

**GWINNETT PLACE  
COMMUNITY IMPROVEMENT DISTRICT (GPCID)  
BOARD MEETING  
Sonesta Gwinnett Place Atlanta  
1775 Pleasant Hill Road  
Duluth, GA 30096  
January 11, 2023**

**MINUTES**

*Attendees*

<i>Board Members:</i>	Chris Caltabiano	Jill Edwards	Ondria Jett
	Trey Ragsdale	Leo Wiener	

<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>	John Vaughan
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Chairman Wiener called the meeting to order at 7:31 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.

Ms. Edwards motioned to approve the Minutes from the September 14, 2022 regular business meeting; seconded by Mr. Ragsdale and unanimously approved 5-0.

***Action Items***

***2023 Caucus of Electors***

Following an overview of the caucus process by Mr. Allen, Mr. Wiener motioned to call for a Caucus of Electors on April 12, 2023, to vote on Posts 3 and 6 and the question "Shall the Gwinnett Place Community Improvement District be Dissolved?". The motion was seconded by Mr. Ragsdale and unanimously approved 5-0.

***Banking Services Resolution***

Mr. Ragsdale motioned to adopt an updated resolution that authorizes a custody account agreement and deposit account actions between GPCID and Renasant Bank; seconded by Ms. Edwards and unanimously approved 5-0.

***Financial Policy***

To ensure consistency with the updated Banking Services Resolution, Mr. Ragsdale motioned to adopt the updated GPCID Financial Policy; seconded by Ms. Edwards and unanimously approved 5-0.

***Approval of Gwinnett Livable Centers Imitative (LCI) Resolution***

Ms. Edwards motioned to adopt a resolution in support of the Gwinnett Place Mall Site Revitalization Strategy Livable Centers Initiative (LCI) study for the Gwinnett Place Activity Center and to encourage the Gwinnett County Board of Commissioners to approve a resolution in support; seconded by Mr. Wiener and unanimously approved 5-0.

***2023 Operations and Maintenance Budget***

Following an overview of the proposed 2023 Operations and Maintenance Budget by Mr. Allen, Mr. Wiener motioned to adopt the proposed 2023 Operations and Maintenance Budget; seconded by Ms. Edwards and unanimously approved 5-0.

***Landscape Service/Maintenance Agreement***

Mr. Wiener motioned to authorize the Chairman to execute an Amendment to the Landscape Service/Maintenance Agreement between GPCID and Russell Landscape Georgia, LLC; seconded by Mr. Ragsdale and unanimously approved 5-0.

***Security Patrol Agreement***

Ms. Edwards motioned to authorize the Chairman to execute an Amendment to the Security Agreement between GPCID and Paradigm Security Services, Inc.; seconded by Mr. Ragsdale and unanimously approved 5-0.

***Traffic Signal Timing, Monitoring and Maintenance Activities***

Mr. Ragsdale motioned 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 traffic signals within the Gwinnett Place area for an amount not to exceed \$35,110.00; seconded by Ms. Edwards and unanimously approved 5-0.

***Accounting Services Agreement***

Pending final legal review by Mr. Vaughan, Mr. Ragsdale motioned to authorize the Executive Director to execute documents between GPCID and On-Call Accounting for accounting services; seconded by Ms. Edwards and unanimously approved 5-0.

***Flock Cameras***

Ms. Edwards motioned to authorize the Executive Director to execute documents between GPCID and Flock Group, Inc. for the annual renewal of 63 Flock Safety Cameras throughout the district for a base amount not to exceed \$132,500.00; seconded by Mr. Ragsdale and unanimously approved 5-0.

### ***Treasurer's Report***

Mr. Allen presented the following account summary for September - December 2022:

#### ***Checking Account***

September 1, 2022 Beginning Balance:	\$ 24,072.46
December 31, 2022 Ending Balance:	\$ 21,184.68

#### ***Money Market Account***

September 1, 2022 Beginning Balance:	\$1,021,693.35
December 31, 2022 Ending Balance:	\$ 241,313.38

#### ***Certificate of Deposit***

September 1, 2022 Beginning Balance:	\$ 183,981.26
December 31, 2022 Ending Balance:	\$ 0.00

#### ***Custody Account***

September 1, 2022 Beginning Balance:	\$ 0.00
December 31, 2022 Ending Balance:	\$2,140,159.98

#### ***Grand Total Account***

September 1, 2022 Beginning Balance:	\$1,229,747.07
December 31, 2022 Ending Balance:	\$2,402,658.04

As of December 31, 2022, the GPCID had approximately \$2.4 million in cash. Mr. Allen encouraged board members to review the monthly financial summaries and expenditures for September, October, November, and December 2022. 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. Ragsdale 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 noted that the Gwinnett Place Mall Site Revitalization Strategy LCI study was completed in October 2022 and was delivered to the Gwinnett County Board of Commissioners. He asked those in attendance to contact their elected officials and encourage them to implement the strategy. Public support will be vital to redevelopment of the mall site.

### ***Executive Director's Remarks***

- Major Terry Werho, the newly appointed Central Precinct Commander for the Gwinnett Police Department, addressed the board.
- Corporal Mark Still, Central Precinct, Gwinnett County Police Department, provided an update on crime stats and Flock camera successes.

- Ms. Lillian Boff, communications 21, provided an overview of the various media outreach efforts, social media analytics and earned media. Ms. Boff noted that GPCID media efforts resulted in \$7.5 million of promotional value for 2022, measured by “impressions.”

The meeting adjourned at 8:15 a.m. The next meeting and the Caucus of Electors are scheduled for 7:30 a.m. on April 12, 2023 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board, this

12 day of April, 2023



Secretary