

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT
CAUCUS OF ELECTORS
and
REGULAR BOARD MEETING
held at
INVITING EVENTS
3485 Stone Mountain Highway 78
Snellville, Georgia
on
May 28, 2009**

CAUCUS OF ELECTORS

The Caucus of Electors for Posts 3 and 6, and on the question of whether the Evermore Community Improvement District will be dissolved (which must be voted on every 6 years), was conducted in compliance with the Rules of Caucus, attached, ordered by the Hon. William M. Ray, II on May 20, 2009. The election caucus was conducted within the boundaries of the Evermore CID. M. Van Stephens, Chief Assistant Gwinnett County Attorney, oversaw the registration of Electors beginning at 1:30 P.M. Everyone who attended and was qualified to register had done so by 2:10 P.M. and Mr. Stephens began the voting process. The only nominee by the caucus for Post 3 was Emory Morsberger. Confidential written ballots were cast and Mr. Morsberger was elected by an Elector vote of 62 - 0. The only nominee for Post 6 was Kenny King. Confidential written ballots were cast and Mr. King was elected by an Equity Elector vote of 22,093 - 0. Confidential written ballots were cast on the question, "Shall the Evermore Community Improvement District be dissolved?" Zero "Yes" votes were cast. 61 Elector and 22,586 Equity Elector votes reflected a "No" vote. There being no further business before the Caucus, it was adjourned by Mr. Stephens.

BOARD OF DIRECTORS MEETING

Attendees

Board Members:

Gary Custar	Forrest Adair	Kenny King	Dwight Harrison
Emory Morsberger			

Absent: Jimmy Norton

Jim Brooks, Interim Executive Director
David Stedman, Director of Economic Development
Bill Gower, Treasurer
Valerie Blalock, Secretary

Guests: Mr. James Pugsley, Gwinnett County Planning; Mr. J. Lynn Rainey.

Call to Order

Chairman Adair called the meeting to order at 3:05 P.M. and welcomed guests. Mr. Adair thanked the guests for their patience during the Annual Election of Board Members which preceded this meeting.

Mr. Harrison motioned to add an Action Item to the Agenda to amend the Treasurer's compensation as Action Item d) to be presented by Mr. King and an Action Item to appoint a new CID Attorney of Record as Action Item e) to be presented by Mr. Morsberger, seconded by Mr. Morsberger – unanimously approved.

Mr. M. Van Stephens, Chief Assistant Gwinnett County Attorney, presented Chairman Adair with a copy of his Registrar's Report which stated the election results from the just completed Caucus of Electors. Mr. Stephens stated he will hold the election materials until otherwise instructed by the Board or the Court.

Chairman Adair introduced Mr. Jim Brooks who will serve as Interim Executive Director until such time as a permanent position is filled.

Chairman Adair introduced Mr. David Stedman. Mr. Stedman was released by former Executive Director Brett Harrell from his position as Director of Economic Development in December, 2008 and the Board of Directors recently voted to re-hire Mr. Stedman as Director of Economic Development.

Approval of Meeting Minutes

Mr. Harrison motioned to approve the Minutes of the March 25, 2009 Regular Business Meeting as there was no Board Meeting in April, 2009, seconded by Mr. Morsberger – unanimously approved.

Mr. Harrison motioned to approve the Minutes of the May 22, 2009 Specially Called Meeting, seconded by Mr. Morsberger – unanimously approved.

Action Items

Establishment of a standing Economic Development Committee – Mr. Adair stated that while Transportation and Safety are concerns along the corridor, the need to reestablish our Economic Development is vital to the community. Mr. Morsberger added that the CID needs to move forward as quickly as possible. Mr. Morsberger motioned to create an Economic Development Committee of the Evermore CID, seconded by Mr. Harrison, to include Mr. Morsberger as Chairman, and Mr. Adair and Mr. King to be members – unanimously approved.

