

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
November 8, 2017**

MINUTES

Attendees

Board Members: Jill Edwards June Lee Trey Ragsdale
 James Song Mark Williams

Board

Observers: Tim Hur Chris McGahee

Staff: Joe Allen Glenn Wisdom

Legal: Lynn Rainey

Vice-Chair Song called the meeting to order at 7:35 a.m. by welcoming all in attendance.

As a quorum of members was not present, Sharon Goldmacher reviewed the various media outreach analytics for September and October 2017. The new Gwinnett Place CID economic development video was shared. Updates regarding the Vision 2020 outreach efforts, including events at the Metro-Atlanta Redevelopment Summit and the International Council of Shopping Centers, Southeast Conference, were discussed.

With the arrival of Messrs. Williams and Ragsdale, Mr. Williams motioned to approve the proposed Meeting Agenda; seconded by Ms. Edwards and unanimously approved 5-0.

Ms. Edwards motioned to approve the Minutes from the September 13, 2017 Regular Monthly Meeting, as presented; seconded by Mr. Williams and unanimously approved 5-0.

Action Items

Gwinnett Place Drive/Mall Boulevard Complete Street Projects

Following an overview by Mr. Allen of the requirements by the Gwinnett County Department of Transportation regarding the completion of the design plans, Ms. Edwards motioned to authorize the Executive Director to execute Professional Services Agreement Task Work Order No. 3 between the GPCID and Pond & Company to perform certain consulting, design and professional engineering

services related to Gwinnett Place Drive and Mall Boulevard for a base amount not to exceed \$43,002.00; seconded by Mr. Williams and unanimously approved 5-0.

Pleasant Hill Road Streetscape Projects

Following an overview of the Pleasant Hill Road streetscape projects and an overview of the proposed agreement by Mr. Allen, Ms. Edwards motioned to authorize the Chairman to execute an agreement between the GPCID and the Gwinnett County Board of Commissioners for the construction of streetscape improvements on the southwest side of Pleasant Hill Road beginning at the intersection of Shackelford Road and ending at Club Drive and along the southwest and northeast sides of Pleasant Hill Road from Old Norcross Road to Satellite Boulevard for a base amount not to exceed \$256,328.32; seconded by Mr. Williams and unanimously approved 5-0. Gwinnett County SPLOST funds in the amount of \$500,000.00 have been made available for the construction of this project.

Livable Centers Initiative (LCI)

Following an overview by Mr. Allen of the Atlanta Regional Commission's LCI grant funding opportunity and potential applications, Mr. Williams motioned to authorize the Executive Director to submit 2018 Livable Centers Initiative Supplemental Study Application(s) and seek the maximum grant funding allowed; seconded by Ms. Edwards and unanimously approved 5-0.

Treasurer's Report

Mr. Allen presented the following account summaries for September and October 2017:

Checking Account

September 1, 2017 Beginning Balance:	\$ 55,065.31
October 31, 2017 Ending Balance:	\$ 77,106.75

Money Market Account

September 1, 2017 Beginning Balance:	\$2,196,702.70
October 31, 2017 Ending Balance:	\$3,031,106.45

Certificate of Deposit

September 1, 2017 Beginning Balance:	\$ 172,003.48
October 31, 2017 Ending Balance:	\$ 172,515.90

Grand Total Account

September 1, 2017 Beginning Balance:	\$2,423,771.49
October 31, 2017 Ending Balance:	\$3,280,729.10

Mr. Allen noted that as of October 31, 2017, the GPCID had approximately \$3.2 million in cash. He encouraged board members to review the monthly financial summaries for September and October 2017. The current cash balance and

expected revenues leave an estimated \$2.2 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 Ms. Edwards and unanimously approved 5-0.

Chairman's Remarks

Mr. Song noted that positive things are happening in the area. He applauded Gwinnett County's recent acquisition of property near Gwinnett Place Mall and the Gwinnett County Transit Center. As a result of that purchase, property owners are excited about the area's future momentum.

Attorney Remarks

Mr. Rainey complimented Gwinnett County's effective tax collection process.

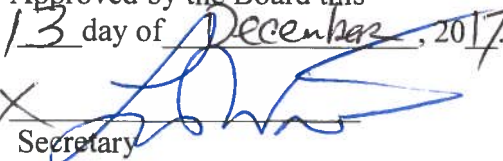
Executive Director's Remarks

- Ken Bleakly and Jonathan Gelber, Bleakly Advisory Group, reviewed the economic impact analysis of greater Gwinnett Place with the board members.
- Mr. Allen reviewed the draft 2018 operating budget to be considered for adoption at the December 13, 2017 board meeting. He encouraged board members to review and contact him with any questions/concerns/improvement suggestions.

Public Comments

Andrew Carnes, Partnership Gwinnett, provided an update on economic development activities in the area including the successful Metro-Atlanta Redevelopment Summit at the Gwinnett Place Studio Movie Grill and corporate expansions underway in the area.

The meeting adjourned at 8:35 a.m. The next scheduled meeting is 7:30 a.m. on December 13, 2017 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this
13 day of December, 2017.
X 
Secretary

