

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
September 14, 2016**

MINUTES

Attendees

<i>Board Members:</i>	Jill Edwards	Craig Kaufman	June Lee
	James Song	Leo Wiener	Mark Williams

<i>Board Observers:</i>	Tim Hur	Chris McGahee
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<i>Staff:</i>	Joe Allen	Glenn Wisdom
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<i>Legal:</i>	Lynn Rainey
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Chairman Wiener called the meeting to order at 9:10 a.m. by welcoming all in attendance.

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

Mr. Williams motioned to approve the Minutes from the July 13, 2016 Regular Monthly Meeting, as presented; seconded by Ms. Edwards and unanimously approved 6-0.

Action Items

Holiday Security Patrols

Following a review by Mr. Allen of the proposed 2016 holiday patrol schedule, Mr. Williams motioned to authorize the Executive Director to execute the Fifth Amendment to the Security Agreement between GPCID and Paradigm Security Services, Inc. to provide uniformed security services during the six-week holiday season, November 24, 2016-December 31, 2016; seconded by Ms. Edwards and unanimously approved 6-0.

Holiday Landscape Enhancements

Following a review by Mr. Allen of the proposed enhancements, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Russell Landscape for landscape improvements at the Pleasant Hill Road over I-85 diverging diamond interchange and for trenched hardwood colored mulch applications with colorant for the four quadrants at Steve Reynolds Boulevard and the four quadrants at Pleasant Hill Road along I-85 and along

various streetscape areas in the CID for \$20,765.00; seconded by Ms. Edwards and unanimously approved 6-0.

2017 Boundary Expansion

Following an overview by Mr. Allen of the proposed strategy to increase the geographical size of the CID, Mr. Williams motioned to authorize the Executive Director to execute an agreement between GPCID and Nickel Works Consulting, LLC to obtain consents of property owners for the 2017 expansion of the boundaries of the CID. Basic fee and expenses amount (October 2016-April 2017) not to exceed \$14,700.00 with an incentive fee of 10% of total additional CID revenue generated for the first year as a result of the 2017 expansion effort; seconded by Ms. Edwards and unanimously approved 6-0.

2016 Audit

Following an overview by Mr. Allen of the proposal, Ms. Edwards 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, 2016 and the related statements of activities and cash flows for the year then ended for a base amount not to exceed \$10,750.00; seconded by Mr. Williams and unanimously approved 6-0.

Treasurer's Report

Mr. Allen presented the following account summary for July and August 2016:

Checking Account

July 1, 2016 Beginning Balance:	\$ 69,734.99
August 31, 2016 Ending Balance:	\$ 53,096.86

Money Market Account

July 1, 2016 Beginning Balance:	\$2,096,409.70
August 31, 2016 Ending Balance:	\$1,919,258.48

Certificate of Deposit

July 1, 2016 Beginning Balance:	\$ 168,467.09
August 31, 2016 Ending Balance:	\$ 168,968.98

Grand Total Account

July 1, 2016 Beginning Balance:	\$2,333,611.78
August 31, 2016 Ending Balance:	\$2,141,324.32

Mr. Allen noted that as of August 31, 2016, the GPCID had approximately \$2.1 million in cash. He encouraged board members to review the monthly financial summaries for July and August 2016. The current cash balance and expected revenues leave an estimated \$1.1 million available at the board's discretion through the GPCID lifecycle ending in 2017.

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

Board Member Remarks

Mr. Williams recognized the City of Duluth economic development team for their proactive efforts to redevelop Duluth. He encouraged audience members to attend the upcoming Duluth Fall Festival.

Executive Director's Remarks


- Mr. Erick Fry, AECOM, presented the final report regarding the feasibility and scoping study for future intersection improvements at Pleasant Hill Road and Satellite Boulevard. The report is currently under review by Gwinnett DOT.
- Mr. Bryan Bayes, TSW, presented the final report on phase one of the feasibility and scoping study for enhancing connectivity from McDaniel Farm Park to the Gwinnett Place area. Phase two efforts are underway.
- Mr. Eric Lusher, Pond & Company, presented the final report regarding the 2016 Transportation Study. The document will be finalized and submitted to board members.
- Ms. Sharon Goldmacher, communications 21, reviewed with the board the current and future public relations/marketing efforts and analytics for July/August 2016.
- Paige Havens presented information regarding the November 8, 2016 SPLOST vote.

Mr. Wiener recognized Commissioner Jace Brooks. Commissioner Brooks updated the board on the status and next steps for the proposed Venture Drive Overlay District. Board members were encouraged to review the draft and provide comments. Mr. Wiener recognized Mr. Nick Masino, Senior Vice President for Economic Development and Partnership Gwinnett/Gwinnett Chamber of Commerce, and Mr. Andrew Carnes, Director of Economic Development/Partnership Gwinnett. Mr. Masino introduced the team's newest project manager. Mr. Carnes provided an update on Partnership Gwinnett efforts benefiting the area.

The meeting adjourned at 10:36 a.m. The next scheduled meeting is 9:00 a.m. on October 12, 2016 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

14 day of December, 2016.


Secretary

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Secretary