



**evermore**  
Community Improvement District

**2008 Public Policy Statements  
and  
Legislative Agenda**



January 1, 2008

The Evermore Community Improvement District (CID) is the first CID in Gwinnett County. The self-taxing jurisdiction spans nearly seven miles of the US 78 corridor from East Park Place Boulevard at the DeKalb County line to the City of Snellville's Town Center. The Evermore CID is composed of 469 commercial property owners representing over \$485 million in property value and 1,585 businesses providing over 16,000 jobs with combined annual sales in excess of \$1 billion.

An eight member Board of Directors governs the Evermore CID with six members elected by property owners, one member appointed by Gwinnett County, and one member appointed by the City of Snellville. An Executive Director performs the day-to-day operations with the assistance of an Executive Assistant.

The mission of the Evermore CID is:

*To establish a vibrant, upscale destination area; improve business development opportunities; and enhance property values by developing and promoting coordinated transportation and community character improvements to benefit property owners, business owners, and residents along the Highway 78 corridor.*

In furtherance of that mission, the Evermore CID Board seeks support for this 2008 Public Policy Statement and Legislative Agenda.

### **Evermore CID Board of Directors**

Ken Shiver, Chair  
Millennium Cycle Works

Forrest Adair  
Williams-Adair Realty

Jim Corcoran  
The Morsberger Group

Gary Custar  
Presentation Solutions, Inc.

Dwight Harrison  
Dwight Harrison Volkswagen

Kenny King  
Monarch Land Development

Jimmy Norton  
Quality Buildings

Dean Robinson  
Snellville Auto Center

Bill Gower, Treasurer  
People's Bank and Trust

Brett Harrell  
Executive Director



## Partnerships

### **Gwinnett Chamber of Commerce**

*The Evermore CID is an active partner and fully supports the Gwinnett Chamber of Commerce 2008 Legislative Action Agenda.*

The Gwinnett Chamber's 2008 Legislative Action Agenda was created for one reason . . . high-wage jobs. The Evermore CID supports this agenda and its' focus on water, transportation, education, and economic development. Further, the Evermore CID supports the goals identified in the Partnership Gwinnett initiative. <sup>[GWC]</sup>

### **Get Georgia Moving Coalition**

*The Evermore CID is a member and supporter of the principals and transportation funding recommendations articulated by the Get Georgia Moving Coalition.*

The Evermore CID through the CID Alliance joins with over 30 stakeholders in the transportation industry to advocate for improved transportation infrastructure and financing. The Evermore CID supports the GGMC recommendations including the need for new revenue sources and the optimization of current revenue streams. <sup>[GGMC]</sup>

### **Gwinnett Medical Center**

*The Evermore CID strongly supports the Gwinnett Medical Center's efforts to secure a Certificate of Need to provide open-heart surgery in Gwinnett.*

Gwinnett County is medically underserved in the number of physicians and availability of services. In addition to meeting the healthcare needs of our county, the Gwinnett Medical Center's proposed open-heart surgery center is a tremendous, long-term economic development enhancement for Gwinnett. <sup>[GMC]</sup>

### **CID Alliance**

*The Evermore CID continues to actively participate and support the metro-Atlanta CID Alliance.*

The CID Alliance strongly supports the continued ability of the CID model to implement positive investment within our communities. CIDs, as Special Tax Districts, must maintain the ability to levy and collect ad valorem taxes and must continue to rely on our local tax assessors and tax commissioners in so doing. <sup>[CID-A]</sup>



## General Assembly

### **Increase Local Area Road Program (LARP) Funding**

*The Evermore CID seeks increased funding for LARP at a minimum of \$80 million in FY 2009.*

Georgia has a total of 115,777 miles of public road. <sup>[GPPF]</sup> Local governments must maintain 95,940 miles of those roads and streets. <sup>[ACCG]</sup> LARP funding is critical to local governments and provides much needed resurfacing funds. <sup>[GMA]</sup> The Georgia Department of Transportation estimates an annual need of \$100 million in LARP funding to maintain existing local roads. In fiscal 2007, the state provided \$67 million for LARP. <sup>[GMA]</sup>

### **Create a State Infrastructure Bank for transportation improvements**

*The Evermore CID supports creation of a State Infrastructure Bank (SIB).*

Thirty-two states presently have SIBs, which fund transportation improvements. A SIB is a revolving transportation fund which offers loans, loan guarantees, lines of credit, debt service reserve funds, and bond insurance to transportation project providers. SIBs are typically capitalized from a number of sources including federal highway funds, state highway funds, or state general funds. A Board of Directors oversees SIBs and projects are selected through a formal process with loan term ranging from 5 years to 40 years. <sup>[GTF]</sup> CIDs should be qualified applicants for SIB funding.

