

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
BOARD MEETING
By Video Teleconference
January 8, 2025**

MINUTES

Attendees

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

Board Observers: Tim Hur

Staff: Joe Allen

Legal: Lynn Rainey

Chair Wiener called the meeting to order at 7:30 a.m. and welcomed all in attendance. The public was provided with information on attending the meeting via video teleconference prior to the meeting.

Mr. Ragsdale motioned to approve the proposed meeting agenda; the motion was seconded by Ms. Edwards unanimously approved 6-0.

Ms. Edwards motioned to approve the Minutes from the October 9, 2024 Regular Business Meeting; the motion was seconded by Mr. Ragsdale and unanimously approved 6-0.

Action Items

April 9, 2025 Caucus of Electors

Following an overview of the 2025 voting schedule by Mr. Allen, Mr. Wiener motioned to call for an April 9, 2025 Caucus of Electors to vote on Post 2 (3-year term - majority of votes) and 5 (3-year term - majority of votes by value); the motion was seconded by Ms. Edwards and unanimously approved 6-0.

Banking Services Resolution

Ms. Edwards motioned to adopt a revised and restated resolution authorizing the custody account agreement and deposit account actions between GPCID and Renasant Bank; the motion was seconded by Mr. Ragsdale and unanimously approved 6-0.

Landscape Services/Maintenance Agreement

Mr. Allen provided an overview of the competitive procurement process and recommendation from the Request for Proposals Review Team that the CID board

consider the proposal submitted by Russell Landscape. Ms. Edward motioned to authorize the Chairman to execute a Landscape Service/Maintenance Agreement between GPCID and Russell Landscape effective February 1, 2025 and to approve the Executive Director's actions to terminate the Services Agreement between Pateco Services, LLC and the GPCID effective at midnight on December 31, 2024; the motion was seconded by Mr. Ragsdale and unanimously approved 6-0.

IT Support Agreement

Following an overview by Mr. Allen, Mr. Ragsdale motioned to authorize the Executive Director to execute the Master Service Agreement between GPCID and Grace Computer Resources, Inc. for IT services for an annual amount not to exceed \$6,900.00; the motion was seconded by Mr. Wiener and unanimously approved 6-0.

2025 Operations and Maintenance Budget

Following an overview of the proposed 2025 Operations and Maintenance Budget by Mr. Allen, Mr. Wiener motioned to adopt the 2025 budget as submitted; the motion was seconded by Ms. Edwards and unanimously approved 6-0.

Treasurer's Report

Mr. Allen presented the following account summaries for October, November, and December 2024:

Checking Account

October 1, 2024 Beginning Balance:	\$ 10,267.31
December 31, 2024 Ending Balance:	\$ 23,724.28

Money Market Account

October 1, 2024 Beginning Balance	\$ 328,664.18
December 31, 2024 Ending Balance:	\$ 134,319.43

Custody Account

October 1, 2024 Beginning Balance:	\$1,941,012.34
December 31, 2024 Ending Balance:	\$3,268,710.59

Grand Total Account

October 1, 2024 Beginning Balance:	\$2,279,943.83
December 31, 2024 Ending Balance:	\$3,426,754.30

As of December 31, 2024, the GPCID had approximately \$3.4 million cash. Mr. Allen encouraged the Board members to review the monthly financial summaries and expenditures for October, November, and December 2024. Mr. Wiener made a motion to approve the Treasurer's Report and ratify the expenditures; the motion was seconded by Mr. Ragsdale and unanimously approved 6-0.

Board Member Remarks

Mr. Ragsdale congratulated Mr. Allen on being selected to receive the Council for Quality Growth's CID Professional Excellence Award and the Gwinnett Chamber of Commerce's Public Service Award.

Executive Director's Remarks

- Ms. Shayla Strange with Communications 21 provided an overview of the CID's public relations efforts, social media analytics, and earned media coverage.

Executive Session

Mr. Wiener motioned 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. Edwards motioned to end the Executive Session and return to Open Session; seconded by Mr. Weiner and unanimously approved 6-0.

Open Session

Mr. Wiener motioned to amend the 2025 Budget to increase the annual salary of Joe Allen by 5% plus a \$10,000.00 bonus, and to increase the annual salary of Glenn Wisdom by 5% plus a \$8,000.00 bonus; seconded by Ms. Edwards and unanimously approved 6-0. Bonuses are in recognition of 2024 performance and salary increases are effective 1/1/25.

Adjournment

The meeting adjourned at 8:10 a.m. The next meeting is scheduled for March 12, 2025 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this 12th
day of March, 2025.

Jill Edwards

Secretary

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COMMUNITY IMPROVEMENT DISTRICT (GPCID)
BOARD MEETING
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January 8, 2025**

MINUTES OF EXECUTIVE SESSION

Attendees

Board Members: Chris Caltabiano Jill Edwards June Lee
 Romi Patel Trey Ragsdale Leo Wiener

Board Observers: Tim Hur

Legal: Lynn Rainey

Executive Session

Mr. Wiener motioned 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. The Board entered Executive Session at 7:50 a.m. The Board members discussed 2025 salary increases and 2024 bonuses for Joe Allen and Glenn Wisdom. The Board reviewed the year-over-year salary and bonus histories for Mr. Allen and Mr. Wisdom and discussed the performance of the respective CID employees. At the conclusion of the discussion, Ms. Edwards motioned to end the Executive Session and return to Open Session; seconded by Mr. Wiener and unanimously approved 6-0. The Board returned to an open meeting at 8:06 a.m.

Approved by the Board this 12th day
of March, 2025.


Jill Edwards

Secretary

Document Details

Title	January GPCID Board Minutes and Executive Session
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