

GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
June 14, 2006

MINUTES

Attendees

Board Members: Mark Williams Scott Rolston Tom Wheeler
 Bruce Williams

Staff: Joe Allen Dave Rosselle

Guests: Marsha Anderson Bomar, Street Smarts
 Keith Hogsed, Street Smarts
 Scott Morris, Gwinnett Chamber of Commerce

Chairman Mark Williams opened the meeting by welcoming all in attendance.

As Mr. Bruce Williams was running late to attend the meeting, and was required for a quorum, Chairman Williams asked that the agenda sequence be modified to defer voting items until after Mr. Bruce Williams' arrival.

Treasurer's Report

As the Treasurer, Glenn Wisdom, was unable to attend, Mr. Rosselle provided the Treasurer's Report as follows:

The Checking Account, as reflected in the May online transaction report, had a 5/1/06 beginning balance of \$ 19,308.44, a 5/31/06 ending balance of \$11,196.74 and a current (General Ledger) balance of \$8,773.49.

The Money Market Account, as reflected in the May online transaction report, had a 5/1/06 beginning balance of \$ 5,383.92, a 5/31/06 ending balance of \$395.02 and a current (General Ledger) balance of \$395.02.

The Georgia Fund 1 Account, as reflected in the May online transaction report, had a 5/1/06 beginning balance of \$601,269.88, a 5/31/06 ending balance of \$516,627.26 and a current (General Ledger) balance of \$516,627.26.

Combined totals for all three accounts are:

Beginning Balance: \$625,961.74
Ending Balance: \$528,219.02
Ledger Balance: \$525,795.77

Upon Mr. Bruce Williams's arrival, Mr. Rolston motioned to approve the Treasurer's Report and ratify the May expenditures, seconded by Mr. Wheeler and unanimously approved.

Mr. Allen presented a special CID recognition plaque to Mr. Tom Wheeler for his leadership in helping organize the CID and service as its first year Chairman. Mrs. Marsha Anderson Bomar was also presented a special CID recognition plaque for her role in helping organize the CID by agreeing to provide the CID no cost office space and services from October 2004 until May 2006.

Executive Director's Remarks:

- Commerce Avenue Plaza Park

- The CID received verbal approval from Alfie Meek, Gwinnett County Department of Financial Services, Economic Analysis Division. The Intergovernmental Agreement is being drafted by the Gwinnett County Law Department.
- JB+a representatives met with Gwinnett Department of Transportation staff to review the project. Gwinnett DOT offered no objections but with the following stipulations:
 - DOT must approve final plans;
 - Trees or shrubs that are planted must be maintained so as not to allow growth over sidewalks or into the roadway;
 - Brick pavers must be maintained by GPCID.

- Transportation Enhancement Pleasant Hill Road Pedestrian Mobility Project

- Gwinnett County Law Department drafting Memorandum of Understanding between CID and Gwinnett County.
- Mr. Allen sought approval from Board to have Chairman Executive Agreement once it has been reviewed by the CID attorney.
- Upon Mr. Bruce William's arrival, Mr. Bruce Williams motioned to authorize Mr. Allen to execute the MOU, seconded by Mr. Rolston and unanimously approved.

- Planning Advisory Committee

- Scott Rolston selected by Gwinnett County Board of Commissioners to serve. He will receive notification from Gwinnett County by July 1.

- Clean Air Campaign

- Clean Air staff are partners in the CID's efforts to get individual vehicles off the road.
- Many CID businesses already working with Clean Air Campaign
- Board members were encouraged to review information in their board packet about their high level efforts in Gwinnett. Future reports will give details more specific to GPCID area.
- Link will be placed on updated CID Web site

- Revitalization Task Force Recommendations

- The three Gwinnett County CID Executive Directors meet the last Tuesday of each month, rotating meeting locations amongst the 3 districts. Currently, we are each reviewing the Revitalization Task Force report. We previously

discussed the idea of working together to gain implementation of several of the recommendations contained in the RTF. The first recommendation was creation of a Redevelopment Authority.

- The second recommendation and one we are each considering trying to accomplish is the formal recognition of our three areas as "Revitalization Areas" With that recognition, the additional recommended benefits include:
 - Key staff tasked to administer zoning and permitting requests within the Revitalization Areas
 - Parallel zoning codes that are optional, but if chosen, permit certain types of development including increased densities as a matter of right within the Revitalization Areas
 - Targeted incentives for the Revitalization Areas. The newly created Econ Dev Ordinance and use of the County Development Authority is a great tool, but we should attempt to gain usage of this tool primarily in the Revitalization Areas rather than stronger areas.
- The Directors will also discuss the Overlay Standards in each of the CID areas as an improvement tool.

Green Space

- Joe Allen met with ARC representatives regarding green space needs in the CID area. He shared with them the preliminary transportation plans from the Street Smart's study. Gwinnett Park & Recreation's Phil Hoskins and Grant Guess and I met to review partnership opportunities that would enhance the area's green space. Particular focus centered on the GA Power parcels. The County will be developing a preliminary concept plan for those parcels that the CID can use to guide decisions that will benefit the area.