### **Expand GDOT's HERO rapid response system**

*The Evermore CID supports adding HERO rapid response vehicles to improve clearance times on our roadways when accidents occur.*

A deadly interstate wreck can back up traffic and shut down roads for hours. Studies suggest that approximately 50% of our daily congestion is incident related. DMVS vehicles must be equipped with detecting equipment, which will not only enable officers to cite speeding truckers but act as a deterrent to promote safe driving and traffic flow. In 2002, large trucks accounted for 9.29 percent of the vehicles in Georgia's fatal crashes although they represented only 3.35 percent of the vehicle crashes. <sup>[GPPF]</sup>



## County

### **Continue Gwinnett County Bus Service on US 78**

*The Evermore CID welcomes expansion of Gwinnett County Transit service on US 78.*

Eighty-one percent of Georgia workers drove to work alone in 2002; eleven percent carpool; three percent took public transportation, and two percent used other means. The remaining three percent worked at home. Georgians carpool at a higher rate than the national average (14.5 percent versus 12.2 percent) but the rate of public transportation use is lower (2.3 percent versus 4.7 percent), as is the rate of people who walk (1.7 percent versus 2.9 percent). Rural and urban transit service levels have increased, although transit use has declined as a percentage of Georgia's population. <sup>[GPPF]</sup> A survey by the Metro Atlanta Chamber of Commerce released in 2004 reported that motorists in metro Atlanta – where rapid growth is exacerbating congestion – would be willing to embrace public transit if it were fast, convenient and reasonably priced. <sup>[MACOC]</sup> The Evermore CID supports the GRTA Express Bus service operated by agreement with Gwinnett County Transit for U.S. 78.

### **Exercise the “Redevelopment Powers Law” within Gwinnett County**

*The Evermore CID championed passage of SB 15 during the 2006 General Assembly legislative session authorizing Gwinnett County to exercise all redevelopment and other powers afforded under the “Redevelopment Powers Law.” The Evermore CID further supports passage of a Local Act during the 2008 Session to allow a referendum and implementation by the Gwinnett County Board of Commissioners of the “Redevelopment Powers Law” within the county during 2008.*

The Evermore CID supports authorization of Gwinnett County to undertake and carry out community redevelopment, to create community tax allocation districts, to issue tax allocation bonds, and to incur other obligations within the meaning of and as fully permitted under the “Redevelopment Powers Law.” Within the past five years, eleven separate tax allocation districts (TADs) have been created in metro Atlanta. Recently, nine Gwinnett municipalities successfully passed referendum authorizing the use of redevelopment power and creation of TADs within their cities. TADs work by capturing the incremental tax revenues gained from an increase in property values in a pre-designated geographic area and using these funds to retire debt or fund improvements on a pay-as-you-go basis. <sup>[RA]</sup>

### **Authorize evaluation of Bus Rapid Transit (BRT) connection with DeKalb BRT plan for Memorial Drive and Stone Mountain**

*The Evermore CID seeks communication and collaboration with all agencies involved with the implementation of the BRT plan for Memorial Drive.*

The Governor and other policy-makers have embraced Flex-Trolley, or Bus Rapid Transit, which combines the cost-effectiveness and flexibility of buses with the efficiency and customer appeal of trains. These systems use rubber-tired vehicles that offer amenities similar to and look very much like light rail vehicles. On regular streets, signal pre-emption limits the number of stops at intersections. The greatest benefit of BRT is its low cost. It can be built and operated for about one-fifth the cost of light rail systems and has the flexibility to adapt to growth. <sup>[GPPF]</sup>



## **Increase Public Safety presence in south Gwinnett**

*The Evermore CID strongly supports expanding the Gwinnett County Police presence in south Gwinnett.*

Recent reports from GCPD officials indicate a need for additional public safety personnel. The Evermore CID supports the efforts indicated by our elected officials to address this need and provide the funding necessary to fully staff, train, and equip our police officers.

