

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
May 13, 2015**

MINUTES

Attendees

Board Members: Jill Edwards James Song Andy Sumlin
Mark Williams

Staff: Joe Allen Glenn Wisdom

Legal: Lynn Rainey

Vice-Chairman Song called the meeting to order at 9:04 a.m. by welcoming all in attendance.

Mr. Rainey administered the oath of office to Ms. Edwards. The board members welcomed Ms. Edwards to the Board of Directors.

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

Mr. Williams motioned to approve the Minutes from the April 8, 2015 Regular Monthly Meeting and Caucus of Electors, as presented; seconded by Mr. Sumlin and unanimously approved 4-0.

Action Items

Insurance Policies

Following a review by Mr. Allen of the proposed insurance policies, Mr. Williams motioned to authorize the Executive Director to execute documents (1) between GPCID and 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 (June 20, 2015 – June 20, 2016) for a base amount not to exceed \$8,217.00/annual; (2) between GPCID and Selective Insurance Company for the purpose of providing workers compensation insurance coverage (June 20, 2015 – June 20, 2016) for a base amount not to exceed \$1,204.00/annual; and (3) between GPCID and the Travelers Insurance Company for provision of Directors and Officers Liability and Employment Practices liability coverage (June 20, 2015 – June 20, 2016) for a base amount not to exceed \$1,227.00/annual; seconded by Mr. Sumlin and unanimously approved 4-0.

Activate Gwinnett Place: Multi-Modal Green Corridor Master Plan

Following a review by Mr. Allen and a presentation by Brian Bolick, Southeastern Engineering, Inc., and Matt Wilder, Pond & Co., Mr. Williams motioned approval of a Resolution of the Board of Directors supporting the Activate Gwinnett Place Multi-Modal Green Corridor Master Plan and that the signed resolution be communicated to the Gwinnett County Board of Commissioners urging them to work with the Board of Directors to implement the Activate Gwinnett Place plan; seconded by Mr. Sumlin and unanimously approved 4-0.

2015 Property Tax Millage Rate Discussion

Following a review by Mr. Allen and Mr. Rainey of the advertisement requirements related to the 2015 property tax collection and five-year tax history, the board agreed to advertise its proposed 2015 property tax millage rate at 5.0 (five) mills.

Diverging Diamond Interchange Project

Following a review by Mr. Allen of the project close-out process with Gwinnett County, Mr. Williams motioned to authorize the Executive Director to reimburse Gwinnett County for the GPCID's portion of the construction of the Pleasant Hill Road over I-85 Diverging Diamond Interchange project for an amount not to exceed \$75,374.50; seconded by Mr. Sumlin and unanimously approved 4-0.

Treasurer's Report

Mr. Allen presented the following account summaries for April 2015:

Checking Account

April 1, 2015 Beginning Balance:	\$ 38,344.54
April 30, 2015 Ending Balance:	\$ 77,219.98

Money Market Account

April 1, 2015 Beginning Balance:	\$2,215,978.97
April 30, 2015 Ending Balance:	\$2,295,307.94

Certificate of Deposit

April 1, 2015 Beginning Balance:	\$ 164,004.45
April 30, 2015 Ending Balance:	\$ 164,315.35

Grand Total Account

April 1, 2015 Beginning Balance:	\$2,418,327.96
April 30, 2015 Ending Balance:	\$2,536,843.27

Mr. Allen noted that as of April 30, 2015, the GPCID had approximately \$2.5 million in cash. He encouraged board members to review the monthly financial summaries for April 2015. The current cash balance and expected revenues leave an estimated \$1.4 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 Mr. Sumlin and unanimously approved 4-0.

Executive Director's Remarks

Mr. Allen shared information on the following topics:

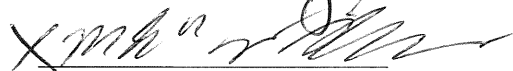
- Intersection improvement projects:
 - Club Drive at Pleasant Hill Road intersection improvement:
 - Gwinnett DOT is acquiring right of way. The needed parcels are commercial, and extended negotiations are likely. Right of way acquisitions should continue through the rest of the year with the project anticipated going to construction next year.
 - Breckinridge Boulevard at Pleasant Hill Road intersection improvement:
 - To be under construction this summer by Gwinnett DOT's on-call contractor. Construction should be completed by the end of the summer or in early fall.
 - Gwinnett Place Drive/Venture Drive at Pleasant Hill Road intersection improvement:
 - Gwinnett DOT is acquiring right of way. The project can be let to construction after the right of way acquisition is complete.
 - Venture Drive at Day Drive intersection improvement:
 - In Preliminary Design – Design efforts are expected to continue through the rest of the year. Right of Way acquisitions will begin in 2016, and the project should begin construction in 2017.
 - Steve Reynolds Boulevard at Venture Drive intersection improvement:
 - In Preliminary Design - Design efforts are expected to continue through the rest of the year. Right of Way acquisitions will begin in 2016, and the project should begin construction in 2017.
 - Sidewalks along portion of Steve Reynolds Boulevard:
 - DOT has begun acquiring right of way. Right of way needed for the project includes commercial parcels. Acquisitions should continue through the end of this year. Permitting through Georgia DOT is required for work on the bridge over Interstate 85. The project should begin construction in 2016.
- Traffic responsive system detection installation is complete. Wolverton & Associates staff is performing quality checks. Traffic responsive operation running in the background, and detectors are collecting traffic pattern data.
- Construction completed on the Pleasant Hill Road, Phase 4 streetscape project. The lighting elements are scheduled to be shipped on May 19 and 26 with installation completed by mid-June.
- Gwinnett County has approved the Gwinnett Place Tax Allocation District marketing package. Bleakly Advisory Group staff in final discussions with catalyst site property representatives. Meetings with regional developers to begin June 1.

An opportunity for public comment was offered, but none was made.

The meeting adjourned at 10:15 a.m. The next scheduled meeting is 9:00 a.m. on June 10, 2015 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

8 day of July, 2015.



Secretary