

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
3700 Crestwood Parkway
Duluth, GA 30096
October 9, 2013**

MINUTES

Attendees

Board Members: Marcy Adams Craig Kaufman
 Kimberly Morphis James Song
 Leo Wiener Mark Williams

Board Observers: Chris McGahee
 Tim Hur

Staff: Joe Allen, Glenn Wisdom

Legal: Lynn Rainey

Chairman Wiener called the meeting to order at 9:02 a.m. by welcoming all in attendance. Commissioner Jace Brooks was recognized and thanked for his leadership.

Ms. Adams motioned to approve the proposed Meeting Agenda; seconded by Mr. Song and unanimously approved.

Ms. Adams motioned to approve the Minutes from the September 11, 2013 Monthly Business Meeting, as presented; seconded by Mr. Song and unanimously approved.

Action/Consent Items

I-85 Interstate Landscape

Following a presentation by Mr. Allen on the proposal submission process, Ms. Adams motioned to authorize the Executive Director to execute documents between GPCID and overall low bidder Russell Landscape Group, Inc. for a trenched hardwood colored mulch application with colorant for the four quadrants at Steve Reynolds Boulevard and the four quadrants at Pleasant Hill Road along I-85 for an amount not to exceed \$17,640.00; seconded by Mr. Song and unanimously approved.

Holiday Community Patrols

Following a review by Mr. Allen of the proposed schedule to increase the number of community patrols during the six-week holiday shopping period from November 28, 2013 to January 5, 2014, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Paradigm Security Services, Inc. for an amount not to exceed \$8,264.00; seconded by Ms. Adams and unanimously approved.

Pleasant Hill Streetscape Project

Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Stantec Consulting Services, Inc. to provide construction plans, construction services and assist with bid documents for the construction of streetscape enhancements on the West side of Pleasant Hill Road from the intersection Venture Drive to Satellite Boulevard for an amount not to exceed \$39,628.37; seconded by Ms. Adams and unanimously approved.

Treasurer's Report

Mr. Allen presented the following account summaries for September 2013:

Checking Account

September 1, 2013 Beginning Balance:	\$ 22,359.58
September 30, 2013 Ending Balance:	\$ 4,157.57

Money Market Account

September 1, 2013 Beginning Balance:	\$1,363,750.05
September 30, 2013 Ending Balance:	\$1,508,616.44

Certificate of Deposit

September 1, 2013 Beginning Balance:	\$ 158,323.80
September 30, 2013 Ending Balance:	\$ 158,623.94

Grand Total Account

September 1, 2013 Beginning Balance:	\$1,544,433.43
September 30, 2013 Ending Balance:	\$1,671,397.95

Mr. Allen noted that as of September 30, 2013, the GPCID had approximately \$1.67 million in cash. He encouraged board members to review the monthly financial summaries for September 2013. The current cash balance and expected revenues leave an estimated \$2.2 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. Adams and unanimously approved.

Chairman's Remarks

Mr. Weiner noted the results of the September 11, 2013 strategic planning session and encouraged audience members to visit the Web site to review the goals and offer improvement comments.

Executive Director's Remarks

Greater Gwinnett Place Opportunity Zone and Gwinnett Livable Center Initiative (LCI) Study Implementation Update:

Ken Bleakly, President of Bleakly Advisory Group, provided an overview of the process to expand/create an additional Opportunity Zone in the greater Gwinnett Place area and discussed potential candidate properties. He discussed the work plan for the Gwinnett Place LCI plan implementation. Tasks to include:

- Determine the redevelopment status of Gwinnett Place Mall.
- Meetings to be scheduled with the largest property owners in the LCI area to understand their current plans for individual properties.
- Identify key public improvements that will be needed to accomplish the initial phases of the implementation plan.
- Define catalytic public and private sector projects to trigger redevelopment.
- Develop a public/private funding strategy for the effort.
- Create a work plan for implementing the LCI vision that deals with the:
 - The what The actions
 - The who The timeline
 - The how The benchmarks
 - The funding

Special Recognition:

The Gwinnett Place CID Board of Directors recognized representatives from the Gwinnett County Department of Transportation, URS Corporation, Moreland Altobelli, Jackson EMC and E.R. Snell Contractor for their leadership and guidance during the construction and opening of Gwinnett County's first Diverging Diamond Interchange (DDI) at Pleasant Hill Road and I-85. Mr. Allen and the board recognized Glenn Wisdom for his leadership role when interacting with impacted properties during the DDI's construction. Chairman Wiener commended Mr. Allen on his overall superb management and delivery of this project.

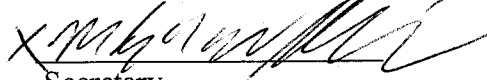
Public Relations Update

Mr. Allen reported on the positive media coverage for the area during the month of September. Landmark Communications' Mark Rountree noted that the number of e-mail contacts has increased 40% due to steps taken by the Landmark team to create a more robust and functional communication list to keep area property owners, economic development professionals, brokers and district businesses informed about CID initiatives.

The meeting adjourned at 9:40 a.m. The next scheduled meeting is 9:00 a.m. on November 13, 2013 at the Sonesta Gwinnett Place, 1775 Pleasant Hill Road, Duluth.

Approved by the Board this

11 day of December, 2013



Secretary