## **Invest in sewer expansion to existing facilities to reduce dependence on septic systems**

*The Evermore CID seeks a capital investment program targeting existing development on septic systems for sewer system upgrades.*

Reliance on aging septic systems for residential and commercial properties presents serious challenges to our future growth and protection of limited water supplies. <sup>[MACOC]</sup>

## **Provide greater housing choice, increased densities, and mixed-use alternatives packaged with needed transportation investments**

*The Evermore CID supports greater housing choices, increased densities and mixed uses in our county's activity centers and corridors that are packaged with needed transportation improvements.*

The Atlanta region's towns, employment centers and transportation corridors make up only about ten percent of the region's land, but may accommodate a large amount of the region's future population. Integrating transportation investments with land use in the region's centers and corridors will increase the tax base, leverage overall public infrastructure investment and provide more choices for new housing closer to jobs. It will also ease growth pressures on the rest of the region. <sup>[MACOC]</sup>

## **Address impediments to redevelopment resulting from current stormwater regulations**

*The Evermore CID seeks modifications to existing stormwater regulations that may impede redevelopment.*

The Evermore CID believes stormwater regulations and urban redevelopment practices can co-exist. Practices and measures that reduce impervious surfaces contribute to the enhancement of water quality. The most common technique is known as Low Impact Development.



## City

### **Empower Snellville Development Authority**

*The Evermore CID supports empowering the Snellville Development Authority to aggressively pursue economic development within the City.*

Community, Council, and staff support are needed to effectively empower the Development Authority to attract high quality development as well as aid in the expansion and redevelopment of existing businesses and properties. All competitive advantages that may be offered downtown development should be evaluated.

### **Intersection Improvement at US 78 and SR 124**

*The Evermore CID continues to support the City's efforts to accelerate improvement of the intersection of US 78 and SR 124.*

The Evermore CID will continue to support and partner with the City in the preliminary design of an intersection improvement at US 78 and SR 124. The Evermore CID joins the City of Snellville, Gwinnett County, and the Georgia Department of Transportation in planning and designing a long-term intersection improvement that will reduce congestion, improve mobility, and preserve the economic vitality of downtown Snellville. The Evermore CID supports the evaluation and modeling of several potential design improvements including a Continuous Flow Intersection.



## Referenced Agencies

- ACCG** Association of County Commissioners of Georgia  
50 Hurt Plaza, Suite 1000, Atlanta, GA 30303  
(404) 522-5022 [www.accg.org](http://www.accg.org)
- AMT** Americans for Transportation Mobility  
U.S. Chamber of Commerce  
1615 H Street, NW, Washington, DC 20062  
(202) 463-5600 [www.a-t-m.org](http://www.a-t-m.org)
- GEDA** Georgia Economic Developers Association  
P.O. Box 1776, Atlanta, GA 30301  
(404) 962-4110 [www.geda.org](http://www.geda.org)
- GMA** Georgia Municipal Association  
201 Pryor Street, SW, Atlanta, GA 30303  
(404) 688-0472 [www.gmanet.com](http://www.gmanet.com)
- GPPF** Georgia Public Policy Foundation  
6100 Lake Forrest Drive, Suite 110, Atlanta, GA 30328  
(404) 256-4050 [www.gppf.org](http://www.gppf.org)
- GGMC** Get Georgia Moving Coalition  
[www.getgeorgiamoving.com](http://www.getgeorgiamoving.com)
- GTF** Governor's Task Force on Local Transportation Strategies  
Governor's Congestion Mitigation Task Force  
Joint Legislative Study Committee  
Georgia Department of Transportation  
No. 2 Capitol Square, S.W., Atlanta, GA 30334  
(404) 656-5212 [www.dot.state.ga.us](http://www.dot.state.ga.us) or [www.gatransfunding.com](http://www.gatransfunding.com)
- GwC** Gwinnett Chamber of Commerce  
Partnership Gwinnett  
6500 Sugarloaf Parkway, Duluth, GA 30097  
(770) 232-8800 [www.gwinnettchamber.com](http://www.gwinnettchamber.com) or [www.partnershipgwinnett.com](http://www.partnershipgwinnett.com)
- MACOC** Metro Atlanta Chamber of Commerce  
P.O. Box 1740, Atlanta, GA 30301  
[www.QualityGrowthAtlanta.org](http://www.QualityGrowthAtlanta.org) or [www.metroatlantachamber.com](http://www.metroatlantachamber.com)
- RA** Research Atlanta, Inc.  
Andrew Young School of Public Policies / Georgia State University  
University Plaza, Atlanta, GA 30303  
(404) 651-1385 [www.researchatlanta.org](http://www.researchatlanta.org)
- RTF** Gwinnett County Revitalization Task Force  
Stone Mountain Highway (Hwy 78) Revitalization Plan  
446 West Crogan Street, Lawrenceville, GA 30045  
(678) 518-6203 [www.gwinnettcounty.com](http://www.gwinnettcounty.com)