

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
December 8, 2021**

MINUTES

Attendees

Board Members: Brett DeLoach Jill Edwards June Lee
 Leo Wiener Ben Yorker

Legal: John Vaughan

Staff: Joe Allen Glenn Wisdom

Chairman Wiener called the meeting to order at 7:40 a.m. and welcomed all in attendance. A quorum was present.

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

Ms. Edwards motioned to approve the Minutes from the September 8, 2021 Regular Monthly Meeting, as presented; seconded by Mr. DeLoach and unanimously approved 5-0.

Action Items

Landscape Service/Maintenance Agreement

Following an overview by Mr. Allen, Ms. Edwards motioned to authorize the Chairman to execute an Amendment to the Landscape Service/Maintenance Agreement between GPCID and Russell Landscape Georgia, LLC effective January 1, 2022; seconded by Mr. Yorker and unanimously approved 5-0.

Security Patrol Agreement

Following an overview by Mr. Allen, Ms. Edwards motioned to authorize the Chairman to execute the Seventh Amendment to the Security Agreement between GPCID and Paradigm Security Services, Inc., to be effective January 1, 2022; seconded by Mr. DeLoach and unanimously approved 5-0.

2022 Strategic Planning Session

Following an overview by Mr. Allen of the planning session proposal and Sonesta Gwinnett Place Atlanta banquet event order, Mr. DeLoach motioned to authorize the Executive Director to execute documents between GPCID and Plan Your Steps, LLC for strategic planning services, and with Sonesta Gwinnett Place Atlanta for event space and service, for an amount not to exceed \$12,189.75; seconded by Ms. Edwards and unanimously approved 5-0.

2022 Operations and Maintenance Budget

Following an overview of the proposed 2022 Operations and Maintenance Budget and traffic signal optimization program by Mr. Allen, Mr. DeLoach motioned to adopt the proposed 2022 Operations and Maintenance Budget and to authorize the Executive Director to execute documents between GPCID and Keck & Wood, Inc. to perform traffic signal timing, monitoring and maintenance activities on the forty-nine (49) traffic signals within the Gwinnett Place area for the costs outlined in the proposed budget document; seconded by Ms. Edwards and unanimously approved 5-0.

Treasurer's Report

Mr. Allen presented the following account summary for September - November 2021:

Checking Account

September 1, 2021 Beginning Balance:	\$ 33,292.52
November 30, 2021 Ending Balance:	\$ 93,766.54

Money Market Account

September 1, 2021 Beginning Balance:	\$1,148,032.99
November 30, 2021 Ending Balance:	\$2,144,895.06

Certificate of Deposit

September 1, 2021 Beginning Balance:	\$ 183,523.76
November 30, 2021 Ending Balance:	\$ 183,638.97

Grand Total Account

September 1, 2021 Beginning Balance:	\$1,364,849.27
November 30, 2020 Ending Balance:	\$2,422,300.57

Mr. Allen noted, as of November 30, 2021, the GPCID had approximately \$2.4 million in cash. He encouraged Board members to review the monthly financial summary and expenditures for September, October, and November 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.

Ms. Edwards motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Mr. DeLoach and unanimously approved 5-0.

Chairman's Remarks

Mr. Wiener encouraged everyone to participate in the Gwinnett Place Mall site revitalization strategy and Gwinnett Place Mall Equity Redevelopment Plan public input opportunities. He wished all present the best of holiday wishes.

Attorney Remarks:

Mr. Vaughan noted that beginning in 2022, the Georgia Department of Revenue and the Gwinnett County Tax Commissioner's Office will allow the CIDs to discontinue advertising proposed millage rates and 5-year histories. Instead, the Board will simply consider and vote upon a motion at a regular Board meeting to set the annual millage rate.

Executive Director's Remarks

- Mr. Allen introduced Michael Leithead, Leithead Consulting, to provide an update on the GPCID boundary expansion efforts. Following the presentation, Mr. Leithead asked for the assistance of Board members in reviewing and connecting with property owners in areas targeted for expansion.
- Corporal Mark Still, Gwinnett County Police Department, provided an overview of crime and Flock camera statistics for GPCID.
- Ms. Maren Wilburn, communications 21, provided an overview of the various media outreach efforts, social media analytics, and earned media regarding GPCID initiatives.

Executive Session

Mr. Wiener made a motion to enter into Executive Session to discuss personnel evaluation and compensation under O.C.G.A. §50-14-3(b)(2); seconded by Ms. Edwards and unanimously approved 5-0. At the conclusion of the discussion, Ms. Lee motioned to end the Executive Session and return to the regular business meeting; seconded by Ms. Edwards and unanimously approved 5-0.

Open Session

Ms. Lee made a motion to amend the 2022 Budget to increase the annual salary of Joe Allen to \$172,000.00 beginning January 1, 2022, plus a \$5,000.00 bonus to be paid in 2021, and to increase the annual salary of Glenn Wisdom to \$104,500.00 beginning January 1, 2022, plus a \$4,000.00 bonus to be paid in 2021; seconded by Ms. Edwards and unanimously approved 5-0.

The meeting adjourned at 9:02 a.m. The next scheduled meeting is 7:30 a.m. on February 9, 2022, at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

9 day of February, 2022
X [Signature]
Secretary

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December 8, 2021**

MINUTES OF EXECUTIVE SESSION

Attendees

Board Members: Leo Wiener Brett DeLoach Jill Edwards
 June Lee Ben Yorker

Legal Counsel: John Vaughan

Executive Session

Mr. Wiener made a motion to enter into Executive Session to discuss personnel evaluation and compensation under O.C.G.A. §50-14-3(b)(2); the motion was seconded by Ms. Edwards and unanimously approved 5-0. The Board entered Executive Session at 8:46 a.m. The Board members discussed 2022 salary increases and 2021 bonuses for Joe Allen and Glenn Wisdom. The Board reviewed the year-over-year salary and bonus histories for Mr. Allen and Mr. Wisdom, discussed the performance of the respective CID employees, and expectations for the upcoming year. At the conclusion of the discussion, Ms. Lee motioned to end the Executive Session and return to the regular business meeting; the motion was seconded by Ms. Edwards and unanimously approved 5-0. The Board returned to the regular business meeting at 8:58 a.m.

Approved by the Board this

9 day of February, 2022.

X [Signature]
Secretary