



Executive Director's Report

January 25, 2012

On January 27th, the Evermore CID will be part of the Gwinnett Chamber Redevelopment Forum. This event will offer property and landowners the opportunity to showcase their facilities and property to investors, site selectors and other potential buyers and developers. This is the third year of the event and Evermore is a Silver Sponsor for the event.

We have invited interested parties to submit renderings, fact sheets and asked our largest property owners to attend this event. This event is the centerpiece for showcasing our CID in a very positive light, while meeting interested parties in the development arena.

We are providing to the Board a recap of revenues and uncollected balances since Evermore's inception. Currently, more than \$123,000 in back taxes are owed to the CID. As properties that are currently in foreclosure renters the marketplace, some of these funds will be recovered. **(See Attachment A)**

Relocation of Stone Mountain Toyota:

As has been discussed previously, Stone Mountain Toyota is in the process of retrofitting the facility of the former Mullen Chevrolet. This project is a multi-million dollar upgrade to the current facility.

With the reuse of this facility will be, in effect, an anchor in an area that needed to be reused and updated. Steve Crane, General Manager of the Toyota Store, has kept the Evermore CID informed on their progress and is very excited about the dealership's new facility and an opportunity on Highway 78.

Ribbon Cutting for McGee/Cambridge Realignment Project:

As a reminder, a ribbon cutting is scheduled for this location on February 7th, 2012 at 4PM. The Gwinnett County Department of Transportation will coordinate this event. The most significant part of the event is the fact that the GDOT, GwDOT, the city of Snellville and the Evermore CID worked together to achieve success in this project. Most feel that had the intersection improvement not have occurred, the new Walmart Concept Store would not have located at that location.

Please also note, the Camping World building has been demolished and the new Walmart Concept Store is now moving forward quickly.

Results of the Landscape RFP:

On January 4th, a Pre-bid conference was held in the CID Office. There were eight firms represented in the meeting. Vice Chairman Chris Garner was present during this meeting. A number of questions were asked and responded to in an open forum. After the conclusion of the meeting some firms asked additional questions which were responded to in every case.

On January 16th five bidders submitted their sealed bids. The Chairman, Vice Chairman and Board Member King attended this bid opening and Chairman's Work Session. The bids were opened with the aforementioned members present. The bids were tabulated and the evaluations have been completed. The recommendation for the successful bidder will be made during the regular Board Meeting on January 25th.

Update Hewatt Road to Britt Drive

GS&P has received some minor comments from the Office of Environmental Services, GDOT. Those comments are being addressed and then the document will be re-submitted to GDOT for approval. Once GDOT approves them, GS&P will submit these responses to FHWA and then FHWA has up to thirty days to review, amend as necessary, and approve.

We should expect to receive a Note to Proceed with ROW acquisition in late Spring or early Summer of 2012.

Proposed Traffic Control Device at Paxton Lane and Killian Hill Road :

Gwinnett County Department of Transportation, Traffic Engineering Division has completed its evaluation of the intersection of Paxton Lane and Killian Hill Road. As a result of the study, the County has determined that this location does not comply with the regulations of the Uniform Traffic Control Devices.

At the request of the Vice Chairman, a meeting to follow up to the 13 page report will be scheduled as soon as the county personnel notify us. The complete study is on file in the CID Office and available for your review.

At this time, it is the opinion of the GwDOT that a traffic control device is not warranted. Chris Garner, who has expertise in the area of traffic management, has reviewed the information. He is developing a response to the County regarding this decision.

Landscape Improvements:

We have received two proposals for the installation of pine straw and woodchips mulch. (**See Attachment B**). In the work session, because of estimated cost, the group decided to recommend waiting to install any ground cover at West Park Place Blvd until the current bridge landscape project is designed and partially installed.

After a recent discussion with John Anderson, landscape designer, he has confirmed that final plans, measurement, and plant type and numbers are nearing completion. Once completed, he will prepare the bid document. Once received, this document will be let via a RFP by the CID.

There is also the issue of the outstanding corrective action list for landscaping on the corridor. We have discussed this issue with Harold Mull and he and others are continuing to finalize the road project along US-78.

Old US-78 to Highpoint to Britt Concept:

In **Attachment C** you will find preliminary pre-concept cost analysis. While this is not the final detail or cost of the project, it does provide a guide for the Board's consideration.

You will notice that the project is designed in two phases. Depending on the funding availability, the CID Board can decide whether to implement the phased approach on the entire plan. There is a 15% contingency added to the acquisition costs to help cover any variation in the cost-per-acre values.

On January 12th, Vice Chairman Garner, Board member King and I attended a meeting with GwDOT to discuss the proposed parallel road that would extend from Britt Road across Highpoint Road to connect to the Walton Ct realignment project. As a result of this meeting, GwDOT will evaluate the best method and develop some options about how to proceed from the Pre-concept drawing and cost estimates provided by Precision Planning, Inc. to the decision on funding and scope of the project.

It should be noted that during the meeting with GwDOT, it was confirmed that the product produced by Precision Planning Inc. met all of their expectations for an overview of a new project. Certainly, we appreciate the concentrated and timely efforts on the part of PPI to provide us with a product that assists the Board in their decision-making.

Walton Court/Old US78 at US78/SR10:

The GDOT has approved the project for ROW acquisition. However, it is the position of the Evermore CID to evaluate the expenditure of funds and the benefit thereof, prior to the actual ROW acquisition.

Currently, this project requires a disproportionate amount of local CID funds in relation to the other funding sources. Once the CID is notified of the decision by SRTA on the request for funding, a more accurate assessment of the benefit verses cost can be determined. **(See Attachment D)**

General Comments:

Some members of the Board of Directors of the Evermore CID attended the "Eggs and Issues" Breakfast sponsored by the Georgia Chamber of Commerce. In the Governor's presentation, several specific points of interest to CID were mentioned. The business tax break restructuring has been put on the legislative agenda for this session. This proposed move would make business with 50 or more employees eligible.

On January 16th, a Chairman's Work Session was held at the CID Office. **(See Agenda in Attachment E)**. This meeting corresponded with the opening of the landscape maintenance bid. As a result of the Work Session meeting, some funding priorities were discussed. New projects for the CID, going forward, were also discussed. Also discussed were potential projects for the CID in preparation for the TIA's 15% discretionary funds and the 2013 SPLOST projects list. The Board is encouraged to contemplate their priorities, going forward.

The potential new projects are as follows:

1. Developing a greenway project along the Yellow River
2. Improved lighting along the corridor
3. Parallel Road from Killian Hill to Hewatt
4. An intersection improvement at West Park Place Blvd at Bermuda Road

There are just examples to create some thoughts on the subject. Please let us know of other ideas you would like to have fleshed out as we are going through this process.

The group then moved to opening and logging the responses to the CID's request for proposal on landscape maintenance. We received five (5) responses from the field of eight (8) that attended the pre-bid conference.

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The first newsletter of 2012 was mailed out on January 12th. We plan to make this a quarterly publication that will feature businesses and improvements to the corridor as well as stories of general interest.

Our Executive Assistant, Amanda Soesbe, did a great job of developing and coordinating the printing and distribution of the newsletter. Her attention to detail and, key to the material, is the idea of businesses that are continuing to improve their presence in the corridor. Look for more good news going forward.