Brown Signs

- The CID is working with SE Railroad Museum and Gwinnett Place Mall.
- Street Smarts obtained Federal procedures. Street smarts working with Bill Montgomery of the Mills Corp. to secure a copy of the agreement Discover Mills negotiated with the two Halls of Fames. The CID will use agreement as model for GPM and SE Railroad Museum agreement.

Sidewalks along Crestwood Parkway

- Project will be completed by late-summer to early-fall. CID and County staff are scheduled to meet in early July to review scope.
- The cost estimates are as follows:
 - Eastern Side of Crestwood Pkwy.
 - 1130 feet of sidewalk.....total cost \$35,000+/-
 - Western Side of Crestwood Pkwy.
 - 2650 feet of sidewalk.....total cost \$80,000 +/-

Audit Status

- Mr. Allen provided a copy of the completed 2005 audit.

Landscaping Proposals

- Mr. Allen reported that the cost to clean up the GA Power Right of Way is estimated at \$21,475.

- Interstate Ramp Areas estimated to be \$400,000 (does not include design work). A second estimate from another landscaping company estimated both interchanges would cost up to \$1 million.

- Misc. Information

- Mr. Allen discussed plans to conduct a regular Board officer's work session one week in advance of each regular Board meeting.
- On-Demand Request for Proposal responses due to the CID by 3:00 p.m. on July 5, 2006. CID staff will review, score and make a recommendation to the Board at the August Board meeting.
- Frank Stephens or a member of the Water Resources Department leadership team will speak to Board regarding the storm water utility fee that will appear on the tax bills at July meeting.
- Mr. Allen announced that an Ice Cream Social for Street Smarts employees will be held Friday, June 30, at 3:00 p.m. at Street Smarts. Board members are invited.
- Mr. Allen announced that all present were invited to tour the new CID offices at conclusion of the meeting.

Upon the arrival of Mr. Bruce Williams, the following actions were taken:

- Mr. Wheeler motioned to approve the May Board meeting minutes, seconded by Mr. Rolston and unanimously approved.
- Following Mr. Allen's overview and recommendation, Mr. Wheeler motioned to authorize JB+a to prepare and submit a LCI implementation/construction funding application for the ARC's LCI program, once the program is made available later this summer. Seconded by Mr. Bruce Williams and unanimously approved.
- Following Mr. Allen's overview and recommendation, Mr. Wheeler motioned to approve Brand & Britt Insurance Agency's proposal to extend the annual D&O insurance coverage with a premium of \$1750, seconded by Mr. Rolston and unanimously approved.
- Mr. Mark Williams motioned to approve the updated CID budget and 2007 work plan prepared by Mr. Allen be submitted to the Gwinnett County Department of Financial Services, Economic Analysis Division, and the Gwinnett County Department of Transportation, seconded by Mr. Rolston and unanimously approved.
- Mr. Wheeler motioned to approve Mr. Allen's recommendation to retain the University of Georgia's Carl Vinson Institute of Government/Fanning Leadership Institute to conduct a Board strategic planning/goal setting session later in the summer for a cost not to exceed \$1500, seconded by Mr. Rolston and unanimously approved.
- Following Mr. Allen's overview of the project and recommendation, Mr. Rolston motioned to award the redesign of the CID's Web site to BizLynks for a cost not to exceed \$700, seconded by Mr. Wheeler and unanimously approved.
- Mr. Scott Morris, Gwinnett Chamber of Commerce's Director of Economic Development, provided the Board an overview of the Chamber's Visioning process, Partnership Gwinnett, and requested that the CID help fund the project by donating

\$5000. Mr. Allen recommended the CID fund \$3000. Chairman Williams obtained consensus to table the issue to the July Board meeting pending further review.

- Mr. Rolston motioned to approve Mr. Allen's request to attend a 3-day planning conference in Fairfax, Virginia organized by the Gwinnett Chamber of Commerce for a cost of \$2400, seconded by Mr. Wheeler and unanimously approved.

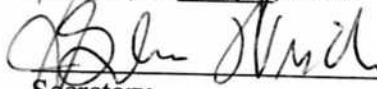
CID Transportation Plan

Marsha Anderson Bomar and Keith Hogsted provided a detailed overview of Street Smarts' Transportation Plan for the CID. Mr. Wheeler commented that the CID must focus on key transportation projects that will relieve congestion and also keep in focus the 6-year "life" of the CID. Mr. Rolston commended Street Smarts on the excellent job they did on the Study. The Study will be used as one of the primary tools for the upcoming Board strategic planning session.

Chairman Williams advised that the next Board meeting will be held in the Gwinnett Commerce Center Conference room July 12th beginning at 9:00 a.m.

By unanimous acclamation, the meeting was adjourned at 10:40 a.m.

Approved by the Board this
12 day of July, 2006.


Secretary