

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
July 12, 2017**

MINUTES

Attendees

<i>Board Members:</i>	Jill Edwards	Craig Hudson	June Lee
	Trey Ragsdale	James Song	Mark Williams

Board Observer: Tim Hur

Staff: Joe Allen Glenn Wisdom

Legal: Lynn Rainey

Vice-Chairman Song called the meeting to order at 9:02 a.m. by welcoming all in attendance.

Mr. Ragsdale motioned to approve the proposed Meeting Agenda; seconded by Mr. Hudson and unanimously approved 6-0.

Mr. Williams motioned to approve the Minutes from the May 10, 2017 Regular Monthly Meeting, as presented; seconded by Mr. Ragsdale and unanimously approved 6-0.

Action Items

2017 Property Tax Millage Rate

Following a review by Mr. Rainey of the resolution and accompanying documentation, Mr. Williams motioned to approve a resolution of the Board of Directors of the GPCID setting its 2017 property tax rate at 5.0 (five) mills; seconded by Ms. Edwards and unanimously approved 6-0.

Treasurer's Report

Mr. Allen presented the following account summaries for May and June 2017:

Checking Account

May 1, 2017 Beginning Balance:	\$ 72,331.93
June 30, 2017 Ending Balance:	\$ 42,705.28

Money Market Account

May 1, 2017 Beginning Balance: \$2,547,103.57
June 30, 2017 Ending Balance: \$2,368,753.20

Certificate of Deposit

May 1, 2017 Beginning Balance: \$ 170,983.19
June 30, 2017 Ending Balance: \$ 171,492.58

Grand Total Account

May 1, 2017 Beginning Balance: \$2,790,418.69
June 30, 2017 Ending Balance: \$2,582,951.06

Mr. Allen noted that as of June 30, 2017, the GPCID had approximately \$2.5 million in cash. He encouraged board members to review the monthly financial summaries for May and June 2017. The current cash balance and expected revenues leave an estimated \$2.5 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. Ragsdale and unanimously approved 6-0.

Chairman's Remarks

On behalf of the CID Board of Directors, Mr. Song orally read the following statement to those present at the meeting:

Statement from the Gwinnett Place Community Improvement District Board of Directors Regarding Recent Comments Concerning Gwinnett Place Mall's Ownership Redevelopment Plans

During the June 15 Bisnow event hosted at Satellite Place in the Gwinnett Place CID, Partnership Gwinnett's Nick Masino made bold, informed and direct public comments challenging the owners of Gwinnett Place Mall regarding the continuing decline of the mall and the perceived failure to deliver on numerous statements that implied its intention to redevelop and revive the property.

Many of the 180 individual property owners that comprise the CID share the frustrations echoed in Mr. Masino's remarks, and they want to publicly state, through their representative CID board of directors, our complete support for Partnership Gwinnett, Mr. Masino and their continued efforts to enhance Gwinnett's central business district.

The CID was one of the first supporters of the Partnership Gwinnett initiative, and CID board members, property owners and staff have been engaged in its various programs since its founding. We value Partnership Gwinnett's leadership and its steadfast commitment to championing the cause of growth and redevelopment for the Gwinnett Place area and other locations throughout Gwinnett County. We stand shoulder to shoulder with Mr. Masino and his staff of professionals as they challenge the status quo.

The CID supports the honest and open dialogue that is necessary to proactively address the challenges facing Gwinnett's central business district.

While the CID leadership appreciates the positive impact the mall has historically had on our area, we all realize that dramatic changes must occur if this area is to remain successful. Closing our eyes to these challenges will only lead to decline and failure. In the true spirit of leadership that has defined Gwinnett County over the years and lead to its prosperity and success, we hope the comments will become a catalyst for change.

The retail model of the 1980s is changing, not only in Gwinnett County, but across the nation. The CID is working tirelessly with Partnership Gwinnett to create the business model of the future. The property owners of the Gwinnett Place CID want nothing more than to see the area succeed, but a new paradigm must be created to transform the old in order to meet the demands of the 21st century. In keeping with our mission to enhance the vitality of Gwinnett's central business district by strengthening the area's role as the center of economic and employment activity, it is to the benefit of every Gwinnett County property owner, business and resident for redevelopment to occur and to succeed. We challenge all stakeholders to join with the Gwinnett Place CID to envision a Gwinnett Place that is the model for an internationally diverse, livable, urban community and support what we hope will now be new phase of open and frank dialogue.

In keeping with our mission, the CID will continue to provide appropriate support to the mall's current owners, while actively seeking opportunities to not only give the property a future, but also positively impact the district.

