

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
3700 Crestwood Parkway
Duluth, GA 30096
May 14, 2014**

MINUTES

Attendees

Board Members: Melanie Alfredsson James Song
 Andy Sumlin Leo Wiener

Staff: Joe Allen, Glenn Wisdom

Legal: Lynn Rainey

Chairman Wiener called the meeting to order at 9:02 a.m. by welcoming all in attendance.

Mr. Rainey administered the oath of office to Mr. Wiener who had been re-elected at the April 9 Caucus of Electors.

Mr. Sumlin motioned to approve the proposed Meeting Agenda; seconded by Mr. Song and unanimously approved 4-0.

Mr. Song motioned to approve the Minutes from the April 9, 2014 Monthly Business Meeting and Minutes from the May 6, 2014 Specially Called Meeting, as presented; seconded by Mr. Sumlin and unanimously approved 4-0.

Action/Consent Items

LCI Supplemental Study

Following a review by Mr. Allen of the competitive Request for Proposal (RFP) process, a recommendation of the Proposal Review Team and a presentation by representatives of Pond & Company, Mr. Song motioned to authorize the Chairman to execute an agreement between the GPCID and Pond & Company, Inc. to prepare the Gwinnett Place Multi-Modal Green Corridor Master Plan, an Atlanta Regional Commission (ARC) Livable Centers Initiative (LCI) Supplemental Study; seconded by Mr. Sumlin and unanimously approved 4-0.

Insurance Policies

Following a review by Mr. Allen of the competitive process to select insurance carriers, Mr. Sumlin motioned to authorize the Executive Director to execute documents between GPCID and the Travelers Insurance Company for the provision

of directors and officers liability and employee practices liability coverage for an amount of \$1,227.00; Selective Insurance Company for the purpose of providing commercial property, commercial general liability, commercial crime (employee dishonesty), commercial automobile and commercial umbrella liability insurance coverage for an amount of \$7,928.00; and Hartford Insurance Company for the purpose of providing workers compensation insurance coverage for a base amount of \$1,167.00 with all policy coverage June 20, 2014 to June 20, 2015; seconded by Ms. Alfredsson and unanimously approved 4-0.

Landscape Maintenance Inspection Services

Following an overview by Mr. Allen of the need for additional expertise to ensure the GPCID is receiving the approved level of services outlined in the agreement with Russell Landscape Group and to better maximize curb appeal and minimize plant loss along the miles of landscaping installed by GPCID, Ms. Alfredsson motioned for the Executive Director to execute documents between GPCID and OLM, Inc. for monthly landscape maintenance inspection June – December 2014 for a base amount of \$10,500.00; seconded by Mr. Sumlin and unanimously approved 4-0. Mr. Allen noted that the inspections would not require additional funds and could be administered within current budgetary limits.

2014 Property Tax Millage Rate Discussion

Following a review by Mr. Rainey of the advertisement requirements related to the 2014 property tax collection and five-year tax history, the board agreed to advertise its proposed 2014 property tax millage rate at 5.0 (five) mills.

Election of Officers

Mr. Rainey conducted the election of Board officers. The following were unanimously elected:

Chairman – Leo Wiener

Vice-Chairman – James Song

Secretary/Treasurer – Mark Williams

Treasurer's Report

Mr. Allen presented the following account summaries for April 2014:

Checking Account

April 1, 2014 Beginning Balance:	\$ 52,477.42
April 30, 2014 Ending Balance:	\$ 44,754.11

Money Market Account

April 1, 2014 Beginning Balance:	\$2,754,299.94
April 30, 2014 Ending Balance:	\$2,652,922.73

Certificate of Deposit

April 1, 2014 Beginning Balance:	\$ 160,387.74
April 30, 2014 Ending Balance:	\$ 160,691.79

Grand Total Account

April 1, 2014 Beginning Balance: \$2,967,165.10
April 30, 2014 Ending Balance: \$2,858,368.63

Mr. Allen noted that as of April 30, 2014, the GPCID had approximately \$2.8 million in cash. He encouraged board members to review the monthly financial summaries for April 2014. The current cash balance and expected revenues leave an estimated \$2.1 million available at the board's discretion through the end of the GPCID lifecycle ending October 2017.

Mr. Wiener motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Alfredsson and unanimously approved 4-0.

Chairman's Remarks

Mr. Wiener noted the air of positive excitement about the area. The district is at a crossroads and moving in the right direction.

Executive Director's Remarks

Mr. Allen shared information on the following topics:

- The May 6, 2014 Pleasant Hill Road over I-85 Diverging Diamond Interchange project ribbon cutting event at the Jameson Inn was a great success. U.S. Congressman Rob Woodall, Chairman Charlotte Nash, members of the Gwinnett County Board of Commissioners, GDOT Deputy Commissioner Todd Long and State Road and Tollway Authority Executive Director Chris Tomlinson were in attendance.
- Work continues on the LCI Implementation Plan by the Bleakly Advisory Group. Interviews with property owners continue. The work group will meet again in early June.

Public Comment

Commissioner Jace Brooks echoed the comments of Chairman Wiener regarding the interest and excitement in the area.

Kellie Brownlow with Partnership Gwinnett provided an update on economic development projects in the area. Announcements regarding new jobs will be made soon. The Gwinnett Place Opportunity Zone is generating great interest.

Two members of the audience asked questions regarding the 2014 tax process.

The meeting adjourned at 9:58 a.m. The next scheduled meeting is 9:00 a.m. on June 11, 2014 at the Gwinnett Commerce Center, 3700 Crestwood Parkway, Duluth, GA 30096.

Approved by the Board this

9th day of July, 2014.



Secretary