GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
November 12, 2014

MINUTES

Attendees

Board Members:	Melanie Alfredsson	Craig Kaufman
	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 9:08 a.m. by welcoming all in attendance.

Mr. Williams motioned to approve the proposed Meeting Agenda; seconded by Mr. Song and unanimously approved 6-0.

Mr. Williams motioned to approve the Minutes from the September 10, 2014 Business Meeting, as presented; seconded by Mr. Sumlin and unanimously approved 6-0.

Action/Consent Items

System Control and Traffic Responsive Operations Project
Following an overview of the proposed project by Mr. Allen and Mr. Rob Jacquette, Wolverton & Associates, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Wolverton & Associates, Inc. for system control and traffic responsive operations for the forty-nine traffic signals that Wolverton & Associates currently maintain for GPCID for a base amount not to exceed $20,507.10; seconded by Mr. Song, and unanimously approved 6-0.

Interchange Landscape Renovations
Following an overview by Mr. Allen of the proposed project, Mr. Williams motioned to authorize the Executive Director to execute documents between

GPCID and Russell Landscape, LLC for the renovations to the I-85 at Pleasant Hill Road and Steve Reynolds Boulevard interchanges for a base amount not to exceed $83,050.00; seconded by Ms. Alfredsson and unanimously approved 6-0. $30,000.00 of the cost will be expended from the existing landscape maintenance budget.

CID Boundary Expansion
Following an overview by Mr. Allen of the candidate selection process and a review of Nicole Hall's biography, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Nickel Works Consulting, LLC to obtain consents of property owners for the expansion of the boundaries of the GPCID for a basic fee and expenses amount not to exceed $5,050.00 and an incentive fee of $150.00 per tax parcel for each property owner who signs a written consent of owner form; seconded by Mr. Wiener and unanimously approved 6-0.

2014 O&M Budget Amendments
Following an overview by Mr. Allen of the proposed adjustments to the 2014 operating and maintenance budget, Mr. Williams motioned to authorize the Executive Director to make the following adjustments to the budget:

- Reallocate $5,420.20 from line item 6401-Engineering Consulting to 7002-Office Equipment
- Close line item 6460-Gwinnett Place OZ Expansion
- Close line item 6463-CID Expansion/Build Cubed.

The motion was seconded by Mr. Kaufman and unanimously approved 6-0.

Treasurer's Report
Mr. Allen presented the following account summaries for September and October 2014:

Checking Account

September 1, 2014 Beginning Balance:	$ 30,784.74
October 31, 2014 Ending Balance:	$ 29,278.12

Money Market Account

September 1, 2014 Beginning Balance:	$2,414,689.43
October 31, 2014 Ending Balance:	$3,125,281.76

Certificate of Deposit

September 1, 2014 Beginning Balance:	$ 161,893.97
October 31, 2014 Ending Balance:	$ 162,498.43

Grand Total Account

September 1, 2014 Beginning Balance:	$2,607,368.14
October 31, 2014 Ending Balance:	$3,317,058.31

Mr. Allen noted that as of October 31, 2014, the GPCID had approximately $3.3 million in cash. He encouraged board members to review the monthly financial summaries for September and October 2014. The current cash balance and expected revenues leave an estimated $1.1 million available at the board's discretion through the end of the GPCID lifecycle ending October 2017.

Mr. Sumlin motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Mr. Song and unanimously approved 6-0.

Chairman and Board Members' Remarks

Mr. Wiener recognized Commissioner Jace Brooks and noted the positive opportunities that the ACTivate Gwinnett Place initiative might bring to the area.

Executive Director's Remarks

Mr. Hur and Mr. Tom O'Rourke, CEP/EVP for the Northeast Atlanta Metro Association of Realtors, presented a $15,000.00 check from the National Association of Realtors Smart Growth initiative to the CID board of directors. The additional funds will be added to the ACTivate Gwinnett Place Multi-Modal Green Corridor Master Plan development process.

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

Mr. Allen provided an overview of the draft 2015 O&M Budget and long-term financial forecasts to the board.

Mr. Allen noted the various positive media coverage the CID has received including articles about the area in The New York Times and The Atlanta Business Chronicle.

There was no public comment when an opportunity was granted.

The meeting adjourned at 10:06 a.m. The next scheduled meeting is 9:00 a.m. on December 10, 2014 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this
10 day of December, 2014

Secretary