

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
BUSINESS MEETING
PROPOSED AGENDA**

TYPE OF MEETING

() SPECIALLY CALLED

(X) REGULAR MEETING

DATE OF NOTICE: March 30, 2026

DATE OF MEETING: April 29, 2026

TIME OF MEETING: 7:30 a.m.

LOCATION: Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096

AGENDA

- I. CALL TO ORDER – Trey Ragsdale, Chair
- II. APPROVAL OF AGENDA
- III. MINUTES
- IV. ACTION ITEMS
 - a. Accept Independent Auditors’ Report of the Financial Statements of the GPCID for the year ended December 31, 2025
 - b. Approval/Authorization for 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, 2026 – June 19, 2027).
 - c. Approval/Authorization for Executive Director to execute documents between GPCID and Selective Insurance Company for the purpose of providing workers compensation insurance coverage (June 20, 2026 – June 19, 2027).
 - d. Approval/Authorization for Executive Director to execute documents between GPCID and Travelers Insurance Company for provision of Directors and Officers Liability and Employment Practices liability coverage (June 20, 2026 – June 19, 2027).
 - e. Approval/Authorization for Executive Director to execute documents between GPCID and Cowbell Insurance Company for provision of cyber liability coverage (June 20, 2026 – June 19, 2027).
- V. RECESS FOR CAUCUS OF ELECTORS – 7:45 A.M.
 - a. Post 2 (Caltabiano) 2-year balance of term - Majority of votes; Post 3 (Wiener) 3-year term - Majority of votes; and Post 6 (Edwards) 3-year term - Majority of votes by value.
- VI. ADJOURN CAUCUS OF ELECTORS/RECONVENE BOARD MEETING
 - a. Call for motion to ratify election of Posts 2, 3 and 6

- b. Oath of Office
- c. Election of Board Officers

VII. ACTION ITEMS (Continued)

- a. Approval/Authorization for the Chairman to execute a Security Agreement between GPCID and Signal effective June 1, 2026.
- b. Adopt a Resolution of the Board of Directors of the GPCID Levying its 2026 Property Tax Millage Rate.
- c. Approval/Authorization for Executive Director to execute documents between GPCID and Highland Insight to prepare an economic impact analysis package assessing the Gwinnett Place area.
- d. Approval/Authorization for Executive Director to execute documents between GPCID and KB Advisory Group for the preparation of an application seeking the designation of a Gwinnett Place Federal Opportunity Zone.
- e. FY 2026 Operating and Maintenance Budget Adjustment
- f. Adopt updates to GPCID's Personnel Policies and Guidelines

VIII. REPORTS & REMARKS

- a. Treasurer's Report
- b. Chairman Remarks
- c. Board Member Remarks
- d. Attorney Remarks
- e. Executive Director Remarks
 - i. Gwinnett Place Mall Site Redevelopment Update: Matthew Elder, Deputy Director, Gwinnett County Department of Planning and Development
 - ii. Partnership Gwinnett: Kevin Carmichael, Senior Vice President, Economic Development, Partnership Gwinnett
 - iii. Gwinnett County Police Department Update: Major Bryan Reavis, Central Precinct, Gwinnett Police Department
 - iv. Public Relations Update: Shayla Strange, communications 21

IX. BOARD PLANNING FACILITATION SESSION (9:00am-3:00pm)

- a. Linnea Miller, Facilitator, Long Table, LLC

X. If needed, Executive session to discuss pending and/or potential litigation, settlement claims, administrative proceedings, or other judicial actions, which is exempt from the open meetings act pursuant to O.C.G.A. section 50-14-2-(1). Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. section 50-14-3-(6).

XI. ANNOUNCEMENTS

XII. PUBLIC COMMENTS

XIII. ADJOURNMENT