

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
First Floor Conference Room
3700 Crestwood Parkway
Duluth, GA 30096
March 12, 2008**

MINUTES

Attendees

Board Members:

Marcy Adams
Tom Wheeler
Glenn Wisdom

Casey Coffey
Mark Williams

Nick Nicolosi
Leo Wicner

Staff:

Joe Allen

Dave Rosselle

Consultants:

Cheryl King, Staff Director, Transit Planning Board
Lynn Rainey, Board Counsel
Jeff Corbin, Landmark Communications, Inc.

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

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

Mr. Wheeler motioned to approve the February 13, 2008 Board Meeting Minutes and the February 25, 2008 Special Board Meeting Minutes; seconded by Mr. Coffey and unanimously approved.

Action/Consent Items

CID Audit as of December 31, 2007

Upon the recommendation of Mr. Allen for the Board to accept the audit of the financial position of the GPCID as of December 31, 2007 prepared by Smith & Howard, Mr. Coffey motioned to accept the audit; seconded by Mr. Wisdom and unanimously approved.

Call for May 14, 2008 Election Caucus for Post 3 and 6

Mr. Rainey provided a brief overview of the GPCID Board post terms and the requirement to call the election caucus for Post 3, presently held by Mr. Wiener, and Post 6, presently held by Mr. Nicolosi. Mr. Wheeler motioned to call for the election caucus for Post 3 and 6 at 9:00 a.m. on May 14, 2008; seconded by Ms. Adams and unanimously approved.

I-85 Landscaping

Following an overview of the need, Mr. Allen requested approval for the Executive Director to direct Russell Landscape Group, Inc. to install 3,500 bales of pine straw at the Pleasant Hill Road and Steve Reynolds Boulevard landscaped ramp areas on I-85 for a base amount not to exceed \$19,250 as approved in the FY 2008 adopted budget. Mr. Wheeler questioned the quoted price per bale. Mr. Wisdom requested Mr. Allen to informally seek prices from other vendors. Mr. Wheeler also requested that action be taken to ensure that the needles were fresh. Following discussion, the Board agreed to delay action on this item until the April Board meeting so that the requested price information can be obtained by Mr. Allen.

Project Work Order #22: Atlanta Regional Commission's (ARC) grant funding application for the Livable Centers Initiative (LCI) Supplemental Study

Mr. Allen explained that this action item was in connection with a call for new funding applications by the ARC. The ARC is making funding available to LCI areas, and the GPCID staff would like to build upon the redevelopment process by seeking funds to create a parking management plan for the greater Gwinnett Place area along with a feasibility and sighting study component. The plan will address issues of shared parking, deck structures, as well as exploring incentives for developers and businesses. The parking management plan will produce a graphic master plan that illustrates its findings. The creation of a parking management plan, as outlined in the 2007 redevelopment vision of the CID, is to identify the appropriate size, location and financing for shared parking structures that are vital to the area's transition into a denser, more urban mixed-use community. The CID staff will apply for the maximum funding available and match the 50% funding requirements of the ARC. Upon the recommendation of Mr. Allen, Mr. Wisdom motioned to authorize the Executive Director to implement Project Work Order #22 between GPCID and Street Smarts to complete the Atlanta Regional Commission's grant funding application for the Livable Centers Initiative (LCI) Supplemental Study for a base amount not to exceed \$3,088.00; seconded by Mr. Nicolosi and unanimously approved.

REPORTS & REMARKS

Treasurer's Report

Mr. Rosselle presented the following summary for February 2008:

Checking Account

February 1, 2008 Beginning Balance:	\$ 18,225.10
February 29, 2008 Ending Balance:	\$ 48,536.27
General Ledger Balance:	\$ 46,458.56

Money Market Account

February 1, 2008 Beginning Balance:	\$ 8,173.74
February 29, 2008 Ending Balance:	\$ 2,222.74

General Ledger Balance: \$ 2,222.74

Georgia Fund 1 Account

February 1, 2008 Beginning Balance: \$1,089,477.19

February 29, 2008 Ending Balance: \$1,022,490.75

General Ledger Balance: \$1,022,490.75

Grand Total for Three Accounts

February 1, 2008 Beginning Balance: \$1,115,876.03

December 30, 2008 Ending Balance: \$1,022,490.75

General Ledger Balance: \$1,071,172.05

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

Board Member's Remarks

Mr. Nicolosi announced that he had been assigned as manager of Town Center Mall and would resign from the GPCID Board of Directors. Mr. Joe Piccolo, the new manager of Gwinnett Place Mall and the Mall of Georgia, was introduced by Mr. Nicolosi.

