

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Atlanta Marriott Gwinnett Place
1775 Pleasant Hill Rd.
Gwinnett/Hall Conference Room
Duluth, GA 30096
September 9, 2009**

MINUTES

Attendees

Board Members: Marcy Adams Casey Coffey Justin Fanning
 Joe Piccolo Leo Wiener Mark Williams

Staff: Joe Allen Dave Rosselle

Speakers/

Consultants: J. Lynn Rainey, Board Counsel
 Andy Anderson, Street Smarts, Inc.
 Ken Bleakly, Bleakly Advisory Group
 Jeff Corbin, Landmark Communications, Inc.
 Vince DeSilva, Gwinnett Chamber of Commerce
 Julie Dammann, Ogilvy Government Relations
 Chris Giblin, Ogilvy Government Relations
 Alicia Smith, jB+a, inc.

Mark Williams called the meeting to order at 9:05 a.m. by welcoming all in attendance.

Mr. Coffey motioned to approve the proposed meeting agenda; seconded by Mr. Fanning and unanimously approved.

Ms. Adams motioned to approve the August 12, 2009 Board Meeting Minutes; seconded by Mr. Coffey and unanimously approved.

Action/Consent Items

Grant Funding

Mr. Allen stated that he was contacted by Gwinnett DOT staff asking the CID to consider preparing a grant application for the Transportation Investment Generating Economic Recovery Grant through the US DOT. The County is organizing grant applications for potential Gwinnett County projects. Two of those grants will be for Pleasant Hill Road and Jimmy Carter Boulevard bridge replacements. The CID was asked to take the lead and prepare the grant application for Pleasant Hill Road where the CID would seek the remaining 80% of the bridge's construction costs (app. \$46.8

million) from the Federal Government through this funding source. USDOT has \$1.5 billion available through this funding source. Gwinnett County will then submit the documentation on behalf of the CID. Of the CID's on-demand consultants, it was agreed that JJG has the greatest experience necessary to complete this type of documentation for the USDOT. They are currently working on similar documentation for Chatham County. JJG has worked with the CID on projects such as the Redevelopment Ordinance and the Parking Management Plan. Mr. Fanning motioned to authorize the Executive Director to execute documents between GPCID and JJG for professional advice and consulting services regarding the Transportation Investment Generating Economic Recovery Discretionary Grant Application for a base amount to exceed \$12,032.00; seconded by Mr. Coffey and unanimously approved

REPORTS & REMARKS

Treasurer's Report

Mr. Rosselle presented the following account summaries for August 2009:

Checking Account

August 1, 2009 Beginning Balance:	\$ 19,701.61
August 31, 2009 Ending Balance:	\$ 16,500.04
General Ledger Balance:	\$ 16,500.04

Money Market Account

August 1, 2009 Beginning Balance:	\$682,486.13
August 31, 2009 Ending Balance:	\$655,846.56
General Ledger Balance:	\$655,846.56

Grand Total Account

August 1, 2009 Beginning Balance:	\$702,187.13
August 31, 2009 Ending Balance:	\$672,346.00
General Ledger Balance:	\$672,346.60

Mr. Coffey motioned to approve the Treasurer's Report and ratify the August 2009 expenses; seconded by Ms. Adams and unanimously approved.

Attorney's Remarks

Mr. Rainey provided an update on the temporary tax collection order from the Gwinnett Superior Court. An initial hearing, at which the CID was not represented, took place wherein there was a lack of unanimity among all the levying agencies as to a remedy. The result was instead of an order allowing the Gwinnett Tax Commissioner to bill for taxes for all levying agencies as usual, some of the cities, as well as the CIDs were left out of the Temporary Collection Order. When Mr. Rainey discovered this fact, he retained on behalf of the three Gwinnett CIDs former County Attorney Dick Carothers and Ron Bennett of Carothers & Mitchell to file a Motion to Intervene in the lawsuit. They already were representing Lilburn and Berkeley Lake in an intervention motion and agreed to file for the CIDs. Mr. Rainey noted their resourcefulness and diligence on behalf of the CIDs. Mr. Rainey attended along with the Executive Directors for the three Gwinnett CIDs the court hearing. At the conclusion of the hearing before Judge Hamil, an order was granted to

include the CIDs in the tax bills which will issue, the first installment due October 15, and the second due November 15. The CID tax will be included in the regular bills along with the other jurisdictions. Mr. Williams thanked the Gwinnett Chamber of Commerce and the Partnership Gwinnett staff for their help and support in dealing with this issue.

