

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING  
Atlanta Gwinnett Place Marriott  
1775 Pleasant Hill Road  
Duluth, GA 30096  
May 12, 2010**

**MINUTES**

*Attendees*

*Board Members:* Marcy Adams                      Justin Fanning                      Joe Piccolo  
Leo Wiener                                      Mark Williams                      Glenn Wisdom

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

*Staff:* Joe Allen

*Legal:* Lynn Rainey

*Consultants:*

Steve Bitney, Street Smarts, Inc.  
Erick Fry, URS Corp.  
Jeff Corbin, Landmark Communications, Inc.  
Kari Ward, Street Smarts, Inc.

*Special Guests:* Vicki Gavalas, Special Assistant for Strategies and  
Development, Georgia Department of Transportation  
Gerald Ross, Deputy Commissioner and Chief Engineer,  
Georgia Department of Transportation

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

Mr. Fanning motioned to approve the proposed meeting agenda and the April 14, 2010 Board Meeting and Caucus of Electors Minutes; seconded by Mr. Wisdom and unanimously approved.

**Action/Consent Items**

***Pleasant Hill Road Bridge DDI Update***

Mr. Allen provided an update from meetings with Gwinnett DOT, GDOT and Federal Highway officials. Mr. Fry provided an update on preliminary engineering work on the Pleasant Hill Road bridge project. He highlighted benefits of the DDI design and recent analyses performed by URS as requested by

GDOT. Mr. Fry reiterated that the DDI is a safer concept for the Pleasant Hill Road bridge than a conventional improvement.

***Public Private Partnership***

Mr. Ross delivered a presentation concerning the GDOT's public private partnership (P3) initiative. P3 allows the GDOT to better leverage its resources by tapping into private-sector innovation, competition, and capital. P3 is designed to bring much-needed transportation projects that otherwise would not be completed through traditional methods and with scarce public funding available.

***URS DDI Agreement***

Following an overview of the justification to cancel the November 2009 SPUI agreement between GPCID and URS and the updated DDI proposed scope of work by Mr. Allen, Mr. Wiener motioned approval for the Board Chairman to terminate the current URS contract and to execute documents between GPCID and the URS Corporation to undertake and perform consulting and professional engineering services related to the preliminary and final design for the retrofit of a diverging diamond interchange (DDI) at the Pleasant Hill Bridge over I-85 interchange for a base amount not to exceed \$430,780.00, subject to review of Board Counsel; seconded by Mr. Wisdom and unanimously approved.

***Street Smarts Venture Drive/Gwinnett Place Drive/Pleasant Hill Road Interchange Redesign Agreement***

Following a review of the RFP/competitive selection process and scope of work by Mr. Allen, Mr. Fanning motioned approval for the Board Chairman to execute documents between GPCID and low bidder Street Smarts, Inc. to perform survey, database preparation, preliminary construction plans, preliminary and final utility plans, right-of-way plans, staking of the required right of way, right of way acquisition services, environmental documentation, final construction plans including signing, marking, erosion control, traffic handling, and construction sequence plans and specifications including special provisions for the Pleasant Hill Road/Venture Drive/Gwinnett Place Drive Intersection Redesign for a base amount not to exceed \$420,483.00 (funding for this project is limited to no more than \$288,500.00 in FY 2010); seconded by Ms. Adams and unanimously approved.

***Proposed 2010 Property Tax Millage Rate***

Mr. Allen and Mr. Rainey discussed the 2010 millage rate process. The consensus of the board was to advertise a proposed 5 mill rate in the legal organ.

***Special Presentation***

Ms. Ashlee Dunckel, Employer Program Manager with the Clean Air Campaign, presented a partnership certificate to the GPCID board. Through carpooling and mass transit use, greater Gwinnett Place commuters have saved 131,000 miles of trips and \$65,000 in personal transportation costs during 2009.

### ***Treasurer's Report***

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

#### ***Checking Account***

|                                  |             |
|----------------------------------|-------------|
| April 1, 2010 Beginning Balance: | \$33,398.37 |
| April 30, 2010 Ending Balance:   | \$39,463.58 |
| General Ledger Balance:          | \$39,463.58 |

#### ***Money Market Account***

|                                  |                |
|----------------------------------|----------------|
| April 1, 2010 Beginning Balance: | \$1,716,794.63 |
| April 30, 2010 Ending Balance:   | \$1,601,123.79 |
| General Ledger Balance:          | \$1,601,123.79 |

#### ***Grand Total Account***

|                                  |                |
|----------------------------------|----------------|
| April 1, 2010 Beginning Balance: | \$1,750,193.00 |
| April 30, 2010 Ending Balance:   | \$1,640,587.37 |
| General Ledger Balance:          | \$1,640,587.37 |

Mr. Wiener motioned to approve the Treasurer's Report and ratify the April expenses; seconded by Ms. Adams and unanimously approved. Mr. Allen noted that as of April 30, the CID had approximately \$1.6 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 \$1.1 million, not including the funding for the Satellite Boulevard, Phase 1, and the Pleasant Hill Road, Phase 2, streetscape projects.

#### ***Chairman's Remarks***

Mr. Williams recognized Gwinnett Chamber of Commerce Manager Lauren Salas and Snellville Mayor Jerry Oberholtzer.

#### ***Board Remarks***

Mr. Wisdom recognized business manager Dan Merkle from Bug-A-Boo Creek Steak House.

#### ***Public Relations***

Mr. Corbin directed the board members to the numerous articles that mentioned the work of the CID over the month of April.

#### ***Executive Session***

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

### ***Open Session***

Mr. Allen recommended the hiring of Glenn Wisdom to fill the Director of Operations position for an annual salary of \$72,000.00 and \$350.00/month supplement for mileage and cell phone expenses. Mr. Williams motioned to approve the employment of Mr. Wisdom effective July 1, 2010 at the recommended levels and contingent upon Mr. Wisdom's resignation from the board by July 1; seconded by Mr. Fanning and approved 5-0, with Mr. Wisdom abstaining.

Mr. Williams motioned to increase the monthly supplement for mileage and cell phone expenses for the Executive Director from \$250.00/month to \$350.00/month and to increase the annual leave allocation from two weeks to three weeks effective immediately; seconded by Mr. Wisdom and unanimously approved.

### ***Security Review***

Mr. Williams motioned to amend the agenda to discuss security and public relations issues; seconded by Mr. Wiener and unanimously approved. Mr. Piccolo provided an overview of the security review efforts and perception of the area by the general public. Mr. Wiener gave an update on the recent steps and crime statistics. General discussion by all board members centered on the perception of safety, changing demographics, business vacancies, Gwinnett Place Mall, the mindset of investors/business manager, customer opinions and economic viability of the area. All members agreed that the CID has not fully explored the bigger picture issues and all have a united interest to see the area remain successful. The CID needs to determine the issues impacting the area and the issues the CID can control vs. those issues outside the control of the CID. Mr. Piccolo gave an update on the mall's redevelopment efforts. Mr. Allen was directed to contact various firms to develop a multi-faceted strategy to address the perception issues with the goal to develop a 1-2 year plan and a 5-year plan. Mr. Wiener wants measureable deliverables. Mr. Williams instructed Mr. Allen to contact Market Street. During the June board meeting, a planning session should be included as part of the business agenda.

The meeting adjourned at 11:15 a.m. The next scheduled meeting is 9:00 a.m. on June 9, 2010 at the Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth.

Approved by the Board this  
9<sup>th</sup> day of June, 2010.

  
Secretary