

GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
September 10, 2014

MINUTES

Attendees

Board Members: Melanie Alfredsson Craig Kaufman
Kimberly Morphis James Song
Andy Sumlin Leo Wiener
Mark Williams

Observer: Tim Hur Chris McGahee

Staff: Joe Allen, Glenn Wisdom

Legal: Lynn Rainey

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

Mr. Williams motioned to approve the proposed Meeting Agenda; seconded by Mr. Song and unanimously approved 7-0.

Mr. Williams motioned to approve the Minutes from the July 11, 2014 Specially Called Business Meeting, as presented; seconded by Mr. Song and unanimously approved 7-0.

Action/Consent Items

Ken Bleakly provided an update on the steps undertaken as part of the Phase II of the Gwinnett Place Livable Centers Initiative (LCI) strategy and work plan.

Georgia Transportation Infrastructure Bank (GTIB) Grant

Mr. Williams motioned to authorize the Chairman to execute the Grant Agreement between GPCID and GTIB in the amount of \$411,692.80 to construct Intersection Improvements at Pleasant Hill Road, Venture Drive, and Gwinnett Place Drive and to authorize draw requests on the Grant by the signature of two among the 3 officers and Ms. Alfredsson, seconded by Mr. Song, and unanimously approved 7-0.

Pleasant Hill Road Streetscape Project, Phase 4

Following an overview by Mr. Allen of the complete bid process managed by Stantec Consulting Services and a presentation of the project scope by Bryan Lindsey of Stantec Consulting Services, Mr. Williams motioned to authorize the Chairman to execute an agreement between GPCID and Georgia Development Partners to construct the Pleasant Hill Road Streetscape Project, Phase 4 for a base amount not to exceed \$224,575.00 and to authorize the Chairman to execute a Maintenance and Indemnity Agreement between GPCID and the Gwinnett County Department of Transportation for the Pleasant Hill Road Streetscape Project, Phase 4 construction and installation of streetscape elements; seconded by Ms. Alfredsson and unanimously approved 7-0.

Holiday Security Patrols

Following an overview by Mr. Allen of the proposed 2014 holiday patrol calendar, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Paradigm Security Services, Inc. to provide uniformed security services during the six-week holiday season, November 23, 2014-January 3, 2015 for an amount not to exceed \$8,383.04; seconded by Mr. Song and unanimously approved 7-0.

2014 Audit

Following an overview by Mr. Allen of the Smith & Howard approach and qualifications, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Smith & Howard for the audit of the financial position of the GPCID as of December 31, 2014 and the related statements of activities and cash flows for the year then ended for a base amount not to exceed \$10,000.00 in the FY 2015 O&M budget; seconded by Mr. Kaufman and unanimously approved 7-0.

Treasurer's Report

Mr. Allen presented the following account summaries for July and August 2014:

Checking Account

July 1, 2014 Beginning Balance:	\$ 23,934.29
August 31, 2014 Ending Balance:	\$ 30,784.74

Money Market Account

July 1, 2014 Beginning Balance:	\$2,512,434.42
August 31, 2014 Ending Balance:	\$2,414,689.43

Certificate of Deposit

July 1, 2014 Beginning Balance:	\$ 161,291.76
August 31, 2014 Ending Balance:	\$ 161,893.97

Grand Total Account

July 1, 2014 Beginning Balance:	\$2,697,660.47
---------------------------------	----------------

August 31, 2014 Ending Balance: \$2,607,368.14

Mr. Allen noted that as of August 31, 2014, the GPCID had approximately \$2.6 million in cash. He encouraged board members to review the monthly financial summaries for July and August 2014. The current cash balance and expected revenues leave an estimated \$1.3 million available at the board's discretion through the end of the GPCID lifecycle ending October 2017.

Mr. Williams motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Alfredsson and unanimously approved 7-0.

Chairman and Board Members' Remarks

Mr. Wiener noted that there were many positive economic initiatives in motion. He challenged Mr. Nick Masino and District Commissioner Brooks, who were present in the audience, to continue their focus on improving the area.

Ms. Morphis shared with the board the successful television filming that took place at the Gwinnett Prado property.

Mr. Hur reminded the board of the recent grant provided to the CID by the National Association of Realtors. The additional funds will go to the Gwinnett Place Multi-Modal Green Corridor Master Plan development process.

Attorney Remarks

Mr. Rainey commended Gwinnett County for working with the CID to find a workable solution to the Venture Drive Intersection Improvement Supplemental Agreement.

Executive Director's Remarks

Mr. Bolick, Pond & Company, provided an update on the Gwinnett Place Multi-Modal Green Corridor Master Plan, an Atlanta Regional Commission Livable Centers Initiative Supplemental Study, process and timeline.

Mr. Nick Masino, Partnership Gwinnett, updated the board on the recent efforts of the Partnership Gwinnett initiative.

Commissioner Jace Brooks noted the Board of Commissioners continued focus on redevelopment, particularly in the Gwinnett Place area.

Planning Commissioner Earl Mitchell shared his involvement in the area.

The meeting adjourned at 9:46 a.m. The next scheduled meeting is 9:00 a.m. on October 8, 2014 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

12 day of November, 2014



Secretary