

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING  
Sonesta Gwinnett Place Atlanta  
1775 Pleasant Hill Road  
Duluth, GA 30096  
February 11, 2015**

**MINUTES**

*Attendees*

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

*Observer:*              Will Corbin, City of Duluth

*Staff:*                      Joe Allen, Glenn Wisdom

*Legal:*                      Lynn Rainey

Chairman Wiener called the meeting to order at 9:09 a.m. by welcoming all in attendance.

Mr. Williams motioned to approve the proposed Meeting Agenda; seconded by Mr. Sumlin and unanimously approved 6-0. (Ms. Morphis was not yet in attendance.)

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

**Action/Consent Items**

***Call for Caucus of Electors***

Due to an upcoming change in employment, Ms. Alfredsson has submitted her resignation from Post 6 effective March 31, 2015. Mr. Williams motioned to call for an April 8, 2015 Election Caucus to vote on expiring Posts 1 and 4, as well as on to be vacant Post 6; seconded by Mr. Song and unanimously approved 6-0.

***Visit Gwinnett Place Website***

Following an overview of the Website's usage and proposed improvements by Mr. Allen, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Design-First for the purpose of updating the Visit

Gwinnett Place Website for a base amount not to exceed \$8,580.00; seconded by Mr. Song and unanimously approved 6-0.

***Reinstate Application Funds***

Following an overview of the proposed application scope by Mr. Allen, Mr. Williams motioned to authorize the Executive Director to reinstate funds for the preparation of an application seeking the expansion of the Greater Gwinnett Place Opportunity Zone by Bleakly Advisory Group for a base amount not to exceed \$5,000.00; seconded by Ms. Alfredsson and unanimously approved 6-0.

***Pleasant Hill Road Streetscape Lighting Installation***

Following an overview of the Pleasant Hill Road, Phase 4 streetscape construction to begin on March 1, 2015 and proposed light fixtures and poles by Mr. Allen, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Jackson EMC for the installation and on-going maintenance of pedestrian lighting associated with the streetscape projects along Pleasant Hill Road from Venture Drive/Parkway to Satellite Boulevard for a base construction amount not to exceed \$144,614.16; seconded by Mr. Song and unanimously approved 6-0.

***2014 Financial Audit***

Following an audit of the financial statements of the GPCID for the year ended December 31, 2014, and the issuance of a clean, unqualified opinion, with a written and oral report by Mr. David Lee of Smith & Howard, Mr. Williams motioned to accept the Independent Auditors Report of the Financial Statements of the GPCID for year ended December 31, 2014; seconded by Mr. Song and unanimously approved 6-0.

***CID Boundary Expansion***

Following an overview of efforts for expanding the boundaries by Ms. Raquel Obumba of Nickel Works Consulting, LLC and Mr. Allen, Mr. Williams motioned to approve a resolution of the GPCID Board of Directors consenting to the expansion of the Gwinnett Place Community Improvement District; seconded by Mr. Song and unanimously approved 6-0.

***Treasurer's Report***

Mr. Allen presented the following account summaries for December 2014 and January 2015:

***Checking Account***

December 1, 2014 Beginning Balance:	\$ 1,318.82
January 31, 2015 Ending Balance:	\$ 667,630.67

***Money Market Account***

December 1, 2014 Beginning Balance:	\$3,183,713.53
January 31, 2015 Ending Balance:	\$2,411,234.06

***Certificate of Deposit***

December 1, 2014 Beginning Balance:       \$ 162,806.48  
January 31, 2015 Ending Balance:         \$ 163,414.35

***Grand Total Account***

December 1, 2014 Beginning Balance:       \$3,308,104.29  
January 31, 2015 Ending Balance:         \$3,242,279.08

Mr. Allen noted that as of January 31, 2015, the GPCID had approximately \$2.6 million in cash. He encouraged board members to review the monthly financial summaries for December 2014 and January 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. Song and unanimously approved 6-0.

***Chairman and Board Members' Remarks***

Mr. Wiener noted the continued positive progress the area is making.

(Ms. Morphis joined the CID board meeting.)

***Executive Director's Remarks***

Mr. Brian Bolick, Southeastern Engineering, Inc., 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.

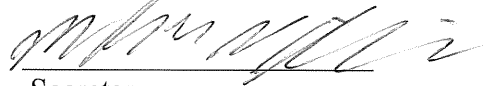
Gwinnett County Police Officers Bert Garcia and Aeren Dieffenbacher provided information about the May 16, 2015 multi-cultural event organized by the Police Department to be held at Gwinnett Place Mall and presented an update on the thirty area apartment properties participating in the Crime-Free Multi-Housing Initiative.

Mr. Rountree, Landmark Communications, noted the various positive media reports the CID has received during the months of December and January. Work has begun on the 2014 Annual Report.

There was no public comment when an opportunity was granted.

The meeting adjourned at 9:40 a.m. The next regularly scheduled meeting is 9:00 a.m. on April 8, 2015 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this  
10 day of March, 2015.

  
Secretary