

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
February 12, 2020**

MINUTES

Attendees

Board Members: Brett DeLoach Jill Edwards June Lee
 Trey Ragsdale Leo Wiener Mark Williams
 Ben Yorker

Board Observers: Tim Hur

Legal: Lynn Rainey

Staff: Joe Allen Glenn Wisdom

Chair Wiener called the meeting to order at 7:30 a.m. by welcoming all in attendance.

Mr. Ragsdale motioned to approve the proposed Meeting Agenda; seconded by Mr. Williams and unanimously approved 4-0 (Edwards and Lee had not yet arrived).

Mr. Williams motioned to approve the Minutes from the December 11, 2019 Regular Monthly Meeting, as presented; seconded by Mr. Ragsdale and unanimously approved 5-0.

Chairman Wiener recognized Ms. Lisa Wells, Title 1 Parent Instructional Coordinator for McClure Health Science High School. Ms. Wells provided an update on the successes at McClure and encouraged the board/audience to be a part of the McClure HS High School team for the Quarry Crusher Run on February 22, 2020.

Action Items

Gwinnett County Cooperation Agreement

Following an overview of the Third Amendment to the Cooperation Agreement by Mr. Allen and Mr. Rainey, Mr. Williams motioned to authorize the Chairman to execute the Third Amendment to the Cooperation Agreement between GPCID and Gwinnett County effective July 1, 2020; seconded by Mr. Ragsdale and unanimously approved 5-0.

Call for 2020 Caucus of Electors

Following an overview of the 2020 voting schedule by Mr. Allen, Mr. Ragsdale motioned to call for an April 8, 2020 election Caucus to vote on Post 3 (3 year term-majority of votes) and 6 (3 year term-majority of votes by value); seconded by Mr. Wiener and unanimously approved 5-0.

2019 Financial Audit

Mr. David Lee, Smith & Howard, reviewed the independent auditors' report of the financial statements and required supplementary information of the GPCID for the year ended December 31, 2019. Mr. Williams motioned to accept the report; seconded by Mr. Wiener and unanimously approved 5-0.

ARC Grant Application

Following an overview of the proposed grant application by Mr. Allen, Mr. Williams motioned to authorize the Executive Director to submit an application for grant funding from the Atlanta Regional Commission's Livable Centers Initiative (LCI) and/or the Community Development Assistance Program (CDAP) and for the CID to provide \$75,000.00 in matching funds; seconded by Mr. Ragsdale and unanimously approved 5-0.

Treasurer's Report

Mr. Allen presented the following account summary for December 2019 and January 2020:

Checking Account

December 1, 2019 Beginning Balance:	\$ 21,809.36
January 31, 2020 Ending Balance:	\$ 63,380.47

Money Market Account

December 1, 2019 Beginning Balance:	\$2,923,780.47
January 31, 2020 Ending Balance:	\$2,451,552.85

Certificate of Deposit

December 1, 2019 Beginning Balance:	\$ 179,038.47
January 31, 2020 Ending Balance:	\$ 179,571.78

Grand Total Account

December 1, 2019 Beginning Balance:	\$2,124,628.22
January 31, 2020 Ending Balance:	\$2,694,505.10

Mr. Allen noted, as of January 31, 2020, the GPCID had approximately \$2.6 million in cash. He encouraged board members to review the monthly financial summary and expenditures for December 2019 and January 2020. Assuming a return to a five-mill rate in 2020, the current cash balance and expected revenues

leave an estimated \$1.8 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. Ragsdale and unanimously approved 7-0 (Edwards/Lee had arrived at the meeting).

Chairman's Remarks

Mr. Wiener encouraged audience members to become involved in the upcoming elections.

Executive Director's Remarks

- Mr. Allen's provided an update on the following projects/studies:
 - Pleasant Hill Road streetscape project, phase 5, completed in January 2020.
 - Venture Drive/Day Drive roundabout under construction with completion anticipated by late summer 2020.
 - Venture Drive/Steve Reynolds Boulevard intersection improvement project under construction with completion anticipated by late summer 2020.
 - Loop Trail Study underway with completion in October 2020.
 - Satellite Boulevard Bus Rapid Transit (BRT) Corridor Study underway with completion in mid-December 2020.
- Mr. Jonathan Gelber, Vice President, Bleakly Advisory Group, provided the Gwinnett Place economic analysis update.
- Corporal Mark Still, Gwinnett County Police Department, provided an overview of recent police activity in the district and an update on the successes being seen with the installation of the Flock cameras throughout the district. Corporal Still introduced the new Central Precinct Commander, Major Christopher Rafanelli. Major Rafanelli addressed the board and audience.
- Ms. Jessica Epley, Property Manager, Quintus Development, provide a video showcasing The Rey on Reynolds urban-style residential complex under construction in the district.
- Ms. Maggie McDaniel, communications 21, provided an overview on the various media outreach efforts, social media analytics and earned media regarding GPCID initiatives.

Public Comments

Mr. Wiener recognized former State Senator Curt Thompson. Mr. Thompson is a candidate for Gwinnett County Board of Commissioners Chairman. He noted his long history with the area and need for redevelopment.

The meeting adjourned at 8:45 a.m. The next scheduled meeting is 7:30 a.m. on April 8, 2020 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

8 day of April, 2020

X 

Secretary