

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Atlanta Gwinnett Place Marriott
1775 Pleasant Hill Road
Duluth, GA 30096
March 10, 2010**

MINUTES

Attendees

Board Members: Marcy Adams Casey Coffey Leo Wiener
 Mark Williams Glenn Wisdom

Board Observers: Chris McGahee, City of Duluth
 James Song, Best Way Realty, Inc.

Staff: Joe Allen

Consultants: Marcus Arnold, HDR
 Erick Frey, URS Corp.
 Jeff Corbin, Landmark Communications, Inc.

Chairman Williams called the meeting to order at 9:00 a.m. by welcoming all in attendance.

Mr. Wiener motioned to approve the proposed meeting agenda and accept the February 10, 2010 Board Meeting Minutes; seconded by Mr. Coffey and unanimously approved.

Action/Consent Items

Security Review Report and Recommendations

Mr. Wiener reported that a consensus appears to have reached and he should be prepared to make a recommendation in the near future. However, he asked that the agenda item be deferred to the next board meeting as he would contact Mr. Allen at the time he was prepared to present a proposal to the full board.

I-85 Corridor Light Rail Transit (LRT) Feasibility Study, Phase 2

Mr. Arnold, HDR, provided an update of the technical analysis conducted in order to determine the need for a LRT system to serve the I-85 corridor. Phase 1 of the analysis included a technology assessment, developing and refining alternatives, preparing operating plans and costs and exploring funding options. Phase 2 consists of further analysis that includes conducting a travel market analysis, updating ridership estimates and developing a strategic plan to provide the next steps to prepare the project to potentially enter into a Federal Transit

Administration New Starts process. Board members were provided with a presentation documenting the results of this analysis and a summary of the final report issued by HDR. Mr. Allen mentioned that meetings have been held with MARTA and Perimeter CID staff on incorporating the I-85 plan into a regional project. Meetings are being scheduled with ARC and GRTA staff to determine appropriate next steps.

Partnership Gwinnett Update

Ms. Lauren Salas, Business Development Manager, Gwinnett Chamber of Commerce, provided an update on the Partnership Gwinnett economic development initiative and the impact those efforts have had on relocating numerous new global and regional headquarters to the greater Gwinnett Place area. Businesses recently locating in the area included:

- Assurant Specialty Property (150 jobs)
- NCR (1,500 jobs)
- Xiacom (50 jobs)
- Medical Business Service (120 jobs)
- GMAC (90 jobs)
- Nth Degree (57 jobs)
- Bright Ideas Entertainment (350 jobs)

Mr. Nick Masino, Vice President of Economic Development and Partnership Gwinnett, noted that NCR would host a ribbon cutting in April. Mr. Masino and Ms. Salas thanked the CID for its leadership by chairing the Quality of Life Committee and hosting the Redevelopment Showcase which highlighted two Gwinnett Place properties available for redevelopment. Ms. Salas remarked that through Partnership Gwinnett, Gwinnett County is being marketed on a national and international level. The State of Georgia is bringing more projects to Gwinnett County as the Gwinnett Chamber of Commerce now has more resources through Partnership Gwinnett.

Mr. Masino responded to a board question regarding the need to focus more on retail noting that Partnership Gwinnett in 2010 would be using funds to conduct a retail study of various areas and would review ways to re-use vacant retail properties. Partnership Gwinnett staff understand that it is a different world for retail today and are now prepared to respond to the needs in the retail community.

Chairman Williams thanked Mr. Masino and Ms. Salas for the cooperative efforts between the Chamber of Commerce and GPCID. He motioned to increase the 2010 CID funding commitment from \$20,000.00 to \$22,000.00 and directed the Executive Director to make necessary budget adjustments so that the additional funding would be budget neutral; seconded by Mr. Wisdom and unanimously approved.

Treasurer's Report

Mr. Allen presented the following account summaries for February 2010:

Checking Account

February 1, 2010 Beginning Balance:	\$ 6,151.534
February 28, 2010 Ending Balance:	\$30,506.88
General Ledger Balance:	\$30,506.88

Money Market Account

February 1, 2010 Beginning Balance:	\$1,856,276.30
February 28, 2010 Ending Balance:	\$1,831,276.30
General Ledger Balance:	\$1,831,276.30

Grand Total Account

February 1, 2010 Beginning Balance:	\$1,862,427.83
February 28, 2010 Ending Balance:	\$1,861,783.18
General Ledger Balance:	\$1,861,783.18

Mr. Coffey motioned to approve the Treasurer's Report and ratify the February expenses; seconded by Ms. Adams and unanimously approved. Mr. Allen noted that as of February 28, the CID had approximately \$1.9 million in cash. He encouraged board members to review the monthly financial summary. Assuming the budgeted tax revenues of \$1.1 million for 2010 are received with 2010 being the final tax revenue-producing year of the current CID lifecycle, the estimated available funding at the board's discretion through the end of October 2011 is approximately \$1.2 million, not including the funding for the Satellite Boulevard, Phase 1, and the Pleasant Hill Road, Phase 2, streetscape projects.

