

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING  
Atlanta Gwinnett Place Marriott  
1775 Pleasant Hill Road  
Duluth, GA 30096  
April 14, 2010**

**MINUTES**

*Attendees*

*Board Members:* Marcy Adams            Casey Coffey            Joe Piccolo  
Leo Wiener                            Mark Williams            Glenn Wisdom

*Board Observers:* Chris McGahee, City of Duluth  
James Song, Best Way Realty, Inc.

*Staff:* Joe Allen

*Legal:* Lynn Rainey

*Consultants:*

Erick Frey, URS Corp.  
Jeff Corbin, Landmark Communications, Inc.  
John Orr, Program Manager, Atlanta Regional Commission  
Randy Schultz, Skanska USA Civil, Inc.

Chairman Williams called the meeting to order at 9:05 a.m. by welcoming all in attendance. Mr. Williams recognized former CID Board Chair Tom Wheeler.

Mr. Coffey motioned to approve the proposed meeting agenda and the March 10, 2010 Board Meeting Minutes; seconded by Ms. Adams and unanimously approved.

**Action/Consent Items**

***Pleasant Hill Road Bridge DDI Update***

Mr. Frey provided an update on the Pleasant Hill Road bridge project. He highlighted benefits of the DDI design including it is safer than the present design, it has fewer conflict points (14 opposed to 26), fewer and less severe crashes, elimination of wrong way movements onto ramps, reduced impact to the environment, easy pedestrian access, placement of pedestrians in the safest place, reduced construction and maintenance costs, increased capacity, reduction in average vehicle delay, and improved level of service. GDOT is enthusiastic about the project. Brian Allen stated Gwinnett County is excited about the project. Next steps include Gwinnett County DOT determining the level of GDOT/FHWA

permitting and if NEPA will be required. URS is working with CID staff to prepare an engineering fee estimate to provide construction documents for the DDI. URS and the CID will be coordinating the Pleasant Hill streetscape project and Venture Drive realignment project with the DDI efforts so as to minimize impact on property owners.

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## **Caucus of Electors**

### ***Board Election for Posts 2 and 5***

At 9:30 a.m. the Board meeting was recessed to convene the Caucus of Electors for the purpose of conducting an Election for Post 2 and Post 5 Board members due to the expiration of their 3 year terms of office.

Mr. Rainey began the Caucus by reviewing the process used to advertise the Caucus and election in the Gwinnett Daily Post for four consecutive weeks in advance of the Caucus and that the Caucus was open to all CID tax payers. All CID Electors are eligible for nomination in the election. The proposed Rules of Caucus were read by Mr. Rainey and discussed.

Ms. Adams motioned to accept the Rules of Caucus for the election; seconded by Mr. Wiener and unanimously approved.

### ***Post 2 Election***

Mr. Williams nominated Casey Coffey for Post 2. There being no further nominations, Mr. Wisdom motioned to close the nominations; seconded by Ms. Adams and unanimously approved. Mr. Williams motioned that the casting of written ballots be waived and the vote be conducted by voice; seconded by Mr. Wisdom and unanimously approved. Mr. Rainey called for a voice vote with Mr. Coffey being elected to a 3 year term by a unanimous vote.

### ***Post 5 Election***

Mr. Wisdom nominated Marcy Adams for Post 5. There being no further nominations, Mr. Williams motioned to close the nominations; seconded by Mr. Coffey. Mr. Wisdom motioned that the casting of written ballots be waived and the vote be conducted by voice; seconded by Mr. Coffey and unanimously approved. Mr. Rainey called for a voice vote with Ms. Adams being elected to a 3 year term by a unanimous vote.

Mr. Rainey conducted the swearing in of Mr. Coffey and Ms. Adams.

Mr. Williams adjourned the Caucus and continued with the Board meeting.

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**Plan 2040**

Mr. Orr provided an overview of the Atlanta Regional Commission's new regional planning process. The plan under development will enable the Atlanta region to accommodate future population and employment growth in a sustainable manner. Plan 2040 is a planning process that will link local and regional plans for land development, transportation, land use, water and other issues.

**Security Review Report and Recommendation**

Mr. Piccolo provided an update on the efforts of the review underway. He presented an overview of preliminary information from potential private-sector security firms. As the review will now include a re-branding and public relations aspect, he stated that a final recommendation would be provided at the May board meeting.

