GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
SPECIALLY CALLED BOARD MEETING
By Video Teleconference
Zoom Meeting ID: 836 3860 6290
October 8, 2025

MINUTES

Attendees			
Board Members:	Chris Caltabiano	Jill Edwards	Ondria Jett
	Alice Kim	Romi Patel	Trey Ragsdale
	Leo Wiener		
Staff:	Joe Allen	Glenn Wisdom	
Legal:	John Vaughan		

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

Oath of Office
Mr. Vaughan administered the Oath of Office to Alice Kim. Ms. Kim introduced herself and was welcomed by the Board.

Agenda and Minutes
Ms. Edwards motioned to approve the proposed meeting agenda; seconded by Mr. Wiener and unanimously approved 7-0.

Ms. Edwards motioned to approve the Minutes from the April 22, 2025 Specially Called Business Meeting; seconded by Mr. Wiener and unanimously approved 7-0.

Central Business District Microtransit Zone
Natasha Tyler, Deputy Director, Gwinnett County Department of Transportation – Safety, Operations, Mobility and Business Services, provided an informational overview regarding a potential microtransit zone for the Gwinnett Place CID, Sugarloaf CID, and City of Duluth.

Action Items
I-85 at Pleasant Hill Road Interchange Landscape Improvements
Mr. Allen provided an overview of the plan to address landscape improvements. Mr. Wiener motioned to authorize the Chairman to execute Amendment No. 1 to the Landscape Service/Maintenance Agreement between GPCID and Russell

Landscape, LLC to renovate plantings within all four quadrants of the I-85 at Pleasant Hill Road interchange by removing undesirable plant materials and installing new materials for an amount not to exceed $148,686.36. The motion was seconded by Ms. Edwards and unanimously approved 7-0.

2025 Independent Auditors' Report

Following an overview by Mr. Allen, Mr. Wiener motioned to authorize the Executive Director to execute documents with Smith & Howard for audit services for GPCID as of December 31, 2025, for an amount not to exceed $16,000.00. The motion was seconded by Ms. Edwards and unanimously approved 7-0.

Treasurer's Report

Mr. Allen presented the following account summary for April, May, June, July, August, and September 2025:

Checking Account

April 1, 2025 Beginning Balance:	$ 8,443.96
September 30, 2025 Ending Balance:	$ 14,938.34

Money Market Account

April 1, 2025 Beginning Balance:	$ 65,498.00
September 30, 2025 Ending Balance:	$ 113,266.93

Custody Account

April 1, 2025 Beginning Balance:	$2,849,110.83
September 30, 2025 Ending Balance:	$2,400,455.17

Grand Total Account

April 1, 2025 Beginning Balance:	$2,923,092.79
September 30, 2025 Ending Balance:	$2,528,660.44

As of September 30, 2025, the GPCID had approximately $2.53 million in cash. Mr. Allen encouraged Board members to review the monthly financial summaries and expenditures for April – September 2025. Ms. Edwards motioned to approve the Treasurer's Report and ratify the expenditures, as presented; seconded by Mr. Wiener and unanimously approved 7-0.

Chairman's Remarks

Mr. Ragsdale again welcomed Ms. Kim to the CID board and thanked Ms. Lee and Mr. Caltabiano for their years of service.

Executive Director's Remarks & Reports

Mr. Allen discussed Board member transitions and plans to call for a special election to be held in April 2026. He stated that the 2026 millage rate will also be set at the April meeting. Mr. Allen then introduced Shayla Strange and Sharon Goldmacher with

communications 21 and they presented an overview of CID-related public relations and marketing activities.

Next Meeting & Adjournment

The next meeting is scheduled for 7:30 a.m. on December 10, 2025 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Ms. Edwards motioned to adjourn the meeting; the motion was seconded by Ms. Jett and unanimously approved 7-0. The Board meeting adjourned at 8:26 a.m.

Approved by the Board this
10th day of December , 2025.

Leo Wiener

Secretary

Audit Trail

Document Details

Title	GPCID BOD Meeting Minutes 2025-10-8 FINAL.docx
File Name	GPCID BOD Meeting Minutes 2025-10-8 FINAL.docx
Document ID	7ee27ab7908d43e1aa0ce263efbdff41
Fingerprint	cfd20ab22341aaa29add0f0ccc540282
Status	Completed

Document History

Document Created	Document Created by Joe Allen (jallen@gwinnettplacecid.com) Fingerprint: c75280e526a32b9e84f708c96d4d5573	Dec 10 2025 03:14PM UTC
Document Sent	Document Sent to Leo Wiener (lwiener@ACKERMANCO.NET)	Dec 10 2025 03:14PM UTC
Document Viewed	Document Viewed by Leo Wiener (lwiener@ACKERMANCO.NET) IP: 50.59.201.114	Dec 11 2025 01:48PM UTC
Document Signed	Document Signed by Leo Wiener (lwiener@ACKERMANCO.NET) IP: 50.59.201.114 	Dec 11 2025 01:49PM UTC
Document Completed	This document has been completed. Fingerprint: cfd20ab22341aaa29add0f0ccc540282	Dec 11 2025 01:49PM UTC