

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)  
REGULAR BOARD MEETING  
Gwinnett Commerce Center  
First Floor Conference Room  
3700 Crestwood Parkway  
Duluth, GA 30096**

**October 11, 2006**

**MINUTES**

**Attendees**

*Board Members:*      Mark Williams              Tom Wheeler              Casey Coffey  
                                 Scott Rolston              Glenn Wisdom              Bruce Williams  
                                 Leo Wiener

*Staff:*                      Joe Allen                      Dave Rosselle              Lynn Rainey

*Guests:*                      Blake Manton, Imagescapes, Inc.  
                                 Nancy Rooney, Gwinnett County P&D

Chairman Mark Williams called the meeting to order at 9:00 a.m. by welcoming all in attendance.

Mr. Wheeler motioned to approve the proposed meeting agenda, seconded by Mr. Wisdom and unanimously approved.

Mr. Wheeler motioned to approve the September 13, 2006 Board Meeting Minutes, seconded by Mr. Bruce Williams and unanimously approved.

**Action items**

*LCI Implementation Funding Application for Pleasant Hill Pedestrian Improvement Project:*

Mr. Allen presented an overview of the proposed streetscape project. For an amount not to exceed \$2,000, jB+a will prepare the CID's application to the Atlanta Regional Commission seeking Livable Centers Initiative Implementation Funds for potential improvements to the Pleasant Hill Road from the Satellite Boulevard intersection to Gwinnett Place Drive. Mr. Mark Williams noted that should the CID be awarded funds, the CID will be required to fund a 20% match.

Mr. Wheeler motioned to authorize the Chairman to execute documents between GPCID and jB+a, inc. for preparing the CID application to the Atlanta Regional Commission seeking Livable Centers Initiative Implementation Funds for the Pleasant Hill Road Pedestrian Improvement Project; seconded by Mr. Bruce Williams and unanimously approved.

*Pleasant Hill Road Transportation Enhancement Project Memorandum of*

*Understanding:*

Upon the recommendation of Mr. Allen, Mr. Bruce Williams motioned approval for the Chairman to execute an agreement made by and between the GPCID and the Gwinnett County Board of Commissioners regarding the Pleasant Hill Road Gwinnett County Project Number F-0609 (sidewalk and pedestrian safety) and the Gwinnett DOT Grant for Transportation Enhancement Project Number TEE-0008-00(148) for a Pedestrian Mobility Project. The motion included approval of the CID's matching funding of \$180,000. The motion was seconded by Mr. Coffey and unanimously approved.

*Comprehensive Redevelopment Plan:*

Following an overview of the scope of work by Mr. Allen, Mr. Wheeler motioned to authorize the Executive Director to implement Work Order #3 between GPCID and Streets Smarts as part of the On-Demand Master Agreement for Consulting Engineering Professional Services to prepare of a Comprehensive Redevelopment Plan for the Gwinnett Place area for a base amount of \$58,890; seconded by Mr. Wisdom and unanimously approved.

*I-85 Interchanges Landscape Master Plan:*

Following an overview of the scope of work by Mr. Allen, Mr. Wheeler motioned to authorize the Executive Director to implement Work Order # 7 between GPCID and Streets Smarts as part of the On-Demand Master Agreement for Consulting Engineering Professional Services for the development of a landscape master plan for the Pleasant Hill Road and Steve Reynolds Blvd. Interstate Access Ramps for a base amount of \$15,000; seconded by Mr. Bruce Williams and unanimously approved.

*Landscape Project – Venture Parkway and Market Street Sidewalks:*

Upon the recommendation by Mr. Allen, Mr. Wisdom motioned to authorize the Chairman to execute documents between GPCID and Imagescapes, Inc. for landscaping around the Georgia Power parcel (Venture Parkway/Market Street adjacent to the southern detention pond) for a base amount of \$22,450; seconded by Mr. Coffey and unanimously approved. Mr. Manton anticipated that this project would be completed by early November.

## **Reports and Remarks**

*Treasurer's Report*

The Checking Account had a 9/1/06 beginning balance of \$17,421.90, a 9/30/06 ending balance of \$44,682.43 and a current (General Ledger) balance of \$42,835.82.

The Money Market Account had a 9/1/06 beginning balance of \$90,659.00, a 9/30/06 ending balance of \$28,395.62 and a current (General Ledger) balance of \$3,395.62.

The Georgia Fund 1 Account had a 9/1/06 beginning balance of \$462,715.39, a 9/30/06 ending balance of \$414,636.15 and a current (General Ledger) balance of \$414,636.15

Combined totals for all three accounts are:

Beginning Balance: \$570,796.29  
Ending Balance: \$487,714.20  
Ledger Balance: \$460,867.59

Mr. Rosselle reported that a total of \$66,914.99 in tax revenues was received in September. Mr. Wheeler requested that future the treasurer’s reports include a summary of tax receipts for the month. Mr. Wheeler motioned to approve the Treasurer’s Report and ratify the September expenditures; seconded by Mr. Rolston and unanimously approved.

***Chairman’s Remarks***

Mr. Williams commended the CID staff for the great job they are doing with managing the CID’s affairs.

***Executive Director’s Remarks:***

***2007 Budget***

A draft of the long-term financial forecast was referenced. The staff will be working on developing the 2007 budget for an initial submission during the November board meeting with action/adoption at the December meeting. Mr. Allen referenced the long-term financial forecast in the Board packets. CID staff forecast \$2.93 million available at the Board’s discretion over the first life of the CID, assuming 5 mills.

***Legislative Luncheon***

All Board members were encouraged to attend the joint CIDs’ Legislative Luncheon to be held on October 18. Mr. Williams requested that Mr. Rosselle order professional name tags for use by the Board of Directors.

***Commerce Ave. Gateway Plaza Park***

Mr. Allen reported that obstacles to the construction have been overcome following a meeting with staff from Gwinnett DOT and Gwinnett Planning and Development. Mr. Manton advised that everything was set to begin construction of the park and monument. He anticipated the project would be completed before the end of November.

***Market Street Sidewalks***

Mr. Allen reported that the Gwinnett DOT began work on the Market Street sidewalks from Gwinnett Place Drive to Satellite Blvd.

*Fairfax County, Virginia*

Mr. Allen reported on his participation in the Chamber of Commerce trip to Fairfax County, Virginia for lessons learned which may be applied to Gwinnett County and our CID.

*Work Orders*

Mr. Allen referred the Board members to the work orders # 1, 4, 5, and 6 prepared by Street Smarts to aid the CID in meeting several of the Board's short and long-term goals. Mr. Allen noted that the work orders would be brought to the Board for review/action throughout 2006 and 2007 as funds were available.

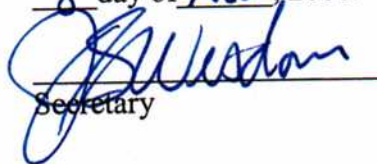
*Gwinnett Unified Plan*

Ms. Nancy Rooney, Gwinnett County Planning & Development, provided an informative overview and update on work underway to update the County's Unified Comprehensive Plan. Scott Rolston is the CID's representative to the update process. Public Information Hearings will be held on Wednesday, November 1, and Thursday, November 2, from 4:00 p.m. to 7:00 p.m. at locations in Dacula, Snellville, Lilburn and Suwanee.

The meeting was adjourned by unanimous acclamation at 10:25 a.m.

Approved by the Board this

8 day of Nov, 2006.

  
Secretary