

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
SPECIALLY CALLED BOARD MEETING**

**Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
August 4, 2022**

MINUTES

Attendees

<i>Board Members:</i>	Chris Caltabiano	Jill Edwards	June Lee
	Trey Ragsdale	Leo Wiener	Mark Williams

Board Observers: Chris McGahee

Staff: Joe Allen Glenn Wisdom

Chairman Wiener called the meeting to order at 9:10 a.m. by welcoming all in attendance.

Mr. Wiener administered the oath of office to Mr. Caltabiano.

Mr. Williams motioned to approve the proposed Meeting Agenda; seconded by Ms. Edwards and unanimously approved 5-0 (Mr. Ragsdale having not yet arrived).

Mr. Williams motioned to approve the Minutes from the April 13, 2022 Regular Monthly Meeting and Caucus of Electors, as presented; seconded by Ms. Edwards and unanimously approved 5-0.

Action Items

Annual Financial Audit

Following an overview of the timeline for the audit and the engagement letter by Mr. Allen, Mr. Williams motioned to authorize the Executive Director to execute documents between GPCID and Smith & Howard for the audit of the financial position of the GPCID as of December 31, 2022 and the related statements of activities and cash flows for the year ended for a base amount not to exceed \$13,000.00; seconded by Ms. Lee and unanimously approved 5-0.

Mid-Year Budget Adjustments

Following a review by Mr. Allen of the staff recommended financial adjustments to the 2022 Operating and Maintenance budget adopted in December 2021, Mr. Williams motioned approval of the following budget line-item adjustments and supporting authorizations; seconded by Ms. Edwards and unanimously approved 5-0:

- 6001 – Tax Revenue: Increase to \$1,370,000.00
- 6000 – Interest-bank and investments: Decrease to \$2,300.00
- 6350 – Computer Expenses: Increase to \$2,900.00
- 6186 – Workers Compensation: Increase to \$1,775.00
- 6250 – Postage and Delivery: Decrease to \$100.00
- 6302 – Repair and Maintenance: Increase to \$3,000.00
- 6440 – Maintenance – vehicle: Increase to \$1,500.00
- 6403 – Security Patrol: Increase to \$86,560.00
- 6406 – Landscape Maintenance: Increase to \$313,313.00
- 7003 – Furniture and Fixtures: Increase to \$1,000.00
- Pending legal counsel review, authorize the Executive Director to execute documents with an Information Technology managed service provider.
- Authorize the Executive Director to execute documents between GPCID and Russell Landscape for the removal/replacement of landscape elements and for trenched hardwood colored mulch applications with colorant for the four quadrants at Steve Reynolds Boulevard and Pleasant Hill Road along I-85 and at various streetscaped areas within the CID.
- Authorize the Chairman to execute a temporary amendment to the Security Agreement between GPCID and Paradigm Security Services, Inc. effective August 7, 2022.

GPCID Office

Following an overview of the proposal by Mr. Allen, Mr. Williams motioned, pending legal counsel review, to authorize the Chairman to negotiate and execute an agreement between the GPCID and MYP Gwinnett, LLC for the lease renewal of Suite 680 (1,592 rental square feet) in the Gwinnett Commerce Center for a term of seventy-two months, contingent that the lease terminate if the CID votes to dissolve in 2023; seconded by Ms. Edwards and unanimously approved 5-0.

Treasurer's Report

Mr. Allen presented the following account summaries for April, May, June, and July 2022:

Checking Account

April 1, 2022 Beginning Balance:	\$ 46,221.67
July 31, 2022 Ending Balance:	\$ 90,533.72

Money Market Account

April 1, 2022 Beginning Balance:	\$1,576,678.16
July 31, 2022 Ending Balance:	\$1,112,577.64

Certificate of Deposit

April 1, 2022 Beginning Balance:	\$ 183,828.21
July 31, 2022 Ending Balance:	\$ 183,942.36

Grand Total Account

February 1, 2022 Beginning Balance:	\$1,806,689.18
July 31, 2022 Ending Balance:	\$1,387,053.72

Mr. Allen noted as of July 31, 2022, the GPCID had approximately \$1.4 million in cash. He encouraged board members to review the monthly financial summaries and expenditures for April, May, June, and July 2022. 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. Allen reviewed ongoing discussions with Renasant Bank on segmenting funds to maximize interest rate income.

Mr. Allen reviewed conversations underway with Renasant Bank to maximize the interest rate income for the GPCID.

Mr. Williams motioned to approve the Treasurer's Report, ratify the expenditures, and empower Mr. Allen to coordinate with Renasant Bank to develop a segmented funds investment framework that meets the collateralized public funds requirements, pending legal counsel review; seconded by Ms. Edwards and unanimously approved 5-0.

Executive Director's Remarks

- Mr. Allen provided an overview of various media outreach efforts and noted that YTD GPCID efforts have resulted in an audience reach of 262,670,972 persons.
- Mr. Todd Long, Atlas Technical Consultants, and Mr. Andrew Antweiler, KCI, provided an update on the Gwinnett Place Area Mobility and Traffic Study.

Strategic Planning Session

In Attendance:

Gwinnett County Leadership

- Hon. Nicole Love Hendrickson – Chairwoman of the Gwinnett County Board of Commissioners
- Hon. Kirkland Carden – District 1 Commissioner
- Glenn Stephens, County Administrator
- Roman Dakare, Gwinnett County Economic Development Director
- Nick Masino, President/CEO Gwinnett Chamber of Commerce
- Andrew Carnes, Vice President, Partnership Gwinnett

Consultant Team

- Allison Stewart-Harris, Project Manager/Senior Planner, VHB
- Tom Lavash, Market Strategist, Retail Development Strategies

Chairwoman Hendrickson and Mr. Wiener welcomed all in attendance. Ms. Stewart-Harris and Mr. Lavash presented VHB's proposed Gwinnett Place Mall Site

Revitalization Strategy and Implementation Plan. Mr. Stephens presented information regarding the Reclaim Gwinnett Place Mall Equitable Redevelopment Plan and next steps.

Participants engaged in a wide-ranging discussion. Mr. Stephens recommended that a team be compiled to develop a project charter for the mall redevelopment initiative. He further suggested that the CID provide Executive Director Joe Allen as a member of the team. Mr. Winer approved and supported committing Mr. Allen and the CID's resources to the project.

The meeting adjourned at 4:10 p.m. The next scheduled meeting is 7:30 a.m. on September 14, 2022 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

10 day of September, 2022


Secretary