Executive Director' Remarks

Mr. Allen noted the letter of thanks from Senator Isakson. Mr. Allen is working with staffs in Senators Isakson and Chambliss' offices and Congressman Linder's office related to appropriation requests for the bridge and security cameras. He directed the board members to a letter written by Chairman Williams to Senator Chambliss regarding the need for crime deterrent cameras. During the upcoming Gwinnett Chamber of Commerce DC Fly-In, Mr. Allen has meetings scheduled with members of the congressional delegation representing the CID.

Mr. Allen provided the board members with an update from his meeting with GDOT Commissioner Smith, GDOT board member Rudy Bowen, GDOT Planning Director Todd Long and senior members of the GDOT staff regarding the DDI project for Pleasant Hill Road Bridge. GPCID has submitted its technical memorandum to the GDOT team in response to their request for additional information.

Mr. Allen updated the board members on the status of House Bill 1218, Governor Perdue's Transportation Resource Package.

Mr. Allen noted the April 14 Caucus of Electors and provided information about the election notice that appeared in the Gwinnett Daily Post. The notice will appear in the newspaper once a week for four weeks.

Mr. Allen encouraged all board members and audience participants to visit the GPCID Web site and become a fan of the CID's Facebook page and a follower of the CID on Twitter. The CID already has 234 fans and 117 followers.

Public Relations

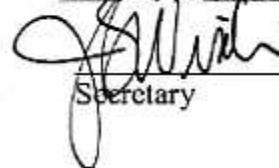
Mr. Corbin directed the board members to the numerous articles that mentioned the work of the CID over the month of February. He reported that the 2009 Annual Report has been developed and mailed to stakeholders of the CID.

Executive Session

Mr. Williams motioned to enter into executive session to discuss an employment issue; seconded by Mr. Wiener and unanimously approved. At the conclusion of the discussion, Mr. Wiener motioned to end the executive session and return to the public business meeting; seconded by Mr. Wisdom and unanimously approved.

The meeting adjourned at 10:53 a.m. upon a motion by Leo Wiener, seconded by Glenn Wisdom and unanimous approved. The next scheduled meeting is 9:00 a.m. on April 14, 2010 at the Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth. The Caucus of Electors registration shall be held from 8:45 a.m. – 9:30 a.m. on that day at the same location. Voting will occur immediately after every elector who has arrived at the registration table by 9:30 a.m. has registered.

Approved by the Board this
14 day of April, 2010.


Secretary

GWINNETT PLACE CID BOARD OF DIRECTORS SIGN-IN SHEET

Meeting Date: April 14, 2010	Meeting Time: 9:00 a.m.
Location: Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth	

Name	Company	Address	Phone	Fax	E-Mail
Erick Fry	URS		770-822-1320		erick_fry@urscorp.com
Marion Waters	GSKF		770-754-0255		marion_waters@gsknf.com
Larissa Thomas	TRC	4155 Shackelford Rd.	770-270-1192		lthomas@trcsolutions.com
John Orr	ARC	Atlanta 40 Courtland St.	4-463-3270		jorr@atlantaregional.com
Tony MUSIE	HAYES JAMES	4145 Shackelford Rd	7-923-1600		tmusie@hayesjames.com
Tim Beck	United Consulting				TBeck@unitedconsulting.com
Tony Wess	GEORGIA Protective Services		(770) 318-1793		
JAMES PUGSLEY	GWINN COUNTY				james.pugsley@gwinnettcountry.com
Rick Harmon	Marcus & Millichaps		678-808-2745		rharmon@marcusmillichaps.com
Caron Hassell	GA Piedmont Land Trust	PO Box 3607 Suwanee, GA 30024	7-445-3111		chassell@gpl-t.org
Jon Scaman	ENTRAIRE	3805 Crestwood Suite 175	678-218-1225		JASCAMAN@globalfd.com
Kari Ward	Streetsmarts				
Brian Mueh		2001 Ferente Tr	706-289-6528		Brianmueh@gmail.com

GWINNETT PLACE CID BOARD OF DIRECTORS SIGN-IN SHEET

Meeting Date: April 14, 2010	Meeting Time: 9:00 a.m.
Location: Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth	

Name	Company	Address	Phone	Fax	E-Mail
Del Clark	BPC				
Jay Acutis + Hank Ravnice	W.D. Busby HEALTH & LIFE SCIENCE		770-209-0029		
Nick Marino	PG	30096			
Rita Aly	Regions Bank	30096	678-4171757		
Larry Faulkner	Radwin Security		7-883-1350		