

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING  
Gwinnett Commerce Center  
First Floor Conference Room  
3700 Crestwood Parkway  
Duluth, GA 30096  
October 10, 2007**

**MINUTES**

*Attendees*

*Board Members:*      Marcy Adams              Casey Coffey              Nick Nicolosi  
                                 Tom Wheeler              Leo Wiener              Mark Williams  
                                 Glenn Wisdom

*Staff:*                      Joe Allen                      Dave Rosselle

*Consultants/Speakers:* Kevin Green, Executive Director, Clean Air Campaign  
                                 Nick Masino, Vice President, Economic Development  
                                 Department, Gwinnett Chamber of Commerce  
                                 Lynn Rainey, Board Counsel

Chairman Mark Williams called the meeting to order at 9:00 a.m. by welcoming all in attendance and provided an opportunity for Mr. Kevin Green to present an update to the Board on the Clean Air Campaign.

Mr. Wisdom motioned to approve the proposed meeting agenda; seconded by Mr. Coffey and unanimously approved.

Mr. Coffey motioned to approve the September 12, 2007 Board Meeting Minutes; seconded by Mr. Wheeler and unanimously approved.

**Action/Consent Items**

*Interchange Modification Report Funding:*

Upon the request of Mr. Allen due to the requirement from the Georgia Department of Transportation for additional funds to complete the IMR process, Mr. Wheeler motioned to authorize the Executive Director to expend additional funds and for the Chairman to enter into any necessary agreements between the GPCID and the Gwinnett County Board of Commissioners or Georgia Department of Transportation related to the development of an Interchange Modification Report (IMR) for the I-85/Pleasant Hill Road Interchange for an additional amount not to exceed \$49,000.00 over the \$150,000.00 previously approved by the Board on July 11, 2007; seconded by Mr. Wisdom and

unanimously approved. Mr. Allen will continue to work through Brian Allen, Gwinnett DOT, to reduce the expense.

*Line of Credit:*

Following a review of the proposals submitted by various banking institutions and upon Mr. Allen's recommendation, Mr. Coffey motioned authorization for the Executive Director to execute an agreement for a \$1,000,000.00 revolving line of credit with Security Bank; seconded by Ms. Adams and unanimously approved with Mr. Wheeler abstaining. Mr. Rainey counseled that the CID should adopt a Financial Policy to include guidelines for use of the line of credit and agreed to draft a proposed policy for review by the Board.

*I-85 Landscaping Project:*

Upon the request of Mr. Allen, Mr. Wheeler motioned authorization for the Executive Director to increase, as needed, the contingency funding budget for the I-85 landscaping project for an additional amount not to exceed \$75,000.00 for watering and additional sod installation; seconded by Mr. Coffey and unanimously approved. Mr. Wheeler requested a review by the landscape architect, jB+a, and the Gwinnett County Extension Agent to validate the water schedule implemented by the Russell Landscape Group.

## **REPORTS & REMARKS**

*Treasurer's Report*

*Checking Account*

September 1, 2007 Beginning Balance:	\$ 83,339.30
September 30, 2007 Ending Balance:	\$ 96,507.24
General Ledger Balance:	\$126,187.42

*Money Market Account*

September 1, 2007 Beginning Balance:	\$ 1,598.43
September 30, 2007 Ending Balance:	\$ 60,092.81
General Ledger Balance:	\$ 30,092.81

*Georgia Fund 1 Account*

September 1, 2007 Beginning Balance:	\$533,342.82
September 30, 2007 Ending Balance:	\$580,547.21
General Ledger Balance:	\$580,547.21

*Grand Total for Three Accounts:*

September 1, 2007 Beginning Balance:	\$618,280.55
September 30, 2007 Ending Balance:	\$737,147.26
General Ledger Balance:	\$736,827.44

Mr. Coffey motioned to approve the Treasurer's Report; seconded by Mr. Wiener and unanimously approved.

***Executive Director's Remarks***

Mr. Allen provided information on the following topics:

- Plans for the Legislative Luncheon to be held October 15, 2007 at the Atlanta Marriott-Gwinnett Place.
- White paper addressing storm water challenges for redevelopment.
- Plans for the Chamber's upcoming forum on HR 900 with the Hon. Glenn Richardson, Speaker, Georgia House of Representatives.
- Status update on various projects including the Signage and Way-finding Phase I implementation schedule, the Redevelopment Overlay District progress and an overview of the maintenance log of outstanding infrastructure repairs.
- The transit survey proposal from the Gwinnett Village CID was reviewed. The Board took no action on the issue.

Mr. Rainey provided an overview regarding Speaker Richardson's sponsorship of HR 900. He noted that there are other proposals regarding changes in the way Georgia raises revenue being drafted, as well as variations to HR 900 being discussed. Mr. Rainey pointed out to the Board that this is a shifting landscape and no one is quite sure what options will be before the 2008 General Assembly. Any legislation which eliminates the ability of a CID to impose ad valorem taxes on itself, as a result eliminates CIDs. It is imperative that CIDs be allowed to continue to impose ad valorem taxes. From a policy standpoint, the CID taxpayers are taxing themselves for the benefit of the community and their own properties by improving the public infrastructure, and choosing how to expend the funds through a board made up of its own taxpayers. Without ad valorem taxes, the only way to raise revenue would be through fees and assessments on individual projects or services which would be an administrative nightmare, would provide inadequate funds, be prohibitively expensive, and completely unmanageable. In his white paper that was presented to the Board, Mr. Rainey writes that the present ad valorem tax structure works and the CIDs must be allowed to continue self-taxation. This can be accomplished without affecting whether ad valorem taxes will continue to be imposed by other governmental entities.

Nick Masino, Vice President, Economic Development, Gwinnett Chamber of Commerce, provided the Board an update on organizational and financial progress made by the Partnership Gwinnett initiative.


***Public Relations***

Jeff Corbin provided an update on plans for the Legislative Luncheon.

The next Board meeting will be held November 14, 2007 in the Gwinnett Commerce Center conference room beginning at 9:00 a.m.

The meeting was adjourned by unanimous acclamation at 10:15 a.m.

Approved by the Board this  
11<sup>th</sup> day of ~~NOVEMBER~~, 2007.

  
Secretary

# GWINNETT PLACE CID BOARD OF DIRECTORS SIGN-IN SHEET

**Meeting Date:** October 10, 2007

**Meeting Time:** 9:00 a.m.

**Location:** Gwinnett Commerce Center, 3700 Crestwood Parkway

**Room:** 1<sup>st</sup> Floor Conference Room

Name	Company	Address	Phone	Fax	E-Mail
CHAD TEAGUS	Gwinnett County		7) 822-7884		
<del>John Van</del>					
VAN SEWELL	SEWELL Realty		7) 963 7226		
Julie Dowdy	Clean Air Campaign		7) 331 3713		
Kevin Green	"				
Kevin B	RBC				
Jim Woods	RBC Centex		678-542-3160		
Walt Piskurc	Easton Develop Group				
Bob Rosentrotter	Norcross News				bobrasie59@bellsouth.net