Executive Director's Remarks

Mr. Allen provided an update on various activities of the CID:

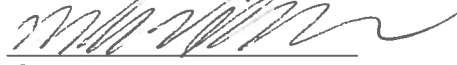
- Board members were encouraged to utilize the Venture Drive Overlay District handout prepared by Gwinnett County Government. It provides a quick reference to the advantages afforded to properties in the Overlay District.
- The CID released a banking services request for proposal (RFP) on April 19, 2017 to 40 potential banking partners and promoted the RFP on the CID website and via the ACCG/GMA Marketplace portal. The CID received seven proposals on May 22, 2017. A review team of Joe Allen, Glenn Wisdom and CID Board Secretary/Treasurer Williams individually scored each proposal, discussed responses and sought additional information. Board members were encouraged to review the scoring sheet in their notebook. Based on the scoring matrix, the review team recommends to the board that the CID remain with Renasant Bank. As the CID is remaining with the current banking services provider, no action is required by the board. Board members were encouraged to review the Renasant Bank proposal in their notebook.
- The Venture Drive at Steve Reynolds Boulevard project has completed design. Right of way acquisitions began in early spring 2017, and construction will begin after the right of way acquisitions are complete. Venture Drive will be widened at the corner of Steve Reynolds Boulevard in order to construct a designated northbound right turn lane onto Steve Reynolds Boulevard. This second northbound through lane on

- Venture Drive will continue across Steve Reynolds Boulevard and convert another existing right turn lane into a continuing through lane crossing the intersection and terminating at the retail shopping center north of the intersection.
- Construction of the Pleasant Hill Road/Club Drive intersection improvement project began late 2016 and will require intermittent lane closures through this October. Atlanta Gas Light (AGL) ran into issues with a gas line which has temporarily halted the construction. AGL has indicated they are very close to getting the necessary easements from the shopping center. It will be another month before AGL will be able to resolve the gas line conflict. The completion date will likely be extended past October 2017. The project will improve the intersection and install northbound triple left lanes on Pleasant Hill Road to replace the existing dual left turn lanes. The project will install eastbound dual right lanes at Club Drive to replace the existing single right turn lane.
 - Regarding the Venture Drive/Day Drive project, CID staff met with Gwinnett DOT leadership to discuss the significant right of way acquisition pushback received from impacted properties for the proposed roundabout. Over the next two weeks Gwinnett DOT staff will prepare other design options for the roundabout to reduce impacts.
 - Construction is underway to improve the Old Norcross Road at Breckinridge Boulevard intersection by adding a second north eastbound left turn lane and the Pleasant Hill Road at Sweetwater intersection by extending the left turn lane approach from Sweetwater Road to Pleasant Hill Road. These projects are being constructed by Gwinnett DOT's in-house crew.
 - Concept planning is underway to widen Venture Drive to 4-lanes from Steve Reynolds Boulevard to Day Drive. Discussions are underway for improvements to the I-85 northbound collector/distributor lane project.
 - Special thank you to the Gwinnett County Board of Commissioners for approving the agreements for additional lighting along Shackelford Boulevard for installation this fall.
 - The Atlanta Regional Commission accepted the Gwinnett Livable Centers Initiative study update report prepared by the CID.
 - The joint Gwinnett County/CID Georgia Transportation Infrastructure Bank application seeking \$1 million+ to fund the Mall Boulevard complete street project was not chosen to receive funding. Pond & Company will complete the design plans for Mall Boulevard and Gwinnett Place Drive by November 2017.
 - Still awaiting news on the grant application to ARC for funding the McDaniel Farm connectivity project. Anticipate an announcement in September.
 - The Satellite Boulevard phase 2 streetscape project was completed in early July. Gwinnett DOT will inspect and create a punch list.
 - Pleasant Hill Road resurfacing will be soon be underway. Once the final schedule is determined, Gwinnett DOT will inform the CID so staff can share information with area businesses. As part of the effort, new striping and emblems will be painted at the DDI. The crosswalks and other roadway markings were beginning to show wear and tear.
 - For the first half of 2017, CID-funded efforts had (1) 85 street/shopping center/traffic signal lights repaired; (2) 24 faded/damaged street name signs repaired; (3) removed 20.64 tons of trash; and (4) removed 565 illegal signs from area roadways.

- Mr. Geoff Koski, Bleakly Advisory Group, and Ms. Sharon Goldmacher, communications 21, provided an overview on the tasks related to the economic development outreach efforts and an initial insight into the results of the online survey.
- Ms. Goldmacher reviewed the various media outreach analytics for May and June 2017.

The meeting adjourned at 10:00 a.m. The next scheduled meeting is 7:30 a.m. on September 13, 2017 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this
13 day of September, 2017.

X 
Secretary

