

GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING  
Sonesta Gwinnett Place Atlanta  
1775 Pleasant Hill Road  
Duluth, GA 30096  
February 10, 2016

MINUTES

Attendees

*Board Members:*      Jill Edwards                      Craig Kaufman              James Song  
                                 Leo Wiener                      Mark Williams

*Staff:*                      Joe Allen                      Glenn Wisdom

*Legal:*                      Lynn Rainey

Chairman Wiener called the meeting to order at 9:07 a.m. by welcoming all in attendance.

Mr. Williams motioned to approve the proposed Meeting Agenda; seconded by Mr. Song and unanimously approved 5-0.

Mr. Williams motioned to approve the Minutes from the December 9, 2015 Regular Monthly Meeting and the Executive Session, as presented; seconded by Ms. Edwards and unanimously approved 5-0.

***Action Items***

***Call for 2016 Caucus of Electors***

Following an overview of the caucus process by Mr. Allen and Mr. Rainey, Mr. Song motioned to call for the April 13, 2016 election Caucus to vote on Posts 2 and 5 and to vote on whether to approve a lighting layout and petition for submittal to the Gwinnett County Board of Commissioners; seconded by Ms. Edwards and unanimously approved 5-0.

***2015 Audit***

Following a presentation of the audit findings by Mr. David Lee, Senior Manager, Smith & Howard, PC, rendering a clean, unqualified opinion, Mr. Williams motioned to accept the independent auditors' report of the financial statements of the GPCID for the year ended December 31, 2015; seconded by Mr. Song and unanimously approved 5-0.

***Partnership Gwinnett***

Following an update on the economic development successes for the Partnership Gwinnett initiative over 2015 and recent new jobs announced for the Gwinnett

Place area by Mr. Nick Masino, Senior Vice President of Economic Development and Partnership Gwinnett, Gwinnett Chamber of Commerce, Mr. Williams motioned to authorize the Chairman to execute documents between GPCID and the Partnership Gwinnett Public Funding Entity, Inc. for a 2016 base amount not to exceed \$22,000.00; seconded by Mr. Song and unanimously approved 5-0.

***I-85 Corridor Study***

Following an overview of the proposed study scope of work and the financial commitments provided by Gwinnett County, the Gwinnett Village CID and Explore Gwinnett by Mr. Allen, Mr. Williams motioned to authorize the Executive Director to enter into a corridor study for future transportation connections maximizing redevelopment along Satellite Boulevard and Brook Hollow Parkway Corridors with the Gwinnett County, the Gwinnett Village CID and Explore Gwinnett for the CID to fund a base amount not to exceed \$11,000.00 of the \$239,000 total cost; seconded by Ms. Edwards and unanimously approved 5-0.

***Pleasant Hill Road at Interstate 85 Interchange Assessment***

Following an overview by Mr. Allen of the proposed scope of work for the study, Mr. Williams motioned to authorize the Chairman to execute documents between GPCID and the Gwinnett County Board of Commissioners to accept \$32,000.00 in SPLOST funding to analyze future growth trends at the Pleasant Hill Road over I-85 interchange and surrounding intersections to determine timeframe and volume growth thresholds at which additional major infrastructure improvements will be necessary; seconded by Mr. Kaufman and unanimously approved 5-0.

***Update of the Pleasant Hill Road, Satellite Boulevard and Steve Reynolds Boulevard Corridor Studies***

Following an overview by Mr. Allen of the proposed scope of work for the study, Ms. Edwards motioned to authorize the Chairman to execute documents between GPCID and the Gwinnett County Board of Commissioners to accept \$53,000.00 in SPLOST funding to update the GPCID Corridor Traffic Studies for Pleasant Hill Road, Steve Reynolds Boulevard and Satellite Boulevard; seconded by Mr. Song and unanimously approved 5-0.

