

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
May 10, 2017**

MINUTES

Attendees

Board Members: Craig Hudson Trey Ragsdale James Song
 Leo Wiener Mark Williams

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

Mr. Williams motioned to approve the Minutes from the April 12, 2017 Regular Monthly Meeting and Caucus of Electors, as presented; seconded by Mr. Song and unanimously approved 5-0.

Action Items

2017 Millage Rate Discussion

Following a review by Mr. Allen and Mr. Rainey of the advertisement requirements related to the 2017 property tax collection and five-year tax history, it was the consensus of the board members to advertise its proposed 2017 property tax millage rate at 5.0 (five) mills.

Partnership Gwinnett

Following an update on the economic development successes for the Partnership Gwinnett initiative and recent corporate headquarters relocations/new jobs in the Gwinnett Place area by Mr. Nick Masino, Chief Economic Development Officer of Partnership Gwinnett and Senior Vice President of Economic Development of the 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 2017 base amount not to exceed \$22,000.00; seconded by Mr. Song and unanimously approved 5-0. Prior to the vote, in keeping with the GPCID's Conduct Policy, Mr. Hudson informed the board that he serves as

Partnership Gwinnett Goal 2 Chair, is a member of the Executive Council of Partnership Gwinnett and is a member of the PG 3.0 Campaign Committee. Mr. Ragsdale noted the he also serves on the PG 3.0 Campaign Committee.

Gwinnett Livable Centers Imitative (LCI) Update Report and Resolution

Following a review of the LCI process and the draft report by Mr. Eric Lusher, Pond & Company, Mr. Allen provided an overview of the proposed resolution declaring the board's support for the Gwinnett LCI 15-year update of the 2001 Gwinnett LCI Study for the Gwinnett Place Activity Center. Mr. Williams motioned to approve the resolution; seconded by Mr. Ragsdale and unanimously approved 5-0.

Implementation of CID's Vision 2020 Plan

Following an overview of the proposed initiatives to implement strategic priorities 3.1 and 3.3 to improve the perception of the Gwinnett Place area as outlined in the adopted Vision 2020 strategic plan by Mr. Allen, Mr. Ken Bleakly, President, Bleakly Advisory Group, and Ms. Sharon Goldmacher, President, communications 21, Mr. Williams motioned to (1) authorize the Executive Director to execute documents between GPCID and Bleakly Advisory Group for implementation assistance of strategic marketing for GPCID for a base amount not to exceed \$55,125.00; (2) authorize the Executive Director to execute documents between GPCID and communications 21, inc. for implementation assistance of strategic marketing for GPCID for a base amount not to exceed \$55,175.00; and (3) increase the GPCID FY 2017 operating and maintenance budget line item 6419, Economic Development, by \$10,000.00; seconded by Mr. Hudson and unanimously approved 5-0.

Treasurer's Report

Mr. Allen presented the following account summaries for April 2017:

Checking Account

April 1, 2017 Beginning Balance:	\$ 37,553.55
April 30, 2017 Ending Balance:	\$ 72,331.93

Money Market Account

April 1, 2017 Beginning Balance:	\$2,636,248.48
April 30, 2017 Ending Balance:	\$2,547,103.57

Certificate of Deposit

April 1, 2017 Beginning Balance:	\$ 170,724.90
April 30, 2017 Ending Balance:	\$ 170,983.19

Grand Total Account

April 1, 2017 Beginning Balance:	\$2,844,526.91
April 30, 2017 Ending Balance:	\$2,844,526.91

Mr. Allen noted that as of April 30, 2017, the GPCID had approximately \$2.7 million in cash. He encouraged board members to review the monthly financial summaries for April 2017. The current cash balance and expected revenues leave an estimated \$2.8 million available at the board's discretion through the end of the GPCID lifecycle ending in 2023.

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

Chairman's Remarks

Mr. Wiener recognized Commissioner Jace Brooks and invited him to address the board and audience. Commissioner Brooks noted that the Gwinnett Place area was at the top of the list for discussions during the Commissioners' recent meetings. He has met with the owners of the Gwinnett Prado regarding their redevelopment plans for that property, and he expects demolition of existing buildings to begin soon. Meetings have been held with Quintus Development regarding their plans to build 289 apartments as part of a 17-acre mixed use site at Steve Reynolds Boulevard/Venture Drive, and he noted that project will be underway soon. The Gwinnett Place area will be a key component of the Gwinnett County Transit plans.

Board Member's Remarks

Mr. Ragsdale thanked the GPCID members for the opportunity to serve on the board. He challenged the GPCID staff and c21 to consider (1) live streaming GPCID board meetings on Facebook; (2) hosting the GDOT board, the Gwinnett legislative delegation, the Gwinnett Mayors Association and the Metro-Atlanta Mayors Association in the district; and (3) featuring a property of the month on the GPCID's e-newsletter and social media outlets.

Attorney Remarks

Mr. Rainey asked the board to consider moving the meetings to 7:30 a.m. instead of 9:00 a.m. Mr. Wiener said the board would consider that request.

Executive Director's Remarks

- Mr. Matt Wilder, Pond & Company, provided an update on the progress of the Mall Boulevard/Gwinnett Place Drive complete street projects.
- Ms. Lisa Anders, Explore Gwinnett Executive Director, provided an update on the plans for Infinite Energy Center and its impact on the Gwinnett Place area.
- Mr. Chris Kingsbury, Moreland Altobelli Associates, provide an update on the Pleasant Hill Road/Satellite Boulevard streetscape projects. Plans were provided to Commissioner Brooks, and he was encouraged to fund the projects.
- Major J.D. McClure, Central Precinct Commander, Gwinnett County Police Department, updated the board regarding decreasing crime stats in the GPCID.
- M.P.O. Humberto Garcia, Gwinnett County Police Department, provided an update on the Crime Free Multi-Housing Initiative in the Gwinnett Place area and

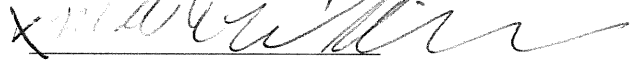
the decline in crime incidents occurring in the participating apartment communities.

- Ms. Sharon Goldmacher, c21, provided an overview on various media outreach efforts, the area-wide photo contest and reviewed the social media and website analytics.
- Mr. Williams volunteered to serve as the board representative to the Banking Services Request for Proposal (RFP) review team.
- Mr. Allen recognized Mr. Charles McDaniel, member of the SPLOST Citizen Project Selection Committee.

The meeting adjourned at 11:10 a.m. The next scheduled meeting is 9:00 a.m. on July 12, 2017 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

12 day of May, 2017



Secretary