

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
Lower Level Conference Room
3700 Crestwood Parkway
Duluth, GA 30096
June 8, 2011**

MINUTES

Attendees

Board Members: Marcy Adams Casey Coffey Joe Piccolo
James Song Leo Wiener Mark Williams

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

Staff: Joe Allen, Glenn Wisdom

Legal: Lynn Rainey

Consultants: Jeff Corbin, Landmark Communications, Inc.
Erick Fry, URS Corp.
Frank Singleton, Ogilvy Public Relations
Worldwide
Kari Ward, Stantec

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

Mr. Coffey motioned to approve the proposed Meeting Agenda; seconded by Mr. Williams and unanimously approved.

Mr. Williams motioned to approve the Minutes from the May 11, 2011 Monthly Business Meeting, as presented; seconded by Mr. Coffey and unanimously approved.

Action/Consent Items

Insurance Coverage

Following a review of the various insurance policy provisions, coverage levels and costs by Mr. Allen, Mr. Williams motioned approval for the Executive Director to execute documents between GPCID and the Travelers Casualty and Surety Company of America for provision of Directors and Officers Liability and Employers Practices liability coverage (June 20, 2011 – June 20, 2012) for a base amount not to exceed

\$1,500.00/annual; to execute documents between GPCID and Selective Insurance Company for the purpose of providing property insurance, commercial general liability, commercial crime (employee dishonesty), commercial automobile and commercial umbrella liability insurance coverage (July 13, 2011 – July 13, 2012) for a base amount not to exceed \$8,972.00/annual; and to execute documents between GPCID and StarNet Insurance Company for the purpose of providing workers compensation insurance coverage (July 13, 2011 – July 13, 2012) for a base amount not to exceed \$1,096.00/annual; seconded by Ms. Adams and unanimously approved.

Landscape Maintenance Services

Following a review by Mr. Allen of the competitive proposal process and scoring matrix, Mr. Williams motioned to authorize the Chairman to execute documents between GPCID and Russell Landscape Group, Inc. to provide professional landscape maintenance services on an annual contract for the internal roadways within the CID and for the I-85/Pleasant Hill Road and Steve Reynolds Boulevard ramp areas (July 1, 2011 – June 30, 2012) for a base amount of \$144,000/annual (\$12,000/month); seconded by Mr. Coffey and unanimously approved.

Proposed Millage Rate Discussion

Mr. Allen directed the board to a communication from the Gwinnett County Tax Commissioner's Office regarding the 2011 tax billing process. For purposes of preparing the required millage rate and five-year history advertisement, the board recommended advertising a proposed 5 mill rate. At the July 13, 2011 meeting, the board will vote on the 2011 millage rate resolution.

Treasurer's Report

Mr. Allen presented the following account summary for May 2011:

Checking Account

May 1, 2011 Beginning Balance:	\$53,961.01
May 31, 2011 Ending Balance:	\$29,823.68

Money Market Account

May 1, 2011 Beginning Balance:	\$1,941,745.22
May 31, 2011 Ending Balance:	\$2,651,170.38

Certificate of Deposit

May 1, 2011 Beginning Balance:	\$150,560.06
May 31, 2011 Ending Balance:	\$150,560.06

Total Account

May 1, 2011 Beginning Balance:	\$2,146,266.29
May 31, 2011 Ending Balance:	\$2,831,554.12

Mr. Allen noted that as of May 31, 2011, the CID had approximately \$2.8 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 2017 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 2017 is approximately \$3 million.

Mr. Williams motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Mr. Coffey and unanimously approved.

Chairman's Remarks

Chairman Wiener noted the importance of the CID to stay engaged and to continue working diligently for the commercial property owners.

Executive Director's Remarks

Mr. Allen noted that he would be serving on the Partnership Gwinnett 2.0 Steering Committee at the request of the Gwinnett Chamber of Commerce.

Mr. Allen reviewed with the members documentation received from the Livable Communities Coalition of Metro Atlanta. The board instructed Mr. Allen to extend an invitation to Mr. Raymond Christman, Executive Director, to address the board at its July 13, 2011 meeting.

Pleasant Hill Road Bridge Project

Project Manager Erick Fry with URS Corp. reported that construction of the Pleasant Hill Road diverging-diamond interchange (DDI) is on-schedule to begin in early 2012. The concept report was approved by the Georgia Department of Transportation. Environmental documentation is under review with the Georgia Department of Transportation. Other plan and permitting processes will be completed throughout the summer and fall as right-of-way acquisition is secured.

Venture Drive/Pleasant Hill Road Intersection Redesign

Project Manager Kari Ward of Stantec Consulting Services reported that a recent stakeholders update meeting occurred without additional design comments received regarding the Venture Drive/Pleasant Hill Road intersection redesign. Preliminary plans should be submitted to the Gwinnett Department of Transportation for review this week.

Duluth LCI

Megan Will, Land Use Planner with Jacobs Engineering Group, delivered a presentation on Duluth's Livable Centers Initiative (LCI) update. The city is revising its 2001 LCI study to more accurately reflect recent developments, including downtown changes, in preparation for new 10- to 15-year strategic planning. The new LCI vision will assist city leaders in redevelopment and integration with regional transportation initiatives. Possible transportation solutions might include a circulator service linking the CID's hospitality and entertainment options to downtown Duluth. In July, the CID will begin updating its LCI study to drive future planning efforts reflecting area changes occurring within the last decade.

Public Relations Update

Jeff Corbin noted the positive articles about the area that are appearing in local news outlets. Information about the bridge project was in numerous newspapers and aired on WSB-TV. Copies of those articles are in the board package. The CID continues to realize growing readership of the weekly "more positive news" e-newsletter.

Public Comment

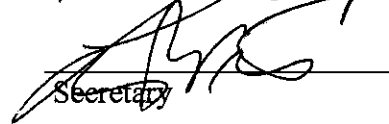
The public was presented an opportunity to comment, but none was offered.

At 10:00 a.m., the board meeting recessed briefly to move to the GPCID offices in Suite 680 to reconvene for an extended planning session. All in attendance were made welcome. Frank Singleton, Senior Vice President with Ogilvy Public Relations Worldwide, continued discussions with board members about forming focus groups to craft recommendations on boosting area perceptions, including new strategic planning goals.

The meeting adjourned at 12:30 p.m. The next scheduled meeting is 9:00 a.m. on July 13, 2011 at the Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth.

Approved by the Board this

13 day of July, 2011.


Secretary