**Ratification of Caucus Election**

Upon the motion of Mr. Wisdom, the second of Mr. Coffey, the results of the Election Caucus, that is the election of Casey Coffey to Post 2 and the election of Marcy Adams to Post 5, both for 3 year terms, were unanimously ratified.

**Election of Officers**

Mr. Rainey commenced the Board election of officers by reviewing the composition and qualifications of the Board officers. Mr. Wisdom nominated Mr. Williams as Chairman and Ms. Adams as Vice-Chairman; seconded by Mr. Coffey and unanimously approved. Mr. Williams nominated Glenn Wisdom as Secretary/Treasurer; seconded by Mr. Wicner and unanimously approved.

**Treasurer's Report**

Mr. Allen presented the following account summaries for March 2010:

**Checking Account**

March 1, 2010 Beginning Balance:	\$ 6,151.534
March 31, 2010 Ending Balance:	\$33,398.37
General Ledger Balance:	\$33,398.37

**Money Market Account**

March 1, 2010 Beginning Balance:	\$1,856,276.30
March 31, 2010 Ending Balance:	\$1,716,794.63
General Ledger Balance:	\$1,716,794.63

**Grand Total Account**

March 1, 2010 Beginning Balance:	\$1,862,427.83
March 31, 2010 Ending Balance:	\$1,750,193.00
General Ledger Balance:	\$1,750,193.00

Mr. Coffey motioned to approve the Treasurer's Report and ratify the March expenses; seconded by Ms. Adams and unanimously approved. Mr. Allen noted

that as of March 31, the CID had approximately \$1.75 million in cash. He encouraged board members to review the monthly financial summary. Assuming the budgeted tax revenues of \$1.1 million for 2010 are received with 2010 being the final tax revenue-producing year of the current CID lifecycle, the estimated available funding at the board's discretion through the end of October 2011 is approximately \$1.2 million, not including the funding for the Satellite Boulevard, Phase 1, and the Pleasant Hill Road, Phase 2, streetscape projects.

***Chairman's Remarks***

Mr. Williams recognized Gwinnett Chamber of Commerce Vice President Nick Masino and complimented the Chamber staff on the NCR ribbon cutting event on April 13, 2010.

***Attorney Remarks***

Mr. Rainey provided an update on the anticipated tax billing schedule from Gwinnett County. He noted that the Gwinnett Tax Assessor's Office may not be in a position to determine before our May 12 Board meeting whether or not the tax digest will be delayed. This is dependent on the number appeals received. If there is no delay, then Gwinnett County anticipates having an estimate of values on May 17. If the digest is delayed, it may be June 14 before values are available.

Mr. Rainey sought direction from the board on whether to advertise the proposed 2010 millage at the current millage rate. The consensus of the board was to advertise the proposed rate at 5 mills.

***Executive Director's Remarks***

Mr. Allen provided an overview of the Gwinnett Chamber of Commerce DC Fly-In and his meetings with staff members from Senators Isakson and Chambliss' offices and Congressmen Linder and Johnson's offices related to CID appropriation requests for the bridge and security cameras. Requests total approximately \$6.3 million. As he met with Mr. Rob Woodall, who was Congressman Linder's Chief-of-Staff during the Fly-In visit, Mr. Allen asked Mr. Woodall to provide an update on the federal appropriations process.

***Public Relations***

Mr. Corbin directed the board members to the numerous articles that mentioned the work of the CID over the month of March.

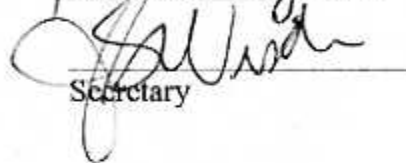
***Ronald Reagan Parkway Extension***

Mr. Schultz provided an overview of the feasibility study underway and any potential impact of Pleasant Hill Road. Gwinnett DOT Director Brian Allen and Deputy Director Kim Conroy were present to answer questions. Mr. Allen discussed the next steps associated with the DDI and Gwinnett DOT's role in the process. He emphasized that the ultimate goal remains replacing the current

bridge with a SPUI. Mr. Allen noted his appreciation for the strong partnership between Gwinnett DOT and the CID.

The meeting adjourned at 10:38 a.m. The next scheduled meeting is 9:00 a.m. on May 12, 2010 at the Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth.

Approved by the Board this  
12 day of May 2010.

  
Secretary