GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (GPCID) REGULAR BOARD MEETING

Atlanta Marriott Gwinnett Place 1775 Pleasant Hill Road Duluth, GA 30096 January 11, 2012

MINUTES

Attendees

Board Members:

Marcy Adams

Joe Piccolo

James Song

Leo Wiener

Mark Williams

Board Observer:

Chris McGahee, City of Duluth

Staff:

Joe Allen, Glenn Wisdom

Legal:

Lynn Rainey

Chairman Wiener called the meeting to order at 9:05 a.m. by welcoming all in attendance.

Ms. Adams motioned to approve the proposed Meeting Agenda; seconded by Mr. Song and unanimously approved.

Ms. Adams motioned to approve the Minutes from the December 14, 2011 Monthly Business Meeting, as presented; seconded by Mr. Williams and unanimously approved.

Action/Consent Items

Design/Build Sidewalks

Following a review of the competitive RFP and scoring process by Mr. Allen, Mr. Williams motioned to authorize the Chairman to execute documents between GPCID and the ISC/Wolverton & Associates team to provide design and construction coordination for the installation of concrete sidewalks in the greater Gwinnett Place area for a base amount of \$289,800.00, pending legal counsel review and consent; seconded by Mr. Wiener and unanimously approved. Funding provided by the Gwinnett County SPLOST.

Streetscape Plan Development

Following a review of the competitive RFP and scoring process by Mr. Allen, Mr. Williams motioned to authorize the Chairman to execute documents between GPCID and Stantec Consulting Services to provide construction documents,

sections, details and cost estimates for a TE streetscape and sidewalks project on Satellite Boulevard from the intersection of Pleasant Hill Road to the Gwinnett County Transit Center for a base amount of \$66,337.03; seconded by Ms. Adams and unanimously approved.

Treasurer's Report

Mr. Allen presented the account summary for December 31, 2011.

Checking Account

December 1, 2011 Beginning Balance: \$174,218.88 December 31, 2011 Ending Balance: \$104,132.75

Money Market Account

December 1, 2011 Beginning Balance: \$2,323,762.77 December 31, 2011 Ending Balance: \$2,522,645.98

Certificate of Deposit

December 1, 2011 Beginning Balance: \$152,262.11 December 31, 2011 Ending Balance: \$152,541.43

Total Account

December 1, 2011 Beginning Balance: \$2,650,243.76 December 31, 2011 Ending Balance: \$2,779,320.16

Mr. Allen noted that as of December 31, 2011, the CID had approximately \$2.7 million in cash. He encouraged board members to review the monthly financial summary. The current cash balance and expected revenues vs. costs leave an estimated \$2.89 million at the board's discretion through the end of October 2017.

Mr. Wiener motioned to approve the Treasurer's Report and ratify the expenditures for December 2011; seconded by Mr. Williams and unanimously approved.

Chairman's Remarks

Chairman Wiener looks forward to the New Year and the streetscape projects and DDI bridge improvement project that will soon be under construction. He noted that the CID will continue implementing the recently adopted strategic plan.

Attorney Remarks

Mr. Rainey noted the 2012 GPCID voting schedule:

Board Post Elections

Feb. 8 Board calls for caucus of Electors to vote on Posts 1 & 4

March 8 Election ad in Gwinnett Daily Post March 15 Election ad in Gwinnett Daily Post March 22 Election ad in Gwinnett Daily Post March 29 Election ad in Gwinnett Daily Post

April 11 Election for: Post 1 (Song)-3 yr. term-Majority of votes

Post 4 (Williams)-3 yr. term-Majority of votes weighted by

value

Millage Vote

May 9 Board votes on proposed millage rate to advertise

May 21 Ad showing proposed millage rate in Gwinnett Daily Post

June 13 Board votes on 2012 millage rate and notifies Tax Commissioner

Mr. Rainey noted that the millage dates may be delayed due to a change in Georgia law that extends the deadline for filing ad valorem property tax returns, as well as a possible delay in the preparation of the Gwinnett County tax digest.

Executive Director's Remarks

Pleasant Hill Road Bridge Project

Mr. Allen reviewed the project status report submitted by URS Corporation Project Manager Erick Fry. On January 12, the first advertisement will run announcing the DDI pre-qualification process. The construction of the project is scheduled to let in late February 2012. The final plans are with GDOT and comments are pending. Upon approval of GDOT's comments a set will be sent to FHWA for review. The final bridge plans have been approved by GDOT. The final signal plans have been approved by GDOT and GWDOT. Comments were received from FHWA on the environmental documents (categorical exclusion (CE)). The comments were addressed and GDOT will be submitting the final CE to FHWA this week. The CE should be approved. URS has evaluated the enhancement cost estimates developed by Gwinnett DOT and provided feedback to GPCID. Negotiations are pending. Jackson EMC has provided a separate proposal to install the lights that are not on the bridge. URS has provided GPCID with a maintenance and inspection write-up on the fence and lighting. URS has provided a right of way revision for parcel 7 (McDonalds) to Gwinnett DOT. A meeting was held with Evolution Home Theatre owners to discuss the right of way acquisition. Several options were discussed and presented to the owners. A resolution is pending.

Misc. Announcements

- Mr. Allen noted that the notice of bid for the three streetscape projects has been released by the Gwinnett County Purchasing Department. Bids are due back for review on January 26, 2012.
- Mr. Allen reviewed the 2010 census data related to the development of a Gwinnett Place Opportunity Zone.
- Mr. Allen invited CID board members to attend the Gwinnett LCI Open House on January 19 hosted at Gwinnett Place Mall; the Gwinnett Chamber of Commerce's Redevelopment Forum on January 27 hosted at the Atlanta Marriott Gwinnett Place, and the Public Information Meeting for the I-85 Transit Study on February 9 at the Atlanta Marriott Gwinnett Place.
- Mr. Allen provided a recap on the "Broken Windows Report" for 2011.

Public Relations Update

Mr. Allen noted the positive articles about the area that appeared in local news outlets throughout the month of December 2011. The updated hospitably map was unveiled. Funding for the map was provided through a grant from the Gwinnett Convention and Visitors Bureau.

The meeting adjourned at 9:23 a.m. The next scheduled meeting is 9:00 a.m. on February 8, 2012 at the Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth, although that meeting may be cancelled.

Approved by the Board this // day of MARCH

Secretary