

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING  
Gwinnett Commerce Center  
First Floor Conference Room  
3700 Crestwood Parkway  
Duluth, GA 30096  
February 13, 2008**

**MINUTES**

**Attendees**

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

*Staff:*                      Joe Allen                      Dave Rosselle

*Consultants:*              Steve Bitney, Street Smarts, Inc.  
                                 Gary Cornell, Jordan Jones & Goulding  
                                 Lynn Rainey, Board Counsel  
                                 Mark Rountree, Landmark Communications, Inc.

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

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

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

**Action/Consent Items**

***Work Order #19: Streetscape Project Planning – Satellite Boulevard***

Mr. Allen requested authorization to implement Project Work Order #19 between GPCID and Street Smarts as part of the On-Demand Master Agreement for Consulting Engineering Professional Services for the Street Smarts/jB+a team to prepare construction documents, landscape plans, concept plans, sections, details, and implementation support for the streetscape and sidewalks on Satellite Boulevard from the intersection of Tandy Key Lane to the Gwinnett County Transit Center for a base amount not to exceed \$64,600.00. Mr. Williams recommended that, as the purpose and scope of this agenda item is similar to that of the next agenda item for a section of Pleasant Hill Road, that the motion to adopt be combined. All board members agreed.

***Work Order #20: Streetscape project planning – Pleasant Hill Road***

Approval/Authorization for the Executive Director to implement Project Work Order #20 between GPCID and Street Smarts as part of the On-Demand Master Agreement for Consulting Engineering Professional Services for the Street Smarts/jB+a team to prepare construction documents, landscape plans, concept plans, sections, details, and implementation support for the streetscape and sidewalks on Pleasant Hill Road from the intersection of Club Drive to Breckinridge Boulevard for a base amount not to exceed \$64,600.00. Mr. Coffey motioned to approve Work Orders #19 and #20; seconded by Mr. Wheeler and unanimously approved.

***Work Order # 18: Planning for Phase III of the Signage & Wayfinding Master Plan***

Upon the recommendation of Mr. Allen, Mr. Wheeler motioned to authorize the Executive Director to implement Project Work Order #18 between GPCID and Street Smarts as part of the On-Demand Master Agreement for Consulting Engineering Professional Services for the Street Smarts/sky design team to prepare necessary documents and provide contract and construction administration and other services to assist in the implementation of Phase III of the Signage and Wayfinding Master Plan for a base amount not to exceed \$19,500.00; seconded by Mr. Coffey and unanimously approved.

***Formation of Non-Profit Corporation***

Mr. Allen explained that this agenda item results from the grant funding efforts underway by Trinitce Group and Associates, LLC to complete grant funding applications for Allstate Foundation, Home Depot Foundation and Lowe's Foundation and to locate other funding resources from organizations that award grants from private-sector sources. In order to be eligible for these grants, research has revealed GPCID needs a non-profit vehicle in order to qualify. Upon the recommendation of Mr. Allen, Mr. Coffey motioned to authorize the Executive Director to retain outside counsel and an accountant for the purpose of forming a non-profit corporation to apply for grants for a base amount not to exceed \$6,000.00; seconded by Mr. Wiener and unanimously adopted.

***Chamber of Commerce Legislative DC Fly-In***

Upon the request of Mr. Allen, Mr. Nicolosi motioned to authorize the Executive Director to attend the Gwinnett Chamber of Commerce's DC Fly-In on April 2-4 for a base amount not to exceed \$2,050.00; seconded by Mr. Coffey and unanimously approved.

***Resolution Approval***

Following a legislative review by Mr. Rainey and Mr. Allen, Mr. Wheeler motioned approval of a resolution (see attached) opposing expansion of purposes of CIDs for performing arts centers; seconded by Mr. Coffey and unanimously approved.

***Approval for the Executive Director to Transmit the Gwinnett CID  
Redevelopment Area District Proposal***

Following an extensive presentation by Mr. Cornell outlining the details of the proposed Gwinnett CID Redevelopment Area District ordinance and the recommendations of the Redevelopment Steering Committee and upon the recommendation of Mr. Allen, Mr. Coffey motioned to authorize the Executive Director to transmit the Gwinnett CID Redevelopment Area District proposal to Gwinnett County Government for consideration and work with the county to develop a final ordinance; seconded by Mr. Nicolosi and unanimously approved. Mr. Rainey asked about the plan's impact on the design of existing streets. Mr. Cornell explained that the plan only addresses setbacks and would have no impact on public right-of-way. Mr. Wheeler noted that current storm water regulations are a significant impediment for developers.