Mr. Wheeler asked Mr. Allen about the condition of the new grass and planting on the Interstate 85 ramps following the winter season. Mr. Allen advised that it will be inspected in early spring to ensure that everything is growing properly.

Mr. Wheeler asked Mr. Allen to investigate mall signage along the Interstate near Hamilton Place Mall in Chattanooga, Tennessee.

Legal Counsel Remarks

Mr. Rainey provided the Board a summary of the status of various pending legislation that has the potential to impact the CID.

Executive Director's Remarks

Mr. Allen provided information on the following topics:

- The Gwinnett Place Community Improvement Foundation, Inc.'s proposed/draft Articles of Incorporation were included in the Board members' packets. Board members were encouraged to review the draft document and provide Mr. Allen with any input by March 17.
- Mr. Allen provided an update on current efforts of the CID related to the TAD legislative remedy.
- Gwinnett County Board of Commissioners has appropriated \$410,000 in the FY 2008 budget for community revitalization. The Commissioners are making this funding available to the CIDs to assist in the funding of specific revitalization projects and/or studies. The GPCID staff is preparing the

- County Revitalization Assistance Request applications for various projects/studies in order to access these funds.
- Mr. Allen noted that in the Board packets are the January and February maintenance logs and status reports. Of the 19 infrastructure related items submitted, 14 have been corrected by CID staff/consultants or Gwinnett County staff.

Transit Planning Board's Regional Transit Vision Presentation

Mr. Allen introduced Cheryl King who made a presentation on the Transit Planning Board's Concept Plan 3 Regional Transit Vision.

Chairman's Remarks

Mr. Andrew Billing with Senator Johnny Isakson's office was introduced. His ongoing efforts to support the CID's plan for constructing a new I-85 bridge at Pleasant Hill Road was acknowledged.

Consultant Remarks

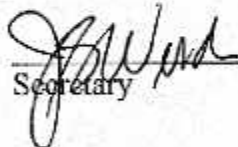
Landmark Communications

Mr. Corbin announced that the 2007 Annual Report has been produced and will be distributed beginning March 17.

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

The meeting was adjourned by unanimous acclamation at 10:15 a.m.

Approved by the Board this
14th day of MAY, 2008.


Secretary

GWINNETT PLACE CID BOARD OF DIRECTORS SIGN-IN SHEET

Meeting Date: March 12, 2008

Meeting Time: 9:00 a.m.

Location: Gwinnett Commerce Center, 3700 Crestwood Parkway

Room: 1st Floor Conference Room

Name	Company	Address	Phone	Fax	E-Mail
Steve Bitney	StreetSmarts				
Del Clark	Georgia Power		4/506-7497		
Lauren Salas	ARC, C				
Bill Davis	GCOL				
Gary					
Cheryl King	TPB	245 Peachtree Center Ave 30303	4-463-0311		
Jennifer Thib	Delmar Gardens	300 Club Dr Lullie	7-923 3100		jthib@delmargardens.com
Tim Beck	United Consulting	625 Holcomb Bridge Norcross GA 30071	770-582-2788		
Sandy Richardson	Gwinnett Chamber		678)957-498		Sandy@gwinnettchamber.org
Ashlee Dunckel	Clean Air Campaign	55 Park Pl Suite 250 Atlanta, GA 30308			
Mark Poole	"				
R Cobb	JBMedica	5425 P'ter Pkwy	7 826 7263		
MIKE HUDLOW	JACKSON EMC				mhudlow@jacksonemc.com

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Room: 1st Floor Conference Room

Name	Company	Address	Phone	Fax	E-Mail
KERRY MISSEL	PBS+J	5665 NEW NORTH SIDE DR SUITE 140 / ATL GA 30328	7-638-4766 x-204		KEMISSEC@PBSJ.COM