

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING  
Sonesta Gwinnett Place Atlanta  
1775 Pleasant Hill Road  
Duluth, GA 30096  
December 10, 2014**

**MINUTES**

Attendees

*Board Members:*      Melanie Alfredsson      Craig Kaufman  
                                 James Song                      Leo Wiener

*Observer:*                      Tim Hur

*Staff:*                              Joe Allen, Glenn Wisdom

*Legal:*                              Lynn Rainey

Chairman Wiener called the meeting to order at 9:10 a.m. by welcoming all in attendance.

Mr. Kaufman motioned to approve the proposed Meeting Agenda; seconded by Mr. Song and unanimously approved 4-0.

Ms. Alfredsson motioned to approve the Minutes from the November 12, 2014 Business Meeting, as presented; seconded by Mr. Kaufman and unanimously approved 4-0.

**Action/Consent Items**

***Landscape Maintenance Services***

Following an overview of the proposed merit based process by Mr. Allen, Mr. Song motioned to authorize the Chairman to execute the second amendment to the landscape maintenance agreement between GPCID and Russell Landscape, LLC and to execute an agreement between GPCID and Envisor Consulting for landscape consulting services; seconded by Ms. Alfredsson, and unanimously approved 4-0.

***2015 Operations and Maintenance Budget***

Following an overview of the proposed 2015 Budget by Mr. Allen, Mr. Song motioned to adopt the budget as submitted; seconded by Mr. Kaufman and unanimously approved 4-0.

***Treasurer's Report***

Mr. Allen presented the following account summaries for November 2014:

***Checking Account***

November 1, 2014 Beginning Balance: \$ 29,278.12  
November 30, 2014 Ending Balance: \$ 1,318.82

***Money Market Account***

November 1, 2014 Beginning Balance: \$3,125,281.76  
November 30, 2014 Ending Balance: \$3,183,713.53

***Certificate of Deposit***

November 1, 2014 Beginning Balance: \$ 162,498.43  
November 30, 2014 Ending Balance: \$ 162,806.48

***Grand Total Account***

November 1, 2014 Beginning Balance: \$3,317,058.31  
November 30, 2014 Ending Balance: \$3,347,838.83

Mr. Allen noted that as of November 30, 2014, the GPCID had approximately \$3.3 million in cash. He encouraged board members to review the monthly financial summary for November 2014. The current cash balance and expected revenues leave an estimated \$1.3 million available at the board's discretion through the end of the GPCID lifecycle ending October 2017.

Ms. Alfredsson motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Mr. Song and unanimously approved 4-0.

***Chairman and Board Members' Remarks***

Mr. Wiener recognized Commissioner Jace Brooks.

***Executive Director's Remarks***

Mr. Allen noted that Gwinnett County is preparing to update the 2030 Unified Plan. The board directed Joe Allen to serve as the CID's representative to the Planning Advisory Committee.

Ms. Michelle Alexander, Pond & Company, provided an update on the ACTivate Gwinnett Place Multi-Modal Green Corridor Master Plan, an Atlanta Regional Commission Livable Centers Initiative Supplemental Study, process and timeline.

Ms. Nicole Hall, Nickel Works Consulting, provided an update on the GPCID's boundary expansion campaign.

Mr. Rountree, Landmark Communications, noted the various positive media reports the CID has received during the month of November including coverage by WSB-TV, WXIA-TV, the Gwinnett Daily Post and The Atlanta Business Chronicle.

There was no public comment when an opportunity was granted.

***Executive Session***

Mr. Kaufman motioned to enter into executive session to discuss compensation of employees; seconded by Mr. Song and unanimously approved 4-0. At the conclusion of the discussion, Mr. Kaufman motioned to end the executive session and return to the public business meeting; seconded by Mr. Song and unanimously approved 4-0.

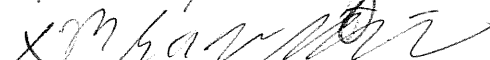
***Open Session***

Mr. Song motioned to increase the FY 2015 Operating and Maintenance budget salary line so as to reflect a salary to Joe Allen beginning January 1, 2015 of \$140,000 and to Glenn Wisdom of \$85,000 and to increase the associated payroll taxes line item by the appropriate percentage amount; seconded by Ms. Alfredsson and unanimously approved 4-0. The Board aspires to work with its staff to develop measurable goals for 2015 with a bonus program.

The meeting adjourned at 10:20 a.m. The next scheduled meeting is 9:00 a.m. on January 14, 2015 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

11 day of February, 2015

  
Secretary