

GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
First Floor Conference Room
3700 Crestwood Parkway
Duluth, GA 30096
February 14, 2007

MINUTES

Attendees

Board Members: Mark Williams Casey Coffey Leo Wiener
Glenn Wisdom Bruce Williams Nick Nicolosi

Staff: Joe Allen Dave Rosselle

Consultants: Marsha Anderson Bomar, Street Smarts, Inc.
Katie Blankenstein, jB+a, inc.
Todd Vaught, sky design
Lynn Rainey, CID Attorney

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

Mr. Bruce Williams motioned to ratify the results of the election of Nick Nicolosi to Post 6 of the Board of Directors; seconded by Mr. Coffey and unanimously approved. Mr. Rainey directed Mr. Rosselle to submit a copy of the executed Certification of Election to the County Clerk.

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

Mr. Bruce Williams motioned to approve the January 10, 2007 Board Meeting Minutes; seconded by Mr. Wisdom and unanimously approved.

Action items

Approval/Authorization for Executive Director to execute documents between GPCID and a qualified consultant to perform necessary environmental impact studies/statement required by GDOT and the FHWA in association with the interchange landscaping plan and project implementation.

Mr. Allen discussed the requirement by FHWA to submit an environmental impact statement to GDOT as part of the Interstate ramp area landscape project. The cost will be shared with the Gwinnet Village CID. It was anticipated that by coordinating the review process between both CIDs, the Gwinnett Place CID's cost would be approximately \$3,900. However, Mr. Allen requested that the Board approve an amount not to exceed \$8,000 in the event of unforeseen issues. Mr. Wisdom motioned to approve the expense, not to exceed \$8,000; seconded by Mr. Coffey and unanimously approved.

Presentations

District Redevelopment Plan (Work Order #3)

Ms. Marsha Anderson Bomar, Street Smarts, presented the preliminary findings of the CID's Redevelopment Plan. Final recommendations will include establishing a redevelopment zoning district, an area-wide traffic management plan, shared parking facilities, addressing storm water management issues and creating an overall area master plan that will include architectural design guidelines. Mr. Allen asked that all Board members review their copies of the study draft and provide feedback for inclusion in the final issue of the Study. Mr. Mark Williams asked that the final study include specific implementation features.

Way-Finding Master Plan (Work Order #6)

Mr. Todd Vaught, sky design, presented graphic sketches of the two options for implementing the way-finding signage plan. The first option is to include directional signs to specific venues. The second option would limit the signs to include only major venue areas and roads. Due to logistical support issues and the inability to include all business names, the sky design team recommended that individual business names not be included on the way-finding elements. Mr. Mark Williams emphasized that the primary objective was to "brand" the district. There was consensus among the Board that implementation plans should be prepared using the second option.

Interstate Landscaping Update (Work Order #7)

Ms. Katie Blankenstein, jB+a, provided an update on project planning and submission status seeking GDOT/FHWA approval. Only minor changes in plant materials have been recommended by GDOT. All recommendations have been incorporated. However, before the plan can be formally submitted to FHWA for review and approval, a billboard agreement will need to be executed and an Environmental Statement will need to be completed. Mr. Allen has already met with representatives of CBS/Viacom, and they are in agreement with the landscape plan's impact on their signs. The Gwinnett Village CID and Gwinnett Place CID will coordinate the environmental review. Efforts will be made to expedite these preliminary steps in advance of GDOT and FHWA review and approval to enable the construction phase to commence as soon as possible.

Reports and Remarks

Treasurer's Report

The Checking Account had a 1/1/07 beginning balance of \$25,086.20, a 1/31/07 ending balance of \$273,070.12 and a current (General Ledger) balance of \$273,026.67.

The Money Market Account had a 1/1/07 beginning balance of \$5,344.49 a 1/31/07 ending balance of \$16,964.00 and a current (General Ledger) balance of \$21,757.85.

The Georgia Fund 1 Account had a 1/1/07 beginning balance of \$1,155,393.75, a 1/31/07 ending balance of \$930,201.19 and a current (General Ledger) balance of \$930,201.19.

Combined totals for all three accounts are:

Beginning Balance: \$1,185,824.44

Ending Balance: \$1,220,235.31

Ledger Balance: \$1,224,985.71

Mr. Bruce Williams motioned to approve the Treasurer's Report and ratify the January expenditures; seconded by Mr. Wisdom and unanimously approved.

Chairman's Remarks:

Chairman Williams recognized Commissioner Lorraine Green and invited her to address the Board. Commissioner Green gave a "hats off" to the CID for our positive impact on the community and congratulated us on our hard work.

Executive Director's Remarks:

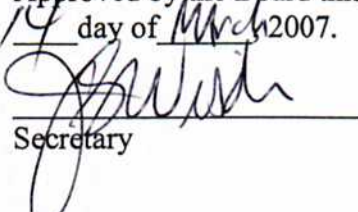
Mr. Allen discussed the following items:

- He is actively working with Congressman John Linder to obtain approval to place "Gwinnett Place" signs on I-85.
- The ARC has now pre-qualified both the Pleasant Hill Road and Satellite Boulevard streetscape projects for the LCI grant funding.
- The annual audit has been completed and the preliminary report indicates that all CID financial matters are in compliance with accounting standards.
- Mr. Jim Stevens has completed a financial summary for 2006. This includes a projection of expenses and revenues through the present life cycle of the CID. This shows a total of \$2.6 million remaining for discretionary funding.
- Mr. Allen has scheduled a meeting with Gwinnett DOT Director Brian Allen and GDOT District Engineer Russell McMurry to obtain their feedback for the CID's concept regarding the modification of the Pleasant Hill Road interchange.
- Efforts continue to add more commercial properties to the district. Mr. Allen reviewed a map noting the expansion areas. It is anticipated that an additional \$97 million in property value will be added to the district. Coordination has begun with the County Tax Assessor and Tax Commissioner to have the expansion resolution adopted by the County Board of Commissioners at their April 3, 2007 meeting.
- Our next Board Meeting is March 14, 2007 at 9:00a.m., same location.

The meeting was adjourned by unanimous acclamation at 10:30 a.m.

Approved by the Board this

14 day of March 2007.


Secretary