

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
First Floor Conference Room
3700 Crestwood Parkway
Duluth, GA 30096
April 11, 2007**

MINUTES

Attendees

Board Members: Mark Williams Casey Coffey Tom Wheeler
Glenn Wisdom Nick Nicolosi

Staff: Joe Allen Dave Rosselle

Consultants/Speakers:

Marsha Anderson Bomar, Street Smarts, Inc.
Steve Bitney, Street Smarts, Inc.
Blake Manton, Imagescapes, Inc.
Nick Masino, Gwinnett Chamber of Commerce
Lynn Rainey, CID Attorney
Mark Rountree, Landmark Communications, Inc.
Jay Scott, Street Smarts, Inc.

Chairman Mark Williams called the meeting to order at 9:00 a.m. by welcoming all in attendance.

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

Mr. Wheeler motioned to approve the March 14, 2007 Board Meeting Minutes; seconded by Mr. Wisdom and unanimously approved.

Action Items

Implement Project Work Order #12 with Street Smarts

Upon the recommendation by Mr. Allen, Mr. Wheeler motioned approval for the Executive Director to implement Project Work Order #12 between GPCID and Street Smarts to complete the ARC's application for the Livable Centers Initiative (LCI) Supplemental Study for the creation of an Overlay District and identifying the related zoning changes for an amount not to exceed \$2,000; seconded by Mr. Wisdom and unanimously approved.

Adoption of the GPCID's Commitment to Develop LCI Supplemental Study

Upon the recommendation by Mr. Allen, Mr. Wheeler motioned to adopt the LCI Supplemental Study application that calls for the creation of an Overlay District, identifies the related zoning changes and directs the CID staff to apply for the maximum funding available for an amount not to exceed \$40,000; seconded by Mr. Wisdom and unanimously approved.

Provide Annual Investment to Partnership Gwinnett

Mr. Nick Masino provided an overview of the scope, goals and purpose of Partnership Gwinnett. Following discussion concerning the value of the program to the members of the Gwinnett Place CID, Mr. Wheeler motioned to authorize the Gwinnett Place CID to provide an annual investment of \$20,000 to the Partnership Gwinnett budget in support of its programs and activities for a period of four years (\$80,000/4 years); seconded by Mr. Coffey and unanimously approved.

Executive Agreement with Georgia Power Company

Upon the recommendation by Mr. Allen, Mr. Wheeler motioned to authorize the Executive Director to execute Public/Community Service Agreement with The Georgia Power Company for permission to install banners to and upon the Company's poles in the Gwinnett Place CID area, subject to review by GPCID Legal Staff; seconded by Mr. Coffey and unanimously approved.

Reports & Remarks

Work Order #3 – The GP CID Redevelopment Plan

Marsha Anderson Bomar, CEO of Street Smarts, introduced Jay Scott, Director of Planning and Design Studio/Streets Smarts, to provide the Board an overview of the conclusions and key recommendation from the Redevelopment Study. Key recommendations include establishing an overlay district; introducing strategies to turn Pleasant Hill Road into a “grand boulevard;” developing an open space plan that integrates parks, sidewalks and storm water management needs; creating a storm water management plan; and outlining a strategic utility plan and a multi-modal transportation plan. Chairman Mark Williams requested that the Board members fully review the redevelopment strategy and provide feedback to Mr. Allen for inclusion in the final document.

Work Order #10 – Traffic Evaluation for the Pleasant Hill Road/I-85 Single Point Urban Interchange

Steve Bitney, Street Smarts, advised that work is well underway on gathering additional data to support the viability and value of the new interchange.

Treasurer's Report

The Checking Account had a 3/1/07 beginning balance of \$49,198.49, a 3/31/07 ending balance of \$41,294.96 and a current (General Ledger) balance of \$41,221.39.

The Money Market Account had a 3/1/07 beginning balance of \$1,883.08, a 3/31/07 ending balance of \$6,793.81 and a current (General Ledger) balance of \$6,882.76.

The Georgia Fund 1 Account had a 3/1/07 beginning balance of \$933,982.30, a 3/31/07 ending balance of \$888,060.97 and a current (General Ledger) balance of \$888,060.97.

Combined totals for all three accounts are:

Beginning Balance: \$ 985,063.87

Ending Balance: \$ 936,149.74

Ledger Balance: \$ 936,165.12

Mr. Wheeler motioned to approve the Treasurer's Report and ratify the March expenditures; seconded by Mr. Coffey and unanimously approved.

Executive Director's Remarks:

Mr. Allen discussed the following items:

- Way-Finding/Signage Master Plan update:
 - o The costs outlined in the proposals received by the CID are below the funding levels originally anticipated. CID staff is seeking additional pricing information from the proposers.
 - o Discussions are underway with Georgia Power Company, Gwinnett DOT, Gwinnett Planning and Development and Jackson EMC related to the installation of signage elements and the placing the banners on the street poles.
 - o CID staff will submit the Way-Finding/Signage Master Plan/Phase 1 project for funding as part of the Gwinnett County Revitalization Assistance program. Funding application due to Gwinnett County by May 1, 2007.
- The CID's Project Coordination Annual Report, budget documents and audit were submitted to Gwinnett County on April 6, 2007.
- Mr. Allen reviewed the results of a study that showed the tax revenue impact of various CID tax millage rates.
- Board members were encouraged to review the proposed agenda for the Annual Meeting and note any improvement suggestions to Joe Allen prior to the event.
- All CID members were reminded to arrive at the May 9, 2007 Board meeting by 8:45 a.m. to register for the Post 2 & 5 election that will be held immediately preceding the Board meeting.

Public Relations Remarks:

Mr. Mark Rountree reported that the annual report has been published and mailed to all stakeholders.

Chairman's Remarks:

Everyone was encourages to attend the Annual Meeting to be held Tuesday, April 17, beginning at 6:00 p.m. at the Gwinnett Place Marriott.

The meeting was adjourned by unanimous acclamation at 10:45 a.m.

Approved by the Board this
____ day of _____, 2007.

Secretary