

**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 12, 2023**

MINUTES

Attendees

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

Board Observers: Chris McGahee

Staff: Joe Allen Glenn Wisdom

Legal: John Vaughan

Chairman Wiener called the meeting to order at 7:37 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 January 11, 2023 Regular Monthly Meeting, as presented; seconded by Mr. Ragsdale and unanimously approved 7-0.

Commissioner Carden addressed the Board of Directors and provided updates on ongoing efforts between Gwinnett County and the CID. He provided an update regarding the shared efforts to redevelop the Gwinnett Place Mall site.

Caucus of Electors

At 7:51 a.m. the Board meeting was recessed to convene the Caucus of Electors for the purpose of conducting an election for Posts 3 and 6, and to vote on the question, "Shall the Gwinnett Place Community Improvement District be dissolved?"

Mr. Vaughan began the Caucus by reviewing the process used to advertise the Caucus in the Gwinnett Daily Post for four consecutive weeks in advance. He discussed that all Electors, as designated by the Gwinnett County CID Act are eligible for nomination in the election. Mr. Vaughan then reviewed the proposed Rules of Caucus.

BOARD ELECTIONS:

Post 3 Election

Mr. Caltabiano nominated Leo Wiener for Post 3. There being no further nominations, Ms. Jett motioned to close the nominations; seconded by Ms. Lee and unanimously approved. Ms. Edwards motioned to forgo the use of written ballots, and for the vote to be conducted by voice; seconded by Mr. Williams and unanimously approved. Mr. Vaughan called for a vote by voice, and Mr. Wiener was elected for a three-year term by unanimous vote.

Post 6 Election

Ms. Lee nominated Jill Edwards for Post 6. There being no further nominations, Mr. Ragsdale motioned to close the nominations; seconded by Mr. Wiener and unanimously approved. Mr. Williams motioned to forgo the use of written ballots, and for the vote to be conducted by voice; seconded by Mr. Wiener and unanimously approved. Mr. Vaughan called for a voice vote, and Ms. Edwards was elected for a three-year term by unanimous vote.

CID Dissolution

Following an overview of the legal requirements and the law related to the Dissolution vote, Mr. Vaughan instructed the Electors to use the prepared ballot to vote on the question, "Shall the Gwinnett Place CID be dissolved?" Mr. Vaughan counted the ballots and announced that the Electors had voted not to dissolve the Gwinnett Place Community Improvement District. The question will be submitted to the caucus again in six years.

Mr. Vaughan administered the oath of office to Mr. Wiener and Ms. Edwards.

At 7:58 a.m. Mr. Wiener motioned to adjourn the Caucus and reconvene the Board meeting; seconded by Mr. Ragsdale and unanimously approved 7-0.

Election of Officers

Mr. Vaughan conducted the election of Board officers. Ms. Lee 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 respective officer positions.

Action Items

2022 Independent Auditors' Report

Following an overview and issuance of a clean, unqualified opinion by Ms. Megan Chong, Smith & Howard, PC, the Board accepted the Independent Auditor's Report of the Financial Statements of the GPCID for the year ended December 31, 2022.

Insurance Agreements

Following an overview by Mr. Allen regarding the competitive process for reviewing 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, 2023 – June 19, 2024) for an amount not to exceed \$12,585.00/annually and for the purpose of providing workers compensation insurance coverage (June 20, 2023 – June 19, 2024) for an amount not to exceed \$1,755.00/annual, and with Travelers Insurance Company for the provision of Directors and Officers Liability and Employment Practices Liability coverage (June 20, 2023 – June 19, 2024) for an amount not to exceed \$1,253.00/annual and with Cowbell Insurance Company for provision of Cyber Liability coverage (June 20, 2023 – June 19, 2024) for an amount not to exceed \$1,570.00/annual; seconded by Ms. Lee and unanimously approved 6-0 (Mr. Williams had left the meeting).

2023 Property Tax Millage Rate Resolution

Following a review by Mr. Allen of a proposed resolution setting the 2023 millage rate at 5.0 (five) mills, Ms. Edwards motioned to approve the Resolution of the Board of Directors of the GPCID to set its 2023 property tax rate at 5.0 (five) mills; seconded by Ms. Lee and unanimously approved 6-0.

Line of Credit Renewal

Following an overview of the line of credit renewal documents with Renasant Bank by Mr. Allen, Ms. Edwards motioned to authorize the Chairman to execute documents between GPCID and Renasant Bank for renewal of the commercial line of credit; seconded by Mr. Ragsdale and unanimously approved 6-0.

CID Boundary Expansion Resolution

Following an overview by Mr. Allen of the expansion efforts and results, Ms. Edwards motioned for approval of a resolution of the GPCID Board of Directors consenting to the expansion of the GPCID; seconded by Ms. Lee and unanimously approved 6-0.

Partnership Gwinnett Public Funding Entity Agreement

Following an update outlining Partnership Gwinnett efforts by Ms. Deven Cason, Senior Director, Economic Development, Partnership Gwinnett, Ms. Edwards motioned to authorize the Chairman to execute documents between GPCID and the

Partnership Gwinnett Public Funding Entity, Inc. for a base amount not to exceed \$22,000.00; seconded by Mr. Wiener and unanimously approved 6-0.

Economic Impact Analysis

Following an overview of the tasks outlined in the proposal to update the economic impact, fiscal impact, workforce and residential demographic assessment for the GPCID by Mr. Allen, Ms. Edwards motioned to authorize the Executive Director to execute documents between GPCID and KB Advisory Group to prepare the economic impact analysis for an amount not to exceed \$49,380.00; seconded by Mr. Ragsdale and unanimously approved 6-0.

Treasurer's Report

Mr. Allen presented the following account summaries for January, February, and March 2023:

Checking Account

January 1, 2023 Beginning Balance:	\$ 21,184.68
March 31, 2023 Ending Balance:	\$ 9,752.02

Money Market Account

January 1, 2023 Beginning Balance:	\$ 241,313.38
March 31, 2023 Ending Balance:	\$ 55,048.14

Custody Account

January 1, 2023 Beginning Balance:	\$2,140,159.98
March 31, 2023 Ending Balance:	\$2,017,155.17

Total

January 1, 2023 Beginning Balance:	\$2,402,658.04
March 31, 2023 Ending Balance:	\$2,081,955.33

Mr. Allen noted as of March 31, 2023, the GPCID had approximately \$2.1 million in cash. He encouraged board members to review the monthly financial summaries and expenditures for January, February, and March 2023. 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. Wiener motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Edwards and unanimously approved 6-0.

Chairman's Remarks

Mr. Wiener thanked Commissioner Carden for his continued support of the area.

Executive Director's Remarks

- Corporal Mark Still, Central Precinct, Gwinnett County Police Department, provided an update regarding crime stats and Flock camera

successes. Major Terry Werho, Central Precinct Commander, shared information about recent police activities in the area to combat crime.

- Ms. Lily Boff, communications 21, provided an overview of various media outreach efforts, social media analytics and earned media.

Executive Session


Mr. Ragsdale 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 6-0. 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 6-0.

Open Session

Mr. Weiner made a motion to amend the 2023 Budget to increase the annual salary of Joe Allen by 7% retroactive to January 1, 2023, plus a \$5,000.00 bonus, and to increase the annual salary of Glenn Wisdom by 7%, retroactive to January 1, 2023, plus a \$4,000.00 bonus; seconded by Ms. Jett, and unanimously approved 6-0.

The meeting adjourned at 8:52 a.m. The next meeting is scheduled for 7:30 a.m. on August 9, 2023, at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this
day of

9th August, 2023

Secretary