Executive Director’s Report
September 24, 2014

Broker’s Luncheon was a great success and well attended with 35 Brokers present. Certainly a highlight of the event was a testimonial from YSS and HEATCRAFT. Apparently, many of the participants were unaware of the varied offerings of property, both developed and undeveloped, within the CID.

We have expressed the appreciation to the Gwinnett Chamber, Partnership Gwinnett, for the extraordinary job putting the “right” people in the audience and offering them a great perspective of the offerings of the Evermore Community Improvement District.

On September 12th, Partnership Gwinnett held its third annual Peer Tour. The tour was attend by two Board Members, (Chairman Garner and Callie Andrews) and staff. This particular tour focused on redevelopment on a grand scale. However principles and process offered some insight into how redevelopment can occur.

A discussion of challenges and obstacles from three perspectives added an insider’s view of how those factors were overcome by team work and working together from all levels, to include government. Certainly, of importance was a demonstrated willingness to modify regulatory requirements to accommodate the uniqueness of redevelopment and specific redevelopment projects. It was best stated during the event by saying, Atlanta changed it attitude from “No” to “Yes, but”. This attitude helped developers with significant hurdles to overcome, to move the project forward.

**Collector Road Phase I Walton Ct Realignment:**
Gwinnett DOT has received authorization to proceed to advertising the construction of the project. The bids are due on September 25th. Once the bids have been evaluated, GwDOT will award the bids after the approval by Gwinnett County Commission. This approval of the construction award is expected in November 2014.

We have received notice that the transfer of remaining ARC LCI fund previously earmarked for PE, at our request, is being transferred to ROW acquisition. As you aware, Gwinnett DOT will not be funding any portion of the ROW acquisition, but has control of the ROW acquisition process.
Collector Road Phase II Evermore North Blvd. (Britt-Highpoint-Walton Realignment):
TY-LIN has presented the final plans to Gwinnett Water Resources Department. In early September, TY-LIN’s staff met to discuss the plans for the storm water control. In the meeting, GwWRD had some comments that will be addressed in plan modification before submission to GwDOT.

Collector Road Phase III of the Evermore Collector Road Project Hewatt-Britt:
GwDOT has submitted the ROW estimates to GDOT for inclusion into the project management system. After a review of the new ROW estimates, we have requested and received an explanation for the additional ROW costs. Lewis Cooksey, GwDOT met with Moreland-Altobelli to discuss the nearing $2.6 million increase.

We have received notice from SRTA that they will grant an additional one year extension to the 2010 Grant. However, SRTA gave the CID strong admonishment to utilize the authorized funds within the next year or face the loss of the remaining funds.

Since that conversation, we have contacted Gresham, Smith and Partners to have them monitor their work and notify the CID, on a regular basis, of the status of the project. Further, we will make an effort to transfer any remaining funds to ROW acquisition from the SRTA Grant.

As a result of the changes within the project and the commitment to expend the funds prior to the deadline, there will be a conference with GDOT, GS&P, GwDOT and the CID on October 3rd.

The following information is a recap of conversations with key partners in managing the schedule and thus the funding sources:
With the current schedule, right of way plans would be submitted to GDOT after the environmental is approved. GDOT may have comments, and the approval may take a few months. After getting approved right of way plans, a right of way agreement must be drafted and approved by the County and GDOT. Then, appraisers must be brought on by the Gwinnett Board of Commissioners, and a GDOT review appraiser must be assigned. Appraisals must be made, and the review appraiser must review and approve them. All of these items must be completed before the first offer is made and before negotiations begin. In the interest of time, a meeting with the GDOT PM may yield a few ideas on compressing the schedule. If possible, having the right of way plans reviewed while wrapping up the environmental document could make quite a difference.
Update on the GDOT GATEway Grant:
TY-LIN is in development of the RFP and installation plans. We expect that the
bid package should be out within 45 days. The installation and monitoring should
take place within 30-45 days after the bids are returned.

The Chairman has signed the Letter of Agreement to accomplish the project. The
cost of the project is $4,500. This amount will cover all cost related to the project
unless there is other support requested by the CID.

Review of the Evermore CID’s Overlay District:
Efforts on the part of Gwinnett County are currently underway to revise the Overlay
District and related aspects of the District. The Planning and Development
Department have submitted a draft for review internally. Once the final draft has
been developed and approved, the Board of the CID will have an opportunity to
review and make comments prior to the final version, with changes, are approved.

General Comments:
At the direction of the Board, I met with Butch Sanders, City Manager, City of Snellville
on September 3rd to discuss the participation of the CID in the design and engineering of
the Signal Bridge at the intersection of US-78 and GA-124.

I had two options for the City’s consideration. They are as follows:

1. The City would formally request, by resolution, the participation of the CID
   and a fixed amount requested for the design and engineering of the signal
   bridge.
2. The CID would consider participation in all additional cost associated with the
   Signal Bridge if the city passed a resolution authorizing the expansion of the
   CID.

The Mayor and Council held a retreat in mid-September to consider this and other options
and matters. As of this writing, we have not received a response from the city. If one is
received prior to the Board Meeting on September 24th, the response will be included in
your packet for our consideration.

We are engaged in applying for an additional LCI grant. There has been a call for new or
enhancements to existing projects from ARC. As referenced in the commentary under
Hewatt-Britt Update, this opportunity will be fully explored.
We have received the first draft of the renderings for the new façade at Spacemax. A meeting was held with Chris Poholek and Mitchell Taylor to discuss the project, design, and where the project is positioned at this point. The next step is to get the necessary permits to install the façade and other improvements.

Quicktrip is in the demolition phase of the old Toyota Dealership. The tentative date for the new facility is scheduled to be open in March 2014. This QT will be one of their new designs featuring their café style offering.