



## Executive Director's Report

May 28, 2014

Welcome to the newly elected and reelected Board Members. We welcome back Brad Williams who will continue his service to the CID. The CID Board also welcomed back longtime Board Member and advocate, Dwight Harrison. The CID will continue to work toward improving the corridor with these two newly re-elected Board Members involved and directing priorities.

Great news for the CID and the community; we are very pleased to have received a request to add a new property to the CID. On May 21<sup>st</sup>, we met with the new owners of the old Target property. They have formally requested to be added to the CID. This will be the first addition of the year. The Board must approve the addition along with a formal request to both the city of Snellville and Gwinnett County. We are pleased to work to get this process approved. Certainly, we need to thank Brad Williams for his untiring effort to assist the new owners in their purchase and provided encouragement to join the Evermore CID.

On April 25, 2014 the CID received a copy of the ARC Resolution on the Highway trust fund. (**See attachment A**) Without the Congress taking action on the Federal Highway Bill, projects that have not received all of its funding will be hampered. Moreover, highway projects in the State that depend on Federal Funds will be delayed due to this impasse. It is important that our Congressmen and Senators are contacted and encouraged to work to pass this most critical piece of legislation.

Of primary importance, the Evermore CID Board will be required to contemplate moving or adjusting our June/July Board Meeting. With the annual release of the County's Tax Digest and the timelines set by the County, the June/July meeting must be determined. The Board will address this issue in the May 28<sup>th</sup> Board Meeting. In order to allow for proper public notice, the Board must schedule a meeting on July 9<sup>th</sup>. The Board in its discretion, may decide to combine meetings or hold a special meeting to set the millage rate.

The Board will also consider the ongoing needs for an Overlay District. With the advent of the UDO being implemented by Gwinnett County, the Board of the CID is considering the ongoing need to continue with the Overlay District restrictions. This decision is an important one that will shape the future of the CID. That having been said, the only areas within the county that are currently in an Overlay District is the list that follows: (Note: There are no other CIDs with this OD restriction)

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1. Mall of Georgia Overlay District Map.
2. Civic Center Overlay District Map.
3. US Highway 78 Corridor Overlay District Map.
4. Grayson/Highway 20 Corridor Overlay District Map.
5. Centerville/Highway I 24 Corridor Overlay District Map.
6. Highway 124/324/Hamilton Mill Road Overlay District Map.

We have been in discussion with the County Commissioners who represent our area. This would be good time for a discussion that will determine the impact of this change.

On May 21<sup>st</sup> the CID met with the staff of the firm finalizing the purchase of the old Target Building. During the negotiations with Gwinnett County Planning and Development and the County Commissioners, the perspective owners have committed to a \$160,000 improvement to the exterior of the building and related property. The CID and the Planning and Development Department of the County have been charged with coordinating these improvements. Commissioner Tommy Hunter insisted on inserting this condition.

On May 21, 2014, the CID was notified of the process of addressing donation bins. The onerous is placed upon each donation bin owner to get approval from the County. Each box will require a permit. There is also a maximum of two per property. There are some exceptions that include churches and schools, etc. Hopefully, this requirement will reduce the number of boxes throughout the corridor. (**See attachment B**)

**Collector Road Phase I Walton Ct Realignment:**

Upon review by Moreland of the engineering plans, one comment had to be addressed by Kimley Horn. The comment is to provide cross-sections along US 78 where the deceleration lane is being installed approaching the intersection. The shoulder is narrow with a steep drop-off in that area, and the contractor will need the cross-sections for bidding and construction. The information is needed in the final plans for the bid document.

Gwinnett County Department of Transportation has requested to let Walton Ct Realignment and the Evermore North Blvd Project at the same time. This process will allow some coordination between the two projects that will ensure access for the homeowners impacted by this project. This let is being coordinated by Davida White, Project Manager, GDOT and Lewis Cooksey, GwDOT.

As has been previously stated, the construction funds were authorized 3/25/14 and GDOT has given the projects up to 1 year to start expending funds. Lewis Cooksey will be submitting bid packages together and we have been told this approach

should not be an issue. Lewis has confirmed that he will prepare and submit the bid package.

