

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
August 9, 2023**

MINUTES

Attendees

Board Members: Chris Caltabiano Jill Edwards Ondria Jett
Trey Ragsdale

Board Observers: Tim Hur Chris McGahee

Staff: Joe Allen Glenn Wisdom

Legal: Lynn Rainey

Vice-Chair Ragsdale called the meeting to order at 7:30 a.m. by welcoming all in attendance.

Ms. Edwards motioned to approve the proposed Meeting Agenda; seconded by Ms. Jett and unanimously approved 4-0.

Ms. Edwards motioned to approve the Minutes from the April 12, 2023 Regular Monthly Meeting and Annual Caucus of Electors, as presented; seconded by Ms. Jett and unanimously approved 4-0.

Action Items

2023 Independent Auditors' Report

Ms. Edwards 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, 2023 and the related statements of activities and cash flows for the year then ended for an amount not to exceed \$14,000.00; seconded by Ms. Jett and unanimously approved 4-0.

2023 and 2024 CID Boundary Expansions

Mr. Caltabiano motioned to authorize the Executive Director to make a 2023 expansion contractual payment to Leithead Consulting, LLC for an amount not to exceed \$21,177.00; seconded by Ms. Jett and unanimously approved 4-0.

Ms. Edwards mentioned to authorize the Chairman to execute an agreement between the GPCID and Leithead Consulting, LLC to expand the boundaries of the

GPCID in time for inclusion in the 2024 tax digest for a base fee plus expense reimbursement not to exceed the cumulative amount of \$27,000.00; seconded by Mr. Caltabiano and unanimously approved 4-0.

Landscape Improvements

Mr. Caltabiano motioned to authorize the Chairman to execute Amendment 3 to the Landscape Service and Maintenance Agreement between GPCID and Russell Landscape Georgia, LLC for landscape improvements throughout the Gwinnett Place CID for an amount not to exceed \$116,023.00 which is inclusive of \$10,000.00 which is already budgeted plus an additional \$106,023.00; seconded by Ms. Edwards and unanimously approved 4-0.

Treasurer's Report

Mr. Allen presented the following account summaries for April, May, June, and July 2023:

Checking Account

April 1, 2023 Beginning Balance:	\$ 9,752.02
July 31, 2023 Ending Balance:	\$ 7,167.43

Money Market Account

April 1, 2023 Beginning Balance:	\$ 55,048.14
July 31, 2023 Ending Balance:	\$ 58,844.75

Custody Account

April 1, 2023 Beginning Balance:	\$2,017,155.17
July 31, 2023 Ending Balance:	\$1,745,432.75

Total

April 1, 2023 Beginning Balance:	\$2,081,955.33
July 31, 2023 Ending Balance:	\$1,811,444.46

Mr. Allen noted as of July 31, 2023, the GPCID had approximately \$1.8 million in cash. He encouraged board members to review the monthly financial summaries and expenditures for April, May, June, and July 2023. The current cash balance and expected revenues leave an estimated \$3.0 million available at the board's discretion through the end of the GPCID lifecycle ending in 2028.

Mr. Caltabiano motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Edwards and unanimously approved 4-0.

Executive Director's Remarks

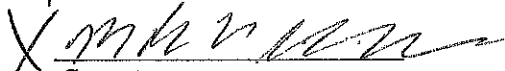
- Mr. Jonathan Gelber, Vice President, and Ms. Gabby Oliverio, Consultant, KB Advisory Group, provided an update regarding the Gwinnett Place Economic Impact Analysis.

- Major Terry Werho, Central Precinct Commander, Gwinnett County Police Department, provided an update regarding crime stats and Flock camera successes.
- Ms. Lily Boff, communications 21, provided an overview of various media outreach efforts, social media analytics and earned media.

The meeting adjourned at 8:20 a.m. The next meeting is scheduled for 7:30 a.m. on October 11, 2023, at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

13 day of December, 2023


Secretary