

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
REGULAR BOARD MEETING  
AND  
CAUCUS OF ELECTORS  
Sonesta Gwinnett Place Atlanta  
1775 Pleasant Hill Road  
Duluth, GA 30096  
April 14, 2021**

**MINUTES**

*Attendees*

<i>Board Members:</i>	Brett DeLoach Trey Ragsdale Ben Yorker	Jill Edwards Leo Wiener	June Lee Mark Williams
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<i>Board Observers:</i>	Tim Hur	Chris McGahee
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<i>Staff:</i>	Joe Allen	Glenn Wisdom
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<i>Legal:</i>	Lynn Rainey	John Vaughan
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Chairman Wiener called the meeting to order at 7:40 a.m. by welcoming all in attendance.

Mr. Ragsdale motioned to approve the proposed Meeting Agenda; seconded by Ms. Edwards and unanimously approved 7-0.

Ms. Edwards motioned to approve the Minutes from the February 10, 2021 Regular Monthly Meeting, as presented; seconded by Mr. Ragsdale and unanimously approved 7-0.

***Action Items***

***2020 Independent Auditors' Report***

Following an overview and issuance of a clean, unqualified opinion by Mr. David Lee and Ms. Megan Chong, Smith & Howard, PC, Mr. Ragsdale motioned to accept the Independent Auditor's Report of the Financial Statements of the GPCID for the year ended December 31, 2020; seconded by Ms. Edwards and unanimously approved 7-0.

***Insurance Agreements***

Following an overview by Mr. Allen regarding the competitive process for the various insurance policy coverages and premiums, Ms. Edwards motioned to authorize the Executive Director to execute documents between GPCID and

Selective Insurance Company for the purpose of providing commercial property, commercial general liability, commercial crime (employee dishonesty), commercial automobile and commercial umbrella liability insurance coverage (June 20, 2021 – June 19, 2022) for an amount not to exceed \$11,156.00/annual and for the purpose of providing workers compensation insurance coverage (June 20, 2021 – June 19, 2022) for an amount not to exceed \$1,611.00/annual, and with Travelers Insurance Company for the provision of Directors and Officers Liability and Employment Practices Liability coverage (June 20, 2021 – June 19, 2022) for an amount not to exceed \$1,296.00/annual; seconded by Mr. Williams and unanimously approved 7-0.

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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 Posts 1 and 4. Mr. Vaughan 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. Vaughan and discussed.

Mr. Wiener motioned to accept the Rules of Caucus for the election; seconded by Mr. Williams and unanimously approved 7-0.

### **BOARD ELECTIONS:**

#### ***Post 1 Election***

Mr. Wiener nominated Brett DeLoach for Post 1. There being no further nominations, Mr. Williams motioned to close the nominations; seconded by Ms. Edwards and unanimously approved 7-0. Mr. Yorker motioned that the casting of written ballots be waived and the vote be conducted by voice; seconded by Mr. Ragsdale and unanimously approved 7-0. Mr. Vaughan called for a voice vote with Mr. DeLoach being elected for a three-year term by unanimous vote.

#### ***Post 4 Election***

Ms. Edwards nominated Mark Williams for Post 4. There being no further nominations, Mr. Wiener motioned to close the nominations; seconded by Mr. Ragsdale and unanimously approved 7-0. Mr. Yorker motioned that the casting of written ballots be waived and the vote be conducted by voice; seconded by Mr. Wiener and unanimously approved 7-0. Mr. Vaughan called for a voice vote with Mr. Williams being elected for a three-year term by unanimous vote.

Mr. Wiener adjourned the Caucus and reconvened the board meeting.

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***Ratification of Election***

Mr. Wiener motioned to ratify the election of Posts 1 and 4; seconded by Mr. Williams and unanimously approved 7-0.

Mr. Vaughan administered the oath of office to Mr. DeLoach and Mr. Williams.

***Election of Officers***

Mr. Vaughan conducted the election of Board officers. Mr. DeLoach nominated Mr. Wiener for Chairman, Mr. Ragsdale for Vice Chairman and Mr. Williams for Secretary/Treasurer. Mr. Wiener, Mr. Ragsdale and Mr. Williams were unanimously elected to the officer positions.