Executive Director's Remarks

Chamber Business of The Month Recognition

Gwinnett Chamber of Commerce Vice President Vince DeSilva and staff from the Gwinnett Chamber of Commerce joined board members to recognize the CID as "Business of the Month" for September. Announcement of the award will appear on the Chamber's Web site as well as in upcoming *Focus* and *Communique* publications.

GPCID Streetscape Projects

Mr. Allen provided an overview of the scope of the three streetscape projects along Pleasant Hill Road and Satellite Boulevard. Construction should begin next year to add larger sidewalks, improved lighting, extensive landscaping, benches and other significant pedestrian and aesthetic improvements along both corridors. The first phase of the Pleasant Hill streetscapes is in the final stages of approval, and work should begin early next year. Construction documentation is being prepared for the second phase of the Pleasant Hill streetscapes as well as the Satellite Boulevard project. Designers are operating within the existing right-of-way as much as possible to limit impacts to area businesses. The CID is working in conjunction with federal, state and local governments to complete the \$10 million in streetscaping projects for the entirety of Pleasant Hill Road and Satellite Boulevard. Mr. Allen noted that the streetscaping is completed in multiple phases as funding is made available. Mr. Andy Anderson provided a more detailed description of the largest project, Pleasant Hill Road Phase I, and the present right of way acquisition status. It is anticipated that construction will begin early next year on this first phase. Due to the use of Federal funds, the approval process is more time consuming than a normal project. Ms. Alicia Smith discussed the status of the Pleasant Hill Road Phase II and the Satellite Boulevard Phase I project, which is planned to be completed by the end of 2010.

Tax Allocation District

Mr. Allen noted that there will be a public hearing by the Gwinnett County Board of Commissioners regarding the Gwinnett Place Tax Allocation District (TAD) and redevelopment plan. All Board members were encouraged to attend to support the CID's effort to seek approval of a TAD for Gwinnett Place. Consultant Ken Bleakly advised Board Members of the ongoing efforts to establish a TAD at Gwinnett Place along with TADs planned for other parts of Gwinnett County. Should the Gwinnett Place TAD plan complete the approval process and be established, Gwinnett Place parcels within the TAD could more than triple in taxable value from \$178 million to \$607 million in 15 years. It is also estimated that the Gwinnett Place TAD could create 11,233 jobs and result in \$470 million in annual payroll. To begin operating in 2010, the Gwinnett Place and other TADs would need to receive approval from County Commissioners, Board of

Education members and the state's Department of Revenue prior to the end of 2009. County leaders are expected to address TADs in early October.

Pleasant Hill Road Bridge Congressional Funding Support

Ms. Julie Dammann and Mr. Chris Giblin with Ogilvy Government Relations discussed their progress in presenting information to Congressional leaders and winning federal support to replace and upgrade the Pleasant Hill Road bridge at I-85. The CID has contracted with Ogilvy to work on its behalf in Washington, D.C. The CID remains in constant contact with federal, state and local transportation and government officials in seeking support for the project. Congressman John Linder's efforts to secure funding for the bridge project remain in the appropriations bill. All available grant and federal funding resources – including economic stimulus funds – are being sought to pay for preliminary engineering and related costs with the replacement effort.

The next Board meeting, if needed, will be held October 14, 2009 at the Atlanta Marriott Gwinnett Place.

The meeting was adjourned by unanimous acclamation at 10:05 a.m.

Approved by the Board this
11th day of Nov, 2009.


Secretary

GWINNETT PLACE CID BOARD OF DIRECTORS SIGN-IN SHEET

Meeting Date: September 9, 2009	Meeting Time: 9:00 a.m.
Location: Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth	

Name	Company	Address	Phone	Fax	E-Mail
DANIEL FOTH	JJG	6501 Goo Lw N. Cross	678-333-0425		DANIEL.FOTH@JJG.COM
FRANK RAVOTTI	HEATH LINEBACK	3479 LAWRENCE VICE-SUMNER SUMNER GA 30024	770-773-1565		FRANK@HEATH-LINEBACK.COM
Lamar Nash	Moreland A Hubelli	2211 Beaver Run Rd. #190 Norcross 30071	678-758-1110		lnash@maci.net
Vince DeSilva	Gwinnett Chamber		678-5474-1703		vince@gwinnettchamber.org
Andy ANDERSON	STREET SMARTS		770-813-0982		ANDY.A@STREETSMARTS.US
John Ray	Gwinnett DOT		770-522-7464		John.Ray@gwinnettcounty.com
Marion Waters	Graham Dunlap H&A		770-771-0751		marion_waters@graft.com
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VAN SOWEL	Small Realty				
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