

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING**

**And  
CAUCUS OF ELECTORS  
Sonesta Gwinnett Place Atlanta  
1775 Pleasant Hill Road  
Duluth, GA 30096  
September 12, 2018**

**MINUTES**

*Attendees*

<i>Board Members:</i>	Brett DeLoach	Jill Edwards	Trey Ragsdale
	Leo Wiener	Mark Williams	Ben Yorker

<i>Staff:</i>	Joe Allen	Glenn Wisdom
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<i>Legal:</i>	Lynn Rainey
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Chairman Wiener called the meeting to order at 7:37 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. Yorker had not yet been elected to the board.)

Ms. Edwards motioned to approve the Minutes from the July 11 Regular Monthly Meeting, as presented; seconded by Ms. Edwards and unanimously approved 5-0.

Ms. Maggie McDaniel provided a report regarding the various media outreach efforts, social media analytics and earned media including recent coverage about GPCID by the Gwinnett Daily Post, Bisnow, the AJC, Georgia Trend and the Atlanta Business Chronicle. She noted that the CID would host a tour of the area on October 19 as part of the region-wide Walktober initiative.

***Treasurer's Report***

Mr. Allen presented the following account summaries for July - August 2018:

***Checking Account***

July 1, 2018 Beginning Balance:	\$ 66,337.65
August 31, 2018 Ending Balance:	\$ 58,976.41

***Money Market Account***

July 1, 2018 Beginning Balance:	\$2,301,837.85
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August 31, 2018 Ending Balance: \$2,087,582.23

***Certificate of Deposit***

July 1, 2018 Beginning Balance: \$ 174,572.40

August 31, 2018 Ending Balance: \$ 175,092.47

***Grand Total Account***

July 1, 2018 Beginning Balance: \$2,542,747.90

August 31, 2018 Ending Balance: \$2,321,651.11

Mr. Allen noted as of August 31, 2018, the GPCID had approximately \$2.3 million in cash. The CID is within commitments and on-track with the budget. He encouraged board members to review the monthly financial summaries for April, May and June 2018. The current cash balance and expected revenues leave an estimated \$2.1 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.

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**Caucus of Electors**

At 7:45 a.m. the Board meeting was recessed to convene the Caucus of Electors for the purpose of conducting an election for Post 2.

Mr. Rainey began the Caucus by reviewing the process used to advertise the Caucus and election in the Gwinnett Daily Post for four consecutive weeks in advance of the Caucus and that the Caucus was open to all CID taxpayers. All CID Electors are eligible for nomination in the election. The proposed Rules of Caucus were reviewed by Mr. Rainey and discussed.

Mr. Williams motioned to accept the Rules of Caucus for the election; seconded by Ms. Edwards and unanimously approved 5-0.

Mr. Wiener nominated Ben Yorker to fill the unexpired term for Post 2. There being no further nominations, Ms. Edwards motioned to close the nominations; seconded by Mr. Ragsdale and unanimously approved 5-0. Mr. DeLoach motioned that the casting of written ballots be waived and the vote be conducted by voice; seconded by Mr. Ragsdale and unanimously approved 5-0. Mr. Rainey called for a voice vote with Mr. Yorker being elected for a three-year term by unanimous vote.

Mr. Rainey administered the oath of office to Mr. Yorker.

Ms. Edwards motioned to adjourn the Caucus and reconvened the board meeting; seconded by Mr. Ragsdale and unanimously approved 6-0.

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Karen Winger, Transit Division Director, Gwinnett County Department of Transportation presented the final Connect Gwinnett Transit Plan.

***Action Items***

***Pleasant Hill Road Streetscape Project***

Following an overview of the project bid process and approval by the Gwinnett County Board of Commissioners by Mr. Allen, Mr. Williams motioned to increase the funding allocation 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 as outlined in the agreement between Gwinnett County and GPCID regarding Pleasant Hill Road streetscaping (F-0788-16) for an amount of \$254,183.40 utilizing SPLOST funds; seconded by Mr. Ragsdale and unanimously approved 6-0.

***Georgia Transportation Infrastructure Bank Amendment***

Following an overview by Mr. Allen regarding the status of the three Venture Drive intersection improvement projects, Mr. Ragsdale motioned to endorse the approval by the Chairman and Secretary/Treasurer executing the second amendment to the Georgia Transportation Infrastructure Bank Agreement by and between the Georgia Transportation Infrastructure Bank, by and through the State Road and Tollway Authority, and the GPCID to extend the project spend down expiration date until September 18, 2019; seconded by Mr. Williams and unanimously approved 6-0.

***Landscape Enhancements***

Following an overview of rose rosette disease by Dr. Bodie Pennisi, University of Georgia, and an explanation of the proposed landscape enhancements by Mr. Allen, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Russell Landscape for landscape improvements at the Pleasant Hill Road over I-85 diverging diamond interchange; removal and replacement of landscape elements at the four quadrants at Steve Reynolds Boulevard and at Pleasant Hill Road along I-85; and for trenched hardwood colored mulch application with colorant for the four quadrants at Steve Reynolds Boulevard and at Pleasant Hill Road along I-85 and at various streetscaped areas in the CID for a base amount not to exceed \$59,369.37; seconded by Ms. Edwards and unanimously approved 6-0.

***2018 Financial Audit***

Following an overview by Mr. Allen regarding the timeline for the 2018 audit process, Mr. Williams motioned to authorize the Executive Director to execute documents

between GPCID and Smith & Howard for the audit of the financial statements of the GPCID as of December 31, 2018 and the related statements of activities and cash flows for the year then ended for a base amount not to exceed \$11,000.00; seconded by Ms. Edwards and unanimously approved 6-0.

***Chairman's Remarks***

Mr. Wiener noted that transit is of critical importance to the future redevelopment of the area and Gwinnett's continued success. He encouraged everyone to be involved and become educated on the issue.

***Board Member Remarks***


Mr. Ragsdale asked that board members attending the Gwinnett Chamber's upcoming Strategic Leadership Visit to report back to the full board on the results of the visit.

***Executive Director's Remarks***

- Mr. Allen encouraged board members to attend the October 25 Partnership Gwinnett Metro-Atlanta Redevelopment Summit held at the Studio Movie Grill in the Gwinnett Place area.
- Mr. Wisdom will provide paperwork to the new board members to complete related to the CID's banking accounts.
- Mr. Erick Fry, KCI Technologies, provided an update on the Pleasant Hill Road at I-85 Interchange assessment study.
- Mr. Wisdom introduced Deputy Chief Brett West, Gwinnett County Police Department. Chief West provided an update on the real time crime center initiative and the upcoming Gwinnett Foundation Golf Tournament. Mr. Wisdom presented to Chief West donations for the tournament made by several area businesses.

The meeting adjourned at 8:37 a.m. The next scheduled meeting is 7:30 a.m. on October 10, 2018 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this  
14 day of November, 2018.

  
Secretary