***Update of the Pleasant Hill Road, Satellite Boulevard and Steve Reynolds Boulevard Corridor Studies by Pond & Company***

Following a presentation outlining the scope of work by Mr. Richard Fangmann, Director of Transportation Planning, Pond & Company, Ms. Edwards motioned to authorize the Chairman to execute an amendment to the February 13, 2013 professional services agreement between GPCID and Pond & Company, Inc. for the purposes of updating the GPCID Corridor Traffic Studies for Pleasant Hill Road, Steve Reynolds Boulevard and Satellite Boulevard for a base amount not to exceed \$53,000.00; seconded by Mr. Kaufman and unanimously approved 5-0.

### ***Treasurer's Report***

Mr. Allen presented the following account summaries:

#### ***Checking Account***

December 1, 2015 Beginning Balance:	\$ 57,210.64
January 31, 2016 Ending Balance:	\$ 42,807.19

#### ***Money Market Account***

December 1, 2015 Beginning Balance:	\$2,813,293.58
January 31, 2016 Ending Balance:	\$2,688,811.58

#### ***Certificate of Deposit***

December 1, 2015 Beginning Balance:	\$ 166,477.74
January 31, 2016 Ending Balance:	\$ 167,099.31

#### ***Grand Total Account***

December 1, 2015 Beginning Balance:	\$3,036,981.96
January 31, 2016 Ending Balance:	\$2,898,718.08

Mr. Allen noted that as of January 31, 2016, the GPCID had approximately \$2.9 million in cash. He encouraged board members to review the monthly financial budget summaries and expenditures for December 2015 and January 2016. The current cash balance and expected revenues leave an estimated \$1.5 million available at the board's discretion through the end of the GPCID lifecycle ending October 2017.

Mr. Williams motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Edwards and unanimously approved 5-0.

### ***Chairman's Remarks***

Chairman Wiener noted that the CID was working on many projects to improve the area. He recognized District Commissioner Jace Brooks and Mr. Anthony Rodriguez, 2016 Chairman, Gwinnett Chamber of Commerce. Commissioner Brooks voiced his appreciation for the various studies underway by the CID and reported that communication with the owners of Gwinnett Place Mall has enhanced.

### ***Executive Director's Remarks***

Mr. Chris Kingsbury, Moreland Altobelli Associates, Inc., provided an update on the streetscape improvements. Survey for the project will be completed within the next week, depending on weather conditions. Design is underway.

Mr. Erick Fry, AECOM, presented information regarding the feasibility and scoping study for future intersection improvements at Pleasant Hill Road and Satellite Boulevard. They are currently collecting existing traffic data, calibrating the traffic network model, developing the traffic circle network model and evaluating other alternatives. One-on-

one meetings with key stakeholders will be held in March with a stakeholder group meeting planned for April.

Mr. Bryan Bays, TSW, provided an update on the feasibility and scoping study for enhancing connectivity from McDaniel Farm Park to the Gwinnett Place area. The TSW team is preparing a public outreach strategy. Two site visits have occurred to determine existing conditions, construction feasibility, and trail design options. Trail design and connection options were reviewed with the board. Mr. Allen noted that in addition to Gwinnett County funding for this study the Atlanta Regional Commission had just announced \$48,000.00 would be provided to the efforts.

Mr. Matt Wilder, Pond & Company, reviewed the status of the improvements to Gwinnett Place Drive and Mall Boulevard. The results of current traffic volume and roadway capacities were discussed. Information regarding the infrastructure inventory, slope analysis, landscape inventory, urban grid analysis and access analysis were presented.

Mr. Anthony Rodriguez, 2016 Chairman, Gwinnett Chamber of Commerce Board of Directors, articulated his vision for the year and his goal to take Gwinnett County beyond great. He noted the positive work of the GPCID.

Ms. Raquel Obumba, Nickel Works Consulting, provided an update to the board regarding the 2016 GPCID boundary expansion efforts.

Mr. Allen encouraged board members to review the positive media relation efforts of the GPCID with coverage by the Gwinnett Daily Post, Atlanta Journal-Constitution and Bisnow on GPCID initiatives.

Mr. Allen encouraged board members and the audience to attend the February 19, 2016 Coffee with a Cop event at la Madeleine in the GPCID.

An opportunity for public comment was offered.

The meeting adjourned at 10:20 a.m. The next scheduled meeting is 9:00 a.m. on March 9, 2016 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

13 day of April, 2016



Secretary