – Park Place sidewalks, irrigation
- Larry Gold, Solid Rock – development issues
- Dawn Ventura, Extra Space Storage – access issues

Valerie Blalock continued HOA Coordination communicating with the Mountain Park Association and Park Place Association. Valerie also assisted David by attending the ICSC Conference at the World Congress Center and staffing the Evermore booth.

### **Funding**

Receiving transfers of 2008 property tax revenues – estimated A/R:  
2006 = \$2,117.25; 2007 = \$8,593.55; 2008 = \$419,549.52

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

FDIC limits increased to \$250,000 per federal bill and President's signature increasing protection for CID accounts.

### **Public Relations**

During October, the Evermore CID received positive press in the following publications: AJC, GDP, Tri-City Times, and on Channel 23 TV among others. Additionally, David Stedman represented the CID at the SIEGE Gaming and ICSC Conferences including a display booth at ICSC.

### **Economic Development**

Our office fielded a number of calls from property owners and prospective investors. David Stedman continued developing contacts, working with Bleakly Advisory Group on the Redevelopment Plan, and touring the corridor to familiarize him with properties and opportunities. Please see David's monthly report attached.

Met with Bleakly Advisory Group to prepare a TAD and Economic Development Plan.

Met with Gwinnett County Economic Development Department regarding TAD.

*Updates on ongoing projects:*

### **Bedrin IPA**

Wildcat Paving has completed installation of the driveway connection between the Publix and Home Depot centers. Both property owners are pleased with the project. Leach Landscaping will complete the project with minor grassing and stabilization within the next week. Project will closeout under budget.

### **Gwinnett County 2009 SPLOST**

Attended CPSC formation meeting and supported selection of several qualified candidates interested in advancing the CIDs initiatives. Attended the first CPSC Board meeting and facilitated funding allocations to various project categories consistent with planned CID projects.

### **Revitalization Grant**

Dr. Alfie Meek, Gwinnett Econ Dev, will announce the 2008 Revitalization Grant Award to the Evermore CID for \$112,000 at our Board meeting. The CID will add a \$28,000 match and prepare a revitalization plan for five sites.

### **Redevelopment Plan**

Bleakly Advisory Group completed our preliminary TAD Redevelopment Plan and submitted to Gwinnett County on October 14, 2008. Mr. Bleakly will formally present the TAD plan to the Redevelopment Agency on November 5, 2008 and we anticipate the BOC will consider adoption on November 18.

### **Park Place Area Sidewalks**

Majority of concrete work complete, landscaping installation underway. Larry Kaiser working with Leach Landscaping on site.

### **McGee/Cambridge Intersection**

RV dealer has vacated the property – no known connection to the proposed realignment project.

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**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.

**Mast Arms**

Installation continues at Section 2 intersections now at Killian Hill Road. Illuminated Street Signs still under review for final determination on LED versus fluorescent.

**Sewer Extension**

Over the course of the past month, Larry and I have worked with GDOT, Gwinnett DWR, C.W. Matthews, and others to secure the construction zone letter necessary to advance the project. We have worked with contractors to secure final bids and anticipate beginning project construction within the next few weeks.

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

The Citizen's Advisory Committee met on October 16, 2008 and reviewed several potential improvements. The apparent preferred intersection improvement combines a two-legged continuous flow interchange with improved right turn lanes onto Henry Clower Blvd before Knollwood and exiting Henry Clower Blvd at First Baptist Church. This proposal also includes a parallel access street between Knollwood and Norton Estates.

**Rockbridge to Davis**

GS&P is tentatively setting up a property owner meeting for November 6 or 13<sup>th</sup> at Anniston Elementary School. FHWA is requiring this additional meeting.

**Hewatt to Parkwood to Britt**

GS&P has secured 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.

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