**REPORTS & REMARKS**

***Treasurer's Report***

As there was no Board meeting in January, Mr. Rosselle presented the following separate account summaries for December 2007 and January 2008:

**December 2007**

***Checking Account***

December 1, 2007 Beginning Balance: \$ 16,206.16  
December 31, 2007 Ending Balance: \$ 30,566.47  
General Ledger Balance: \$ 30,566.47

***Money Market Account***

December 1, 2007 Beginning Balance: \$108,354.73  
December 30, 2007 Ending Balance: \$ 15,687.35  
General Ledger Balance: \$ 15,687.35

***Georgia Fund 1 Account***

December 1, 2007 Beginning Balance: \$1,011,603.10  
December 30, 2007 Ending Balance: \$1,085,604.34  
General Ledger Balance: \$1,085,604.34

***Grand Total for Three Accounts***

December 1, 2007 Beginning Balance: \$1,136,163.99  
December 30, 2007 Ending Balance: \$1,131,858.16  
General Ledger Balance: \$1,131,858.16

**January 2008**

***Checking Account***

January 1, 2008 Beginning Balance: \$ 30,566.47  
January 31, 2008 Ending Balance: \$ 18,225.10

General Ledger Balance: \$ 15,157.95

***Money Market Account***

January 1, 2008 Beginning Balance: \$ 15,687.35

January 31, 2008 Ending Balance: \$ 8,173.74

General Ledger Balance: \$ 8,173.74

***Georgia Fund 1 Account***

January 1, 2008 Beginning Balance: \$1,085,604.34

January 31, 2008 Ending Balance: \$1,089,477.19

General Ledger Balance: \$1,089,477.19

***Grand Total for Three Accounts***

January 1, 2008 Beginning Balance: \$1,131,858.16

January 31, 2008 Ending Balance: \$1,115,876.03

General Ledger Balance: \$1,112,808.88

Mr. Wheeler motioned to approve the Treasurer's Report and ratify the December 2007 and January 2008 expenses; seconded by Ms. Coffey and unanimously approved.

***Board Chairman's Remarks***

Mr. Williams commented on the adverse impact of the recent Georgia Supreme Court ruling that eliminates inclusion of school taxes for Tax Allocation Districts (TADs). Mr. Rainey provided an overview of the ruling and its impact on TADs.

Mr. Williams spoke favorably about the positive impact of the recent Vietnamese Community New Year's celebration held in the Gwinnett Place CID.

***Executive Director's Remarks***

Mr. Allen provided information on the following topics:

- Schedule for the upcoming CID caucus and election for posts 3 & 6.
- \$700,000 in TE grants announced for streetscape projects on Satellite Boulevard and Pleasant Hill Road.
- Infrastructure maintenance results as documented in the Maintenance Log
- Findings from the 2007 Financial Statements and Independent Auditor's Report reveal that all GPCID accounts and processes are in order. Mr. Rainey recommended that formal acceptance of the audit be included on the March meeting agenda. All Board Members were provided a copy of the audit for review.

***Legal Counsel Remarks***

Mr. Rainey advised that there are four bills in the General Assembly that could potentially impact CIDs. He will monitor legislative activity and keep the Board posted on developments.

***Consultant Remarks***

**CID Survey Results – Landmark Communications**

Mr. Mark Rountree provided the Board an overview of information gathered during a telephone polling of Gwinnett residents. Landmark Communications staff reviewed a 12-page analysis document and 14-page results tabulation. According to Mr. Rountree, the survey was conducted in January with 500 randomly selected Gwinnett County registered voters, balanced as to demographics. One key finding was that 55% of Gwinnett residents continue visit the Gwinnett Place CID every month. A second key finding is the strong desire to replace and upgrade the Pleasant Hill Bridge to fix traffic congestion. Every demographic group wants that bridge replaced. The third striking fact revealed by this poll is that residents are far more concerned about traffic congestion than public safety issues. Mr. Rountree added that residents believe traffic is the biggest problem they face. The survey documented that for those residents who don't come to Gwinnett Place, the top manageable reason was traffic. Additionally, results showed that respondents generally held a favorable view for the idea of "larger culturally diverse stores" coming into the area.

***Public Comments***

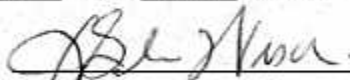
Mr. Kevin Do, event coordinator for the Vietnamese New Year's Festival at the Gwinnett Prado on February 10, stated that approximately 3,000 guests attended the event. He noted there were no crime incidents and that the event provided very positive exposure for the local Vietnamese community.

Mr. David Post asked that the issue of crime in the district not be downplayed as some of the findings of the survey indicate crime is an issue.

The next scheduled Board meeting will be held March 12, 2008 in the Gwinnett Commerce Center conference room beginning at 9:00 a.m.

