

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT**  
**Executive Director's Report**  
June 24, 2009

The following information is offered as an update on issues that are currently under review or in process:

**Expansion of CID Area:**

There has been some discussion about the expansion of the CID area to include the Snellville City Hall and other exempt properties. This process will take an approved resolution from the city of Snellville and the Gwinnett County Commission. The purpose of the change will not be to increase the tax base of the CID, but to will allow the CID to legally use the City Hall for all meetings. There has been an expressed interest in possibly expanding the Redevelopment Area East to Grayson Rd. This concept would offer the support of the CID, while increase tax revenues to aid in the coordination of an overall redevelopment and development strategy.

**Meetings with city of Snellville and CID Board on the Realignment Project:**

The project appears to be on track as Kaiser has provided some possible timelines. The Mayor and Council requested a resolution on this project, which is to be determined today. Once the elements that Kaiser outlined are completed the project should be ready to proceed.

**TAD Meeting:**

I would like to say how proud of David the CID should be after the comments I shared with you earlier. I think, however, the Board should take a position on the comments to the TAD-you may have already done this previously.

**Highway 78 median project:**

Utility relocation continues. The early problems of timely pole installation continue to push the contractors. The ATT lines should be completed by Aug 5, thus completing their part of the utility installation. There appears to no potential problems except for weather that would prevent the project from being concluded by late November or early December.

Reversible lane removal should occur on or before July15 in phase 3.

Continuing pain of the road construction continues, unsightly conditions, construction debris, utilities interruptions, driveways cut off, debris restricting access and list goes on. We receive these kinds of concerns everyday. The utilities, GDOT and C W Mathews have responded quickly to each and every problem. Sometimes there were simply answers or timelines, but most of the time; they made a vast improvement in a matter of hours. Mr. Morsberger brought a concern to me about Britt Home Furnishings not being able to receive 53 foot trailers in the rear of their building. I discussed this problem with Mr. Britt and his staff, onsite. The result of this meeting and a short discussion with Kevin Eubanks, Project Superintendent for C W Mathews, was corrective action would be taken that evening to clear debris to allow for this access. Mr. Transmission owner called to say that his driveway had been taken out and no access was available. I met with him

onsite to view the problem. Once again, that night, C. W. Mathews put a temporary driveway in until the paving could level the road bed. These are just a couple of examples of the level of cooperation we receive from the contracts on this project.

**Westside Ct.:**

Martin Robbins Fence Company owners were concerned about the proposed parallel road and its impact on their ability to remain in the corridor. At the request of the owners, the Chairman, Vice Chairman and I visited the facilities. We discussed the impact of current proposals and other options. They complimented us for taking the time to actually come out to look and listen to their concerns. We do have significant opportunities for significant impact on many aspects of their business.

Dr. Bohne, who owns property at this same location, shared his concerns with David Stedman and me about lack of maintenance in CID ROW on Westside Ct. He is vitally interested in the status of this project. He has stated that the fact that there is consideration of parallel roads has impacted his ability to sell his property. He has asked that a resolution of this decision be made as quickly as possible, given the nature of this project.

**Upcoming election:**

I would point out that the election will be held on July 22 for Post 1 and 2. The notice has to be run 4 times in the Gwinnett Daily Post. The ad has been approved by the CID Attorney and the Chairman. A list of current property owners is currently being developed. We are following the election process and rules of caucus as adopted.

**Project update:**

Shortly we will have a comprehensive update of existing projects. This will be a comprehensive update that should be developed within the next month. Once reviewed by the Board, we will place this list on the Website.

**Security:**

We have had an issue that is currently under investigation by Plaza Security. Once their internal investigation is complete, I will provide a complete report to the Board. There was nothing unusual reported to the CID Office.

**Landscaping and Maintenance:**

A meeting was held between Mike Leach and me today (June 24, 2009) to discuss the conditions along the US 78 Corridor. There were a number of deficiencies noted; not all of which were his company's responsibility. He is developing a course of corrective action for his personnel to achieve and simultaneously developing a list of issue which should be addressed by the contractor of the highway improvement project. Once this corrective action list has been provided, we will sit down with the Project Manager of the project from C W Mathews and agree on how to improve the appearance of the area during this construction phase.

**General Comments:**

The office has spent a significant amount of time communicating and responding to each Board Member's requests for information. This will continue to be a top priority of the office. Any help that you can provided in narrowing the scope of a request is appreciated. As each of you know, we are redefining the work and reviewing how we can improve an already great mission and purpose.

Finally, there has been discussion about having a “Retreat” in the near future. While the projects are continuing, an evaluation of the highest priorities should be undertaken immediately. I believe this event would help gain focus on the scope and mission of the CID.