Sewer Project and related Rebates – Mr. Harrison presented the Board with final figures for the completed Yellow River Sewer Extension project which was a shared project with the CID, Gwinnett County and individual property owners. The cost savings resulted in rebates to three property owners; Mr. George Brown received \$5,176.33, Mr. Don Robison received \$5,154.67, and Mr. Larry Rutledge received \$7,073.21. Mr. Harrison motioned that the Board approve the rebate amounts to these property owners, seconded by Mr. Morsberger – unanimously approved.

Change in Policy Related to Treasurer Report – Mr. King stated that as a Board, the CID should not take the responsibility of "adopting" the Treasurer's Report at the monthly Board meetings since it is not audited monthly. Mr. King motioned to change the CID policy to "acknowledge receipt" of the Treasurer's Report, seconded by Mr. Harrison – unanimously approved.

Amend Treasurer's Compensation – Mr. King motioned to increase the monthly compensation for Mr. Bill Gower, Treasurer, from \$250 to \$500, seconded by Mr. Morsberger – unanimously approved.

Appoint a new CID Attorney of Record – Mr. Morsberger motioned that the Board notify the current CID Attorneys that we no longer are in need of their services and appoint Mr. J. Lynn Rainey as CID Attorney of Record, seconded by Mr. Harrison – approved with Messrs. Adair, King, Morsberger, and Harrison in favor, and Mr. Custar opposed. Mr. Adair noted that the work Mr. Rainey has provided in the Recall effort over the last few months has been Board business.

Board Reports

Chairman's Remarks- Chairman Adair announced that the Board has accepted a written resignation from Ms. Michelle Couch with Impact Media. Mr. Adair thanked Michelle for her support of the Evermore CID.

Executive Director's Update – Mr. Brooks began by thanking everyone for the opportunity to become a part of the Evermore CID. He stated that while these are unprecedented economic times, he will manage every resource in order to maximize the impact on our mission and goals for the Evermore CID by being good stewards of tax dollars. He has begun a financial review and will review the bidding procedures. He pledged openness.

Consultant Update – Mr. Larry Kaiser, PE presented the Board with a Project Update and Financial Commitment Report containing a summary of the current financial commitments and fiscal projections over the duration of the projects for their review. Mr. Morsberger asked Mr. Kaiser to clarify the schedule for the Hwy 78 Median project. Mr. Kaiser informed the Board that CW Matthews Contractors is currently on schedule. Georgia DOT is currently working in Section 3 of the corridor and has allowed CW Matthews to enter Section 4. The Board asked questions about the proposed Landscape Plan for the median project and Mr. Kaiser stated that he will restructure the Landscape Plan and present it to the Board at the next meeting.

Economic Development Report – Mr. Stedman expressed his desire to revitalize the Evermore CID corridor. Mr. Stedman discussed the importance of TADs and the importance of building a consensus among the Gwinnett Board of Commissioners to approve the TAD application in order to give us the incentives and the tools to attract capital investment, create new jobs and help companies survive this downturn.

Treasurer's Report – Mr. Bill Gower presented his April and May Treasurer's Reports to the Board. He assured the Board that all our deposits are fully collateralized. Mr. Morsberger motioned to adopt a Resolution for authorization of Bank Signatures and Transactions for our present Chairman, Vice-chairman, and Treasurer, seconded by Mr. Harrison – unanimously approved.

Board Member Remarks – Mr. Morsberger said “Let's move forward.”

Mr. Custar asked for clarification on the deadline to fill the two open Board seats, Posts 1 and 2. The law states that the Board must call an election within 60 days of a vacancy, and an election for the seats must be conducted within 60 days of the call. Mr. Rainey responded that the initial 60 days would commence from the date of the recent Judge's Order declaring the removal of Mr. Shiver and Mr. Robinson as Directors, dated 5/20/09.

Announcements

Next Regular Meeting June 24, 2009, 2:30 pm – Snellville City Hall.

Public Comments

Members of the audience were allowed to make public comments.

Adjournment

By acclamation, the meeting adjourned at 4:45 P.M.

Approved by the Board this ____ day of _____, 2009.

Secretary