

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Atlanta Marriott Gwinnett Place
1775 Pleasant Hill Road
Duluth, GA 30096
October 10, 2012**

MINUTES

Attendees

Board Members: Marcy Adams Casey Coffey James Song
Mark Williams

Board Observers: Chris McGahee, City of Duluth

Staff: Joe Allen

Legal: Lynn Rainey

Consultants: Steve Bitney, Stantec Corporation
Erick Fry, URS Corporation
Mark Rountree, Landmark Communications, Inc.

In the absence of the Chairman, Vice-Chair Adams called the meeting to order at 9:02 a.m. by welcoming all in attendance.

Mr. Coffey motioned to approve the proposed Meeting Agenda; seconded by Mr. Williams and unanimously approved.

Mr. Coffey motioned to approve the Minutes from the July 11, 2012 Monthly Business Meeting, as presented; seconded by Mr. Williams and unanimously approved.

Action/Consent Items

I-85 Landscape Enhancements

Following a review of the competitive bid process followed by CID staff by Mr. Allen, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and low bidder Brickman for a trenched hardwood colored mulch application for the four quadrants at Steve Reynolds Boulevard and the four quadrants at Pleasant Hill Road along I-85 for an amount not to exceed \$28,994.00; seconded by Mr. Coffey and unanimously approved. Mr. Allen noted that funds for the application have been accounted for in the 2012 O&M budget.

Additional Holiday Security Patrols

Following a review by Mr. Allen of the proposed security plan, Mr. Coffey motioned to authorize an additional \$13,375.00 to the security patrol budget line

item for the purpose of having Specialized Intelligence and Security, Inc. provide additional uniformed security services during the seven-week holiday season, November 18, 2012 -- January 1, 2013; seconded by Mr. Williams and unanimously approved.

Grant Funding Agreement

Mr. Williams motioned to approve the execution of the Georgia Transportation Infrastructure Bank Agreement for Grant Program and associated documents by the Chairman and authorize the Executive Director and the officers to sign withdrawal requests, with two signatures of the foregoing required; seconded by Mr. Coffey and unanimously approved.

Caucus of Electors

Mr. Allen notified the Board that Mr. Piccolo has resigned from the Board due to the sale of the Gwinnett Place Mall properties. Mr. Coffey also announced his resignation from the CID Board of Directors, due to the sale of his Ford dealership, effective at the conclusion of the meeting. Mr. Williams motioned to call for a November 14, 2012 election Caucus to fill the unexpired terms for Post 2 (May 2013) and Post 6 (May 2014); seconded by Mr. Coffey and unanimously approved.

Treasurer's Report

Mr. Allen presented the following account summary for July – September 2012:

Checking Account

July 1, 2012 Beginning Balance:	\$4,656.31
September 30, 2012 Ending Balance:	\$87,730.24

Money Market Account

July 1, 2012 Beginning Balance:	\$1,530,439.47
September 30, 2012 Ending Balance:	\$1,255,155.37

Certificate of Deposit

July 1, 2012 Beginning Balance:	\$154,256.44
September 30, 2012 Ending Balance:	\$155,125.90

Total Account

July 1, 2012 Beginning Balance:	\$1,580,050.61
September 30, 2012 Ending Balance:	\$1,498,011.51

Mr. Allen noted that as of September 30, 2012, the CID had approximately \$1.5 million in cash. He encouraged board members to review the July, August and September monthly financial details. The current cash balance and expected revenues vs. costs leave an estimated \$2.4 million at the board's discretion through the end of October 2017. Mr. Coffey motioned to approve the Treasurer's Reports for July, August and September 2012 and ratify the expenditures; seconded by Mr. Williams and unanimously approved.

Chairman/Board Member Remarks

Vice-Chair Adams and Mr. Williams thanked Mr. Coffey for his years of service on the CID board and his dedication to improve the area.

Executive Director's Remarks

Mr. Allen noted that the CID would be submitting a Livable Centers Initiative (LCI) application to determine details necessary for the implementation of the "great lawn" concept as identified in the recently completed LCI plan. The CID will seek the full amount of funding available. The board expressed consensus at this approach.

Mr. Allen directed the members to a copy of the August 28, 2012 resolution of the Gwinnett County Board of Commissioners supporting the 10-year update to the Gwinnett LCI study of the Gwinnett Place activity center.

Mr. Allen directed board members to a copy of the August 28, 2012 resolution of the Gwinnett County Board of Commissioners to designate an urban redevelopment area and to approve an urban redevelopment plan for the greater Gwinnett Place area as part of the Opportunity Zone application. Mr. Allen noted the September 5, 2012 letter from Gwinnett County Chairman Charlotte Nash to Commissioner Michael Beatty of the Georgia Department of Community Affairs supporting the greater Gwinnett Place Opportunity Zone designation. All application materials were submitted to the Department of Community Affairs in September.

Pleasant Hill Road Bridge Project

Mr. Allen directed the board members to the bridge construction schedule in their packet. Copies of this schedule have been widely distributed in the district to businesses and through various CID-related public outreach channels. URS Project Manager Erick Fry reported that the project construction is underway. Mr. Fry unveiled the "drive through" DDI animation that will be used in CID/Gwinnett DOT outreach efforts.

Venture Drive Intersection Project


Stantec Vice President Steve Bitney noted that the constructability and design review had been conducted in August with Gwinnett DOT related to this project. Within the month, the final plans would be ready for re-submission to Gwinnett DOT.

Public Relations Update

Mr. Rountree noted the many positive articles about the area that appeared in local news outlets over the last months. He reviewed the wide distribution in various regional outlets of Chairman Leo Wiener's editorial regarding the redevelopment of the Gwinnett Place area.

The meeting adjourned at 9:23 a.m. The next scheduled meeting is 9:00 a.m. on November 14, 2012 at the Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth.

Approved by the Board this
~~14th~~ day of November, 2012.


Secretary