**Collector Road Phase II Evermore North Blvd. (Britt-Highpoint-Walton Realignment):**

TY-LYN has delivered the final plans to GwDOT. Currently, a determination of whether the Board wishes to pursue the Roundabout. The plans are at a critical point and this determination must be made before the final plans and comments are completed. (See attachment C)

The County Law Department developed the IGA (Inter Governmental Agreement) that will allow the county to act as the sponsor for this project. As you may recall, no projects can be sponsored by any unit of government that does not, by law, possess the ability to condemn property of the provisions imminent domain. With comments that we received from the CID Attorney, the document has been returned to Gwinnett County Law Department for review and approval. If the agreement is returned prior to the May 28<sup>th</sup> Board Meeting, the Board will consider the matter at that time.

**Update of East Park Place Sidewalk Project:**

Gwinnett DOT has notified us that they plan to start on the sidewalk project from Rockbridge Road to US 78 Tuesday May 27<sup>th</sup>. We are cooperating with this project by notifying the property owners to turn off irrigation systems along this section to either cap it off or remove any heads or lines that are within ten feet of the roadway.

**Collector Road Phase III of the Evermore Collector Road Project Hewatt-Britt:**

After a discussion with Scott Shelton, GS&P is at a standstill until FHWA provides approval of the environmental documents. These documents are expected to be approved in December 2014. (See attachment D)

**Update on the GDOT GATEway Grant:**

We have received notice from GDOT GATEway Grant that the grant is expected to be announced in late summer of 2014. This will allow the recipients to bid out and have the project in place by March 15, 2015.

They received 83 grants applications, and the amount of funding available has made the awards highly competitive. All applicants will receive notification with a bulleted list of comments and suggestions made by the reviewers, in order to provide us with tips for a successful project.

**Review of the Evermore CID's Overlay District:**

With recent events surrounding Special Use Permits and Zoning matters, we have been requested to develop information on the continued relevance of this designation going forward. Currently, we have scheduled meetings with the two District Commissioners and a separate meeting with Bryan Lackey.

It is the desire not to disincentivize the CID for development. In two occurrences where the Overlay District could have been of value, the Overlay District requirements did not speak to either of the two issues. One was the Royal Flush when they painted the building purple and the second is the on-going issue of donation boxes. In both of these cases, the CID was impacted negatively from an appearance perspective.

If the Board decides to request that the County eliminate the Overlay District, a request to do so will be sent to the County Commission. It is important to note that the Evermore CID is the only CID with these restrictions in place.

**General Comments:**

At the request of Board Member D. Harrison, Randy Huffman, owner of Pebblestone Landscape met with Mr. Harrison and staff to discuss potential improvements of the landscape along the corridor. There were a number of areas that will be responded to by Randy.

There are significant ditches and runoff along all four quadrants of the bridge of West Park Place. All along the corridor, are dead plants that will be removed and notes taking for replacement in the Fall of 2014. Randy pointed out the need for mulch along the banks and nodes. The CID's commitment is to add and refresh mulch annually.

The **Planning Board recommended denial** of the Target rezoning. Through the leadership of Commissioner Tommy Hunter, the Commissioners approved the rezoning. This action was the result of many hours of hard work by the representatives of the new owners. MB Strickland represented the new owners and spoke before the Board of Commissioners in favor of the passage of this rezoning.

GwDOT is working to develop the preliminary engineering for the sidewalk from East Park Place to the Mimms Shopping Center at East Park Place Blvd. This project must be let outside of the county's internal staff. Therefore, this project, while underway and engineering and environmental requirements.

As has been previously discussed, work has begun on East Park Place Blvd to connect the sidewalks from Rockbridge Road and east to US-78. It is important to note that this is a result of the passage of the **2009 SPLOST** funding that the CID received from the tax payers of Gwinnett County.

Davida White is continuing to work toward an alternative to the Span Wire Signal System at US-78 and GA-124. While signal bridges have been discussed, currently, that may not be a solution because of the engineering and mechanical issues that the bridge would present.

The CID was notified on May 20<sup>th</sup> that SRTA had made a decision not to approve a grant for any of the projects along the parallel road system. The reason given was that the CID currently has too much unspent funds and loans from previous grants. Until the grant and loan funds begin to be drawn down, we should not expect to use SRTA or GTIB loans as a potential funding source. It is unfortunate that previous delays have so negatively impacted our ability to acquire additional funding.

As we look toward the future work plan for the CID, we would like some feedback on the following ideas:

1. Trail project.
2. Economic Development
3. Lighting Project along US-78
4. Transit for the community in the unincorporated Gwinnett County portion of the CID.
5. Lighting Evermore Monuments at the nodes on US-78

Many economists believe that the economy is at a "Tipping Point". If there is an idea to help prepare the CID for the wave of development, please don't hesitate to challenge all of us to more fully develop those ideas.