

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
June 9, 2021**

MINUTES

Attendees

Board Members: Brett DeLoach Jill Edwards Trey Ragsdale
 Leo Wiener Mark Williams

Staff: Joe Allen Glenn Wisdom

Legal: John Vaughan

Chairman Wiener called the meeting to order at 7:36 a.m. by welcoming all in attendance.

Mr. Ragsdale motioned to approve the proposed Meeting Agenda; seconded by Ms. Edwards and unanimously approved 5-0.

Mr. Ragsdale motioned to approve the Minutes from the April 14, 2021 Regular Monthly Meeting, Annual Caucus of Electors and Strategic Planning Session as presented; seconded by Ms. Edwards and unanimously approved 5-0.

Action Items

Pleasant Hill Road at I-85 Interchange Concept Proposal

Following an overview of the proposed scope of work by Mr. Allen and a presentation from Erick Fry, Regional Practice Leader, and Chuck Bailey, Traffic/ITS Practice Lead, KCI Technologies, Inc., Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and KCI Technologies, Inc. to prepare concept layouts, traffic analysis, and conceptual cost estimates for transportation improvements in the area of Pleasant Hill Road and the I-85 interchange for a base amount not to exceed \$33,740.00; seconded by Mr. Ragsdale and unanimously approved 5-0.

LCI Study Intergovernmental Agreement with Gwinnett County

Following an overview by Mr. Allen of the agreement and of the additional funding provided by the Atlanta Regional Commission for the study, Mr. Williams motioned to authorize the Chairman to execute an agreement between GPCID and the Gwinnett County Board of Commissioners regarding the Gwinnett Place Mall Revitalization Strategy Livable Centers Initiative (LCI) study and to provide for

additional study matching funds not to exceed \$5,000.00; seconded by Ms. Edwards and unanimously approved 5-0.

Gwinnett Place Opportunity Zone Intergovernmental Agreement

Following an overview by Mr. Allen regarding the agreement and a presentation from Jonathan Gelber, Vice President, KB Advisory Group, Mr. Williams motioned to authorize the Chairman to execute an agreement between GPCID and the Gwinnett County Board of Commissioners to engage consulting services for the redesignation of the Gwinnett Place Opportunity Zone; seconded by Mr. Ragsdale and unanimously approved 5-0.

Economic Development Tools and Structures

Following an overview by Mr. Allen and a presentation from Jonathan Gelber, Vice President, KB Advisory Group regarding the proposal to prepare a report documenting best-in-class economic development stools and structures, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and KB Advisory Group to prepare an analysis of economic development tools for a base amount not to exceed \$7,850.00; seconded by Mr. Ragsdale and unanimously approved 5-0.

Treasurer's Report

Mr. Allen presented the following account summaries for April and May 2021:

Checking Account

April 1, 2021 Beginning Balance:	\$ 61,763.57
May 31, 2021 Ending Balance:	\$ 38,008.90

Money Market Account

April 1, 2021 Beginning Balance:	\$1,552,417.24
May 31, 2021 Ending Balance:	\$1,392,900.93

Certificate of Deposit

April 1, 2021 Beginning Balance:	\$ 183,332.33
May 31, 2021 Ending Balance:	\$ 183,408.63

Total Accounts

April 1, 2021 Beginning Balance:	\$1,797,513.14
May 31, 2021 Ending Balance:	\$1,614,318.46

Mr. Allen noted as of May 31, 2021, the GPCID had approximately \$1.6 million in cash. He encouraged Board members to review the monthly financial summaries and expenditures for April and May 2021. The current cash balance and expected revenues leave an estimated \$1.3 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.

Chairman's Remarks

Mr. Wiener encouraged audience members to remain engaged with the CID and participate in upcoming public outreach regarding the Gwinnett Place Mall site redevelopment.

Board Member's Remarks

Mr. Williams noted that on June 9, 2013, the Pleasant Hill Road/I-85 Diverging Diamond Interchange opened to traffic.

Attorney Remarks

Mr. Vaughan noted that the CID should receive its initial tax digest information on June 18. The Board plans to set the 2021 millage rate during the July 14 meeting.

Executive Director's Remarks

- Corporal Mark Still, Gwinnett County Police Department, provided an update on crime and Flock camera stats.
- Mr. Allen reviewed the status of the action items assigned to the GPCID during the April strategic planning session. Sharon Goldmacher, President & CEO of communications 21, provided a review of the GPCID rebranding framework called for during the planning session.
- Ms. Goldmacher provided an overview of various media outreach efforts, social media analytics and earned media during the months of April and May 2021.

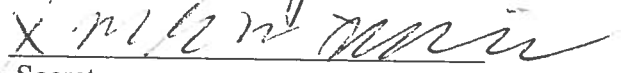
Public Comments

- Ms. Michelle Kang, Vice President of External Affairs, Korean American Chamber of Commerce of Atlanta, Georgia, addressed the Board and introduced members of the chamber present at the meeting.
- Ms. Jonnell Minefree, Solar Tyme USA, expressed her thanks to the CID for serving as a source of redevelopment ideas. She is observing the meeting to gain a better understanding of ideas about economic development she can share with her community in Columbus, Georgia.

The meeting adjourned at 8:59 a.m. The next meeting is scheduled for 7:30 a.m. on July 14, 2021, at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

14 day of July, 2021.


Secretary