***Opportunity Zone Redesignation***

Following a review of the Opportunity Zone (OZ) redesignation process by Mr. Allen, Mr. Wiener motioned to authorize the Executive Director to execute documents between GPCID and KB Advisory Group for the preparation of an application seeking the redesignation of a Gwinnett Place Opportunity Zone and updating the Gwinnett Place Urban Redevelopment Plan for an amount not to exceed \$18,400.00; seconded by Ms. Edwards and unanimously approved 7-0. Gwinnett County has agreed to contribute \$9,200.00.

***Traffic and Mobility Study***

Following an overview of the study's purpose, scope and use by Mr. Allen, Mr. Williams motioned to authorize the Chairman to execute an agreement between GPCID and the Gwinnett County Board of Commissioners regarding a Gwinnett Place area traffic and mobility study for an amount not to exceed \$75,000.00; second by Mr. Ragsdale and unanimously approved 7-0. Gwinnett County has agreed to contribute \$37,500.00.

***Flock Camera Installation and Relocation***

Following background remarks by Kim Benton, Sales Consultant, Flock Safety; Major Chris Rafanelli, Gwinnett County Police Department, Corporal Mark Still, Gwinnett County Police Department and Mr. Allen, Mr. Williams motioned to authorize the Chairman to execute documents between GPCID and the Flock Group, Inc. for the installation of 13 new Flock Safety Cameras and relocation of 14 Flock Safety Cameras throughout the CID for an amount not to exceed \$33,900.00 (Year 1) and \$32,500.00 (Year 2); seconded by Ms. Edwards and unanimously approved 7-0.

***Gwinnett County's Creative Economy Master Plan***

Following a presentation by Johnathan Holmes, Chair, Artworks Gwinnett, Mr. Williams motioned to authorize the GPCID to contribute \$5,000.00 to Artworks

Gwinnett for the development of Gwinnett County's Creative Economy Master Plan; seconded by Ms. Edwards and unanimously approved 7-0.

***Revision of Tax Coding***

Following a background overview regarding tax parcel ID number R6208 009, QD-Reynolds, LLC, 3360 Steve Reynolds Boulevard, Duluth, GA 30096, Mr. Williams motioned to approve the revision of the coding on the Gwinnett County tax records for the tax parcel so that it is no longer levied by the GPCID due to it having a residential use and accordingly being exempt from CID taxes; seconded by Ms. Edwards and unanimously approved 7-0.

***2021 Millage Rate Discussion***

Following a review by Mr. Rainey and Mr. Allen of the advertisement requirements related to the 2021 property tax collection and five-year tax history, it was the consensus of the board members to advertise its proposed 2021 property tax millage rate at 5.0 (five) mills, with the final vote on the millage rate to take place at the July 14, 2021 meeting.

***Treasurer's Report***

Mr. Allen presented the following account summaries for February and March 2021:

***Checking Account***

February 1, 2021 Beginning Balance:	\$ 46,527.21
March 31, 2021 Ending Balance:	\$ 61,763.57

***Money Market Account***

February 1, 2021 Beginning Balance:	\$1,763,187.19
March 31, 2021 Ending Balance:	\$1,552,417.24

***Certificate of Deposit***

February 1, 2021 Beginning Balance:	\$ 182,805.60
March 31, 2021 Ending Balance:	\$ 183,332.33

***Grand Total Account***

February 1, 2021 Beginning Balance:	\$1,992,520.00
March 31, 2021 Ending Balance:	\$1,797,513.14

Mr. Allen noted as of March 31, 2021, the GPCID had approximately \$1.8 million in cash. He encouraged board members to review the monthly financial summaries and expenditures for February and March 2021. The current cash balance and expected revenues leave an estimated \$1.4 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 7-0.

***Executive Director's Remarks***

- McClure Health Science High School's Lisa Wells, Parent Instruction Coordinator, and Meridith Watts, Health Science Coordinator, invited board members and audience participants to attend their April 15 Community Health Fair.
- Ms. Maggie McDaniel, communications 21, provided an overview on various media outreach efforts, social media analytics and earned media.

***Strategic Planning Session***

The board recessed the regular meeting at 8:55 a.m. and reconvened at 9:10 a.m. for the 2021 strategic planning session with Gwinnett County, Gwinnett Chamber of Commerce and Partnership Gwinnett leadership.

The meeting adjourned at 1:54 p.m. The next scheduled meeting is 7:30 a.m. on June 9, 2021 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

9 day of June, 2021

  
Secretary