

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
SPECIALLY CALLED BOARD MEETING**

Gwinnett Commerce Center

3700 Crestwood Parkway

Suite 680

Duluth, GA 30096

August 21, 2008

MINUTES

Attendees

Board Members: Marcy Adams Casey Coffey Leo Wiener
 Mark Williams

Staff: Joe Allen Dave Rosselle

Consultants: Ken Bleakly, Bleakly Advisory Group
 Linda Wilson, Bleakly Advisory Group
 Jeff Corbin, Landmark Communications, Inc.

Chairman Mark Williams called the meeting to order at 10:15 a.m. by welcoming all in attendance.

Mr. Allen opened the discussion by providing an overview of the scope of the recent Gwinnett County Redevelopment Powers Act referendum. At its August 13 meeting, the Gwinnett Place CID Board approved action to pursue creating a redevelopment plan and possible tax allocation district (TAD) for the Gwinnett Place business community and further approved retaining Bleakly Advisory Group to facilitate this process. Mr. Allen referred to the meeting reference material in the Board package which consisted of a schedule and the Gwinnett County Tax Allocation District Policies and Guidelines.

Mr. Bleakly introduced Ms. Wilson and began his overview of the creation process by summarizing the steps required by state law. He then outlined the key challenges for creation of any potential Gwinnett Place TAD:

- The State of Georgia only permits TADs to be created on December 31st of each year. To have the new TAD approved on December 31, 2008, work needs to begin now.
- There will be bottlenecks in the process as each TAD is unique and the process is new for Gwinnett County Government.
- Only 10% of the total County Tax Digest is permitted to be in TADs. As there are other areas in the County that will be requesting to create TADs, negotiations will likely be required.

Mr. Bleakly outlined two initial steps:

1. Establish the redevelopment area boundaries and the associated parcels. Then, collect financial data on the parcels.
2. Develop a high level plan to present to the County that defines the footprint and likely development projects to be funded including what types of improvement projects could possibly be funded (transportation, infrastructure, streetscaping, etc.). The developments and projects do not have to include details initially, but need to provide a good perspective on how the funds will be used. The GPCID Board will also need to approve the \$10,000.00 County application fee.

The Bleakly Advisory Group will begin work on developing a redevelopment business plan and present the preliminary plan to the GPCID Board at the September 10, 2008 meeting.

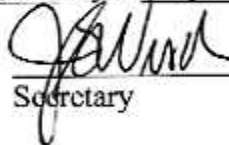
Mr. Bleakly discussed the process that will be used to administer any potential TAD. This will be done under the guidance of the newly established Gwinnett County TAD Advisory Committee. It is possible that some aspects of managing the area will be the responsibility of the GPCID staff. Details will be determined as the process proceeds.

The proposed boundaries of the area were discussed and roughly define using a Gwinnett Place area parcel map. Mr. Bleakly emphasized that expanding boundaries after establishing the area would be very difficult, and it would be best to use a long-term view of land use and include all potential future development parcels.

Mr. Coffey motioned to approve the \$10,000.00 Gwinnett County TAD application fee; seconded by Mr. Wicner and unanimously approved.

The meeting was adjourned by unanimous acclamation at 12:00 p.m.

Approved by the Board this
10th day of SEPT., 2008.


Secretary