The meeting was adjourned by unanimous acclamation at 10:50 a.m.

Approved by the Board this  
12<sup>th</sup> day of MARCH, 2008.

  
Secretary

**RESOLUTION OF THE GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT BOARD  
OPPOSING LEGISLATION  
TO PROVIDE IT FUND PERFORMING ARTS FACILITIES**

WHEREAS, by Act of the Legislature, 2001 GA H.B. 654, as amended, the Georgia General Assembly enacted the Gwinnett County Community Improvement Districts Act; and

WHEREAS, pursuant to said Act, the Gwinnett Place Community Improvement District (hereinafter "CID") was created by Resolution of the Gwinnett County Board of Commissioners effective March 15, 2005, upon the consent of a majority of the owners of real property within said proposed CID which constituted at least 75% by value of all real property within said district which would be subject to taxes, fees, and assessments levied by the Board; and

WHEREAS, Senate Bill 362 has been introduced in the Georgia General Assembly to amend Title 36 so as to add a new Chapter 94 which adds the following services and facilities to the purposes of community improvement districts: "(7) Economic development, including, but not limited to, performing arts facilities."; and

WHEREAS, the Gwinnett Place Community Improvement District Board has determined that the aforementioned legislation is not consistent with the core mission of community improvement districts which is to address special governmental needs related to density; and

WHEREAS, the Gwinnett Place Community Improvement District Board has determined that the aforementioned legislation is not in compliance with

Article IX, Section VII, Paragraph III(c) of the Georgia Constitution which provides its tax levies "shall be used only for the purpose of providing governmental services and facilities which are specially required by the degree of density of development within the community improvement district"; and

WHEREAS, the Gwinnett Place Community Improvement District Board recognizes the importance of the arts, but nonetheless asserts it is not within the mission of a community improvement district to impose a tax requiring its taxpayers to fund the arts; and

WHEREAS, SB 362, by inserting a new purpose, it by operation of law removes "Such other services and facilities as may be provided for by general law" from the purposes otherwise allowed by Article IX, Section VII, Paragraph II(7) of the Georgia Constitution for a community improvement district; and

WHEREAS, pursuant to said purpose some community improvement districts fund public safety and sanitation services and would no longer be allowed to do so should SB 362 be passed into law in its present form.

NOW, THEREFORE, BE IT RESOLVED that the Gwinnett Place Community Improvement District Board opposes SB 362, as well as any legislation to add or delete any purposes presently allowed pursuant to the Gwinnett County Community Improvement Districts Act.

Approved this 13th day of February, 2008.

GWINNETT PLACE COMMUNITY  
IMPROVEMENT DISTRICT BOARD



CHAIRMAN

# GWINNETT PLACE CID BOARD OF DIRECTORS SIGN-IN SHEET

<b>Meeting Date:</b> February 13, 2008	<b>Meeting Time:</b> 9:00 a.m.
<b>Location:</b> Gwinnett Commerce Center, 3700 Crestwood Parkway	<b>Room:</b> 1 <sup>st</sup> Floor Conference Room

Name	Company	Address	Phone	Fax	E-Mail
Chuck Warrington	Gwinnett Valley Club				
Ken Taylor	BB&T				
Connie Young	Citizen	4723 Bogie Rd - Duluth, GA 30150	770-409-770-582-2783		gryoung@mindsp... Connie Young
Tim Beck	United Consulting	625 Holcomb Bridge Rd, Norcross GA, 30071			TBeck@unitedconsulting.com
DAVID POST	FUTURE SEC.	3473 SATELLITE AVE			DPOST.FSI@YAHOO.COM
ANDREW BILLING	SEN. ISAKSON	3625 CUMBERLAND BLVD STE 930 ATLANTA GA 30339	7/661-0719		ANDREW-BILLING@ISAKSON.SEN.GE.GOV
Jackie Channon	COMM. GREEN		771-3273		jackie@greenforgwinnett.com
Lauri Niel	GC PRO	Crosby ST	6-518-6211		
Ray Cobble (KEVIN)	JB Media Holdings	5425 P'Tree Pkwy	30092		
Kevin DO	RBC		6-48-1483		
ERIC COX	AMERICAN COACH	705 LIVELY AVE NORCROSS, GA 30071	770 449-1806		eric.cox@coachamerica.com Klontkensen@jblusa.com
Lecti Blomkersten	JBIA		678-047-0722		
Adolfo Cruzman	Clark Patterson Lee	350 Town Center Ave Suwanee	770-831-9000		acruzman@clarkpatterson.com



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**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
Bob Resentrebek	Norcross Alums				bobrade51@bellsouth.net