

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (CID)  
REGULAR BOARD MEETING  
Gwinnett Commerce Center  
First Floor Conference Room  
3700 Crestwood Parkway  
Duluth, GA 30096  
May 9, 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:*

Marsha Anderson Bomar, Street Smarts, Inc.  
Steve Bitney, Street Smarts, Inc.  
Blake Manton, Imagescapes, Inc.  
Jeff Corbin, Landmark Communications, Inc.  
Lynn Rainey, CID Attorney  
Jay Scott, Street Smarts, Inc.

Chairman Mark Williams called the meeting to order at 9:10 a.m. by welcoming all in attendance.

Mr. Bruce Williams was commended for his service as an organizer of the GPCID and his valuable contributions during his 2 year term as Post 5 Board Member.

Mr. Wiener motioned to ratify the re-election of Mr. Coffey to Post #2 and election of Ms. Adams to Post #5; seconded by Mr. Wisdom and unanimously approved.

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

Mr. Wheeler motioned to approve the April 11, 2007 Board Meeting Minutes; seconded by Mr. Wisdom and unanimously approved.

## **Action items**

### *Election of Board Officers:*

Mr. Rainey reviewed the process for the election of Board officers. Mr. Mark Williams was elected Chairman. Mr. Nicolosi was elected Vice-Chairman. Mr. Wisdom was elected Secretary/Treasurer.

### *Phase One of the Gwinnett Place CID Signage and Way Finding Master Plan:*

Upon the recommendation by Mr. Allen, Mr. Wheeler motioned approval for the Executive Director to implement Phase One of the Gwinnett Place CID Signage and Way Finding Master Plan for a base amount not to exceed \$212,098.92; seconded by Mr. Coffey and unanimously approved. Mr. Allen noted that he anticipated reimbursement of \$67,500 from Gwinnett County Revitalization Assistance Funding for which the CID has made application. Mr. Wheeler requested that all Board members be e-mailed information on the amount of the other bids received by the CID for the project. Mr. Wheeler asked that the Executive Director include the new gateway monuments in the upcoming insurance renewal policy.

### *Proposed 2007 Tax Digest Millage Rate:*

Mr. Rainey provided an overview of the millage rate adoption process which includes advertising the proposed millage rate in the legal organ at least 2 weeks prior to its passage. Mr. Wheeler motioned to advertise a proposed 5 mill rate to be voted upon at the June 13 Board meeting; seconded by Mr. Coffey and unanimously approved.

## **Reports and Remarks**

### *Review of CID Programs & Projects*

#### *Work Order #3 – Redevelopment Plan*

Marsha Anderson Bomar and Jay Scott, Planning and Design Study Director, Street Smarts, Inc. lead a discussion on proposed adjustments to the scope of the Redevelopment Plan. The Board expressed interest in more of an overlay plan and less of a redevelopment plan. The consensus was we should be an urban center. Mr. Allen is planning subsequent meetings to pursue details and report back with a final report at the June meeting.

### *Treasurer's Report*

The Checking Account had a 4/1/07 beginning balance of \$41,294.96, a 4/30/07 ending balance of \$28,116.55 and a current (General Ledger) balance of 41,221.39.

The Money Market Account had a 4/1/07 beginning balance of \$6,882.76, a 4/31/07 ending balance of \$10,450.44 and a current (General Ledger) balance of \$10,450.44.

The Georgia Fund 1 Account had a 4/1/07 beginning balance of \$888,060.97, a 4/30/07 ending balance of \$786,632.31 and a current (General Ledger) balance of \$786,632.31

Combined totals for all three accounts are:

Beginning Balance: \$936,238.69  
Ending Balance: \$825,199.30  
Ledger Balance: \$838,304.14

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

***Board Member's Remarks***

Mr. Wisdom noted the excellent support that the CID has received from Gwinnett County DOT and Water Resources Department in repairing reported items in a timely manner. He requested that Mr. Allen develop a suitable method to recognize the members of the Gwinnett County team. Mr. Allen said he would discuss the idea with Brian Allen.

Mr. Nicolosi reminded staff that we need follow-up reports from Partnership Gwinnett, considering our significant contribution.

Mr. Wisdom also discussed security issues he has observed. Mr. Allen will continue to meet with GCPD Major Tom Bardegon and his team to obtain additional data on district security incidents to determine if the CID can identify and support actionable solutions.

***Executive Director's Remarks***

Mr. Allen reported that the Landscape Maintenance RFP was issued the previous Friday and that submittals are to be received by May 29.

***Public Relations***

Mr. Corbin discussed plans for a BOD group photo at the June meeting

The meeting was adjourned by unanimous acclamation at 10:54 a.m.

Approved by the Board this  
\_\_\_\_ day of \_\_\_\_\_, 2007.

  
Secretary