

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
SPECIAL BOARD MEETING  
Gwinnett Commerce Center  
3700 Crestwood Parkway  
Suite 680  
Duluth, GA 30096  
February 25, 2008**

**MINUTES**

**Attendees**

*Board Members:* Marcy Adams            Casey Coffey            Nick Nicolosi  
Tom Wheeler            Glenn Wisdom

*Staff:* Joe Allen            Dave Rosselle

*Consultants:* Jeff Corbin, Landmark Communications, Inc.

*Guest:* Lewis Massey, Massey & Bowers LLC

Vice-Chairman Nick Nicolosi, in the absence of Chairman Mark Williams, called the meeting to order at 8:05 a.m. by welcoming all in attendance.

This special meeting was called due to the necessity of timely addressing issues currently being considered by the Georgia General Assembly. Legal notice of the meeting was provided.

Mr. Nicolosi asked Mr. Massey to introduce himself.

Mr. Wisdom motioned to approve the agenda; seconded by Mr. Casey and unanimously approved.

**Action/Consent Items**

*Approval of Resolution supporting a change in the Georgia Constitution related to Tax Allocation Districts.*

Following an overview of the need for this action, Mr. Coffey motioned to approve the resolution (attached); seconded by Ms. Adams and unanimously approved.

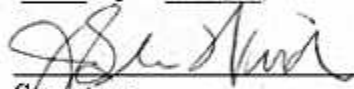
*Authorization/Approval for the Executive Director to execute a letter of engagement with Massey & Bowers, LLC for the purpose of providing governmental consulting and advocacy in the 2008 General Assembly to address issues raised by the recent Georgia Supreme Court decision on the use of TADs. Base amount not to exceed \$12,500.*

Mr. Massey provided an overview of the present disposition of the proposed House Resolution 1364 and Senate Resolution 996. There are some issues to be resolved on the wording for the proposed constitutional amendment ballot question. Mr. Casey asked for clarification on the purpose of the proposed CID funding. It was clarified that the purpose of the CID funding was to support work by Mr. Massey's firm to assist in the drafting of the proposed legislation and advocacy efforts to get the legislation included in the current session and effectively positioned on the ballot this fall. Mr. Massey pointed out that if the proposed Constitutional amendment is not addressed during the current session, it won't be able to be addressed again until the 2010 session. Following the discussion, Mr. Wisdom motioned to approve; seconded by Mr. Wheeler and unanimously approved.

*Adjournment*

Mr. Wheeler motioned to adjourn the meeting; seconded by Mr. Wisdom and the meeting was adjourned 8:24 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  
SUPPORTING  
TAD LEGISLATION  
TO AMEND CONSTITUTION**

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, the Georgia Supreme Court has ruled the Georgia Constitution effectively forbids boards of education to participate in Tax Allocation Districts (hereinafter "TADs") because it currently restricts the funds of schools to public education; and

WHEREAS, the ruling severely damages efforts to encourage redevelopment of economically and socially depressed areas within the CID by providing a funding source for infrastructure; and


WHEREAS, the purpose of the Gwinnett Place Community Improvement District Board is to provide governmental services and facilities which are specially required by the degree of density of development within the CID; and

WHEREAS, a Resolution is being introduced before the Georgia General Assembly to amend Article IX, Section II, Paragraph VII of the Georgia Constitution so as to provide to the boards of education of school systems the power to consent to the inclusion of educational ad valorem property taxes as a basis for computing tax allocation increment in connection with redevelopment programs.

NOW, THEREFORE, BE IT RESOLVED that the Gwinnett Place Community Improvement District Board supports any legislation to amend the Georgia Constitution to allow boards of education the power to participate in TADs.

Approved this 25 day of February, 2008.

GWINNETT PLACE COMMUNITY  
IMPROVEMENT DISTRICT BOARD



CHAIRMAN