

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Atlanta Gwinnett Place Marriott
1775 Pleasant Hill Road
Duluth, GA 30096
October 13, 2010**

MINUTES

Attendees

Board Members: Marcy Adams Justin Fanning Joe Piccolo
James Song Leo Wiener Mark Williams

Board Observers: Chris McGahee, City of Duluth
Tim Hur, Assistant Secretary

Staff: Joe Allen, Glenn Wisdom

Legal: Lynn Rainey

Consultants: Jeff Corbin, Landmark Communications, Inc.
Erick Fry, URS Corp.

Chairman Mark Williams called the meeting to order at 9:02 a.m. by welcoming all in attendance.

Mr. Fanning motioned to approve the proposed meeting Agenda and Minutes from the September 8, 2010 Board meeting as presented; seconded by Mr. Wiener and unanimously approved.

Action/Consent Items

Board Appointment

Ms. Adams motioned that Mr. Hur be appointed as the Gwinnett Place CID Assistant Secretary; seconded by Mr. Wiener and unanimously approved. The Board welcomed Mr. Hur as a non-voting member of the Board.

Holiday Security Proposal

Following an overview by Mr. Allen of the competitive proposal review process and presentations from two of four submitters, Future Security, Inc. and Specialized Intelligence and Security, Inc., Mr. Williams motioned that the Chairman be authorized to execute documents between

GPCID and the staff recommended firm, Specialized Intelligence and Security, Inc., to provide uniformed security services during the six-week holiday season, beginning November 21, 2010 for a base amount not to exceed \$15,625.00; seconded by Mr. Fanning and unanimously approved.

Master Professional Services Agreements

Following an update by Mr. Allen regarding the acquisition of Street Smarts, Inc. by Stantec Consulting Services, Inc. and the administrative process for the GPCID to assign the agreements to Stantec Consulting Services, Inc., Mr. Wiener motioned that the Chairman be authorized to execute documents between GPCID and Stantec Consulting Services, Inc. related to the November 14, 2008 Master Professional Services Agreement and the May 12, 2010 Professional Services Agreement to provide professional advice and services for the Pleasant Hill Road/Venture Drive/Gwinnett Place Drive Intersection Redesign project; seconded by Ms. Adams and unanimously approved.

Rebrand Strategy Development

Following an overview by Mr. Allen of the proposed process for creating a CID strategic action plan to address development of the GPCID, Mr. Piccolo motioned that the Chairman be authorized to execute documents between GPCID and Ogilvy Public Relations Worldwide to provide rebrand strategy development services, upon the review and approval by the GPCID Executive Director, Chairman and Board members interested in the process and with the review and approval by legal counsel for a base amount will not exceed \$138,600.00; seconded by Ms. Adams and unanimously approved.

Easement Agreement

Following an overview by Mr. Allen of the landscape easement acquisition process related to the Pleasant Hill Road Streetscape Project, Phase 1, Mr. Wiener motioned that the chairman be authorized to execute a landscape easement agreement with Chipotle property owners; Ms. Adams and unanimously approved.

Treasurer's Report

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

Checking Account

September 1, 2010 Beginning Balance:	\$64,047.36
September 30, 2010 Ending Balance:	\$34,555.14
General Ledger Balance:	\$34,555.14

Money Market Account

September 1, 2010 Beginning Balance:	\$1,373,127.53
September 30, 2010 Ending Balance:	\$1,470,422.28
General Ledger Balance:	\$1,470,422.28

Grand Total Account

September 1, 2010 Beginning Balance:	\$1,437,174.89
September 30, 2010 Ending Balance:	\$1,504,977.42
General Ledger Balance:	\$1,504,977.42

Mr. Allen noted that as of September 30, the CID had approximately \$1.5 million in cash. He encouraged board members to review the monthly financial summaries. 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 life, the estimated available funding at the board's discretion through the end of October 2011 is approximately \$1.19 million.

Mr. Fanning motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Adams and unanimously approved.

Chairman's Remarks

Chairman Williams recognized Lauren Salas from the Gwinnett Chamber of Commerce. Ms. Salas provided an update on recent Partnership Gwinnett initiatives impacting the greater Gwinnett Place area and invited participants to attend the 2nd Annual Redevelopment Forum sponsored by the Gwinnett County CIDs. Two Gwinnett Place properties will be included as top redevelopment sites in Gwinnett County.

Executive Director's Remarks

Pleasant Hill Road Bridge Project

URS Corp. Project Manager Erick Fry reported on the results of ongoing meetings with the Federal Highway Administration, Georgia Department of Transportation and Gwinnett County Department of Transportation regarding the diverging diamond interchange (DDI) proposed for the Pleasant Hill Road at I-85 bridge. According to projections incorporating the latest area traffic studies, levels of service for the Pleasant Hill Road bridge DDI are estimated to improve even more than originally expected. The DDI should generate a 39.9 percent reduction in delay for morning drivers; in the evening hours, delays should be reduced by 36.4 percent. Mr. Fry noted that the project is still on schedule with proposed construction slated for 2012. URS Corp. is beginning preliminary plan development.

2012 Transportation Tax Referendum

Following and overview by Mr. Rainey and Mr. Allen of the public education effort being initiated to inform the public about the issues related to the 2012 transportation tax

referendum, Mr. Williams motioned to approve an expenditure of \$7,000.00 to the Metro Atlanta Voter Education Network, Inc. to engage in non-advocacy, nonpartisan, factually neutral and accurate voter education activities regarding the State of Georgia Transportation Investment Act of 2010; seconded by Mr. Wiener and unanimously approved. The board has elected to hold the funds until issues related to the outstanding ethics matter from the 2008 education effort are favorably resolved.

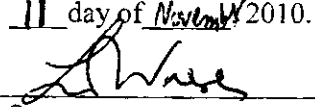
Public Relations

- Mr. Corbin noted the positive articles about the area that are appearing in local news outlets.
- Mr. Corbin noted that the hospitality map funded with a grant by the Gwinnett Convention and Visitors Bureau to encourage guests to dine, shop and remain in the CID area is in design and 10,000 will be printed of which a portion should be distributed to area hotels before the holiday shopping season.

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

Approved by the Board this

11 day of November 2010.


Secretary