

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
SPECIALLY CALLED BOARD MEETING
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
April 29, 2026**

MINUTES

Attendees

<i>Board Members:</i>	Greg Flythe	Alice Kim	Ondria Jett
	Romi Patel	Trey Ragsdale	Ben Vo
	Leo Wiener		

<i>Board Observers:</i>	Tim Hur	Chris McGahee
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<i>Staff:</i>	Joe Allen	Glenn Wisdom
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<i>Legal:</i>	Lynn Rainey
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Chair Ragsdale called the meeting to order at 7:30 a.m. and welcomed all in attendance.

Mr. Wiener motioned to approve the proposed meeting agenda; seconded by Ms. Jett and unanimously approved 4-0 (Greg Flythe and Ben Vo had not been elected to the board).

Mr. Wiener motioned to approve the Minutes from the February 11, 2026 Regular Business Meeting; seconded by Ms. Jett and unanimously approved 4-0.

Action Items

2025 Independent Auditors' Report

Following an overview by Mr. Allen of the issuance by Smith and Howard of a clean, unqualified opinion with no deficiencies, Mr. Wiener motioned to accept the Independent Auditor's Report of the Financial Statements of the GPCID for the year ended December 31, 2025; seconded by Ms. Jett and unanimously approved 4-0.

Insurance Agreements

Following an overview by Mr. Allen regarding the competitive process for the various insurance policy coverages and premiums, Mr. Wiener 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, 2026 –

June 19, 2027) for an amount not to exceed \$16,511.00/annual and for the purpose of providing workers compensation insurance coverage (June 20, 2026 – June 19, 2027) for an amount not to exceed \$1,319.00/annual; with Travelers Insurance Company for the provision of Directors and Officers Liability and Employment Practices Liability coverage (June 20, 2026 – June 19, 2027) for an amount not to exceed \$1,463.00/annual, and with Cowbell Insurance Company for the provision of cyber liability coverage (June 20, 2026 – June 19, 2027) for an amount not to exceed \$1,794.00/annual; seconded by Mr. Ragsdale and unanimously approved 4-0.

Security Agreement

Following an overview of the multi-year agreement parameters by Mr. Allen, Mr. Wiener motioned to authorize the Chairman to execute a Security Agreement between GPCID and MG Security Atlanta, LLC effective June 1, 2026 for an amount not to exceed \$312,628.00/annual; seconded by Ms. Jett and unanimously approved 4-0.

2026 O&M Budget Adjustment

Following an overview by Mr. Allen related to the reduction in salaries, Mr. Wiener motioned to approve the budgetary adjustments; seconded by Ms. Jett and unanimously approved 4-0.

2026 Property Tax Millage Rate Resolution

Mr. Wiener motioned to approve the Resolution of the Board of Directors of the GPCID setting its 2026 property tax rate at 5.0 (five) mills; seconded by Ms. Jett and unanimously approved 4-0.

Economic Impact Analysis

Mr. Wiener motioned to authorize the Executive Director to execute documents between GPCID and Highland Insight to prepare an economic impact analysis package assessing the Gwinnett Place area for a base amount not to exceed \$39,750.00; seconded by Mr. Patel and unanimously approved 4-0.

Federal Opportunity Zone Application

Mr. Wiener motioned to authorize the 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 for a base amount not to exceed \$19,500.00; seconded by Mr. Patel and unanimously approved 4-0.

Revolving Line of Credit

Mr. Patel motioned to authorize the Chairman and Secretary/Treasurer to execute documents between GPCID and Renasant Bank for the renewal of the \$1,100,000.00 revolving line of credit; seconded by Ms. Kim and unanimously approved 4-0.

Personnel Policies

Following a review of the recommended personnel policies and guidelines document by Mr. Allen, Ms. Kim motioned to accept the submitted Personnel Policies and Guidelines; seconded by Ms. Jett and unanimously approved 4-0.

Caucus of Electors

At 7:45 a.m. the Caucus of Electors was convened for the purpose of conducting an election for Posts 2, 3 and 6.

Mr. Rainey began the Caucus by reviewing the process used to advertise the Caucus and election in the Gwinnett Daily Post for four consecutive weeks in advance of the Caucus and that the Caucus was open to all CID taxpayers. All CID Electors are eligible for nomination in the election. The proposed Rules of Caucus were reviewed by Mr. Rainey and discussed.

Mr. Ragsdale motioned to accept the Rules of Caucus for the election; seconded by Mr. Wiener and unanimously approved.

BOARD ELECTIONS:

Post 2 Election

Mr. Wiener nominated Mr. Ben Vo for Post 2. Mr. Tim Le nominated himself for Post 2. There being no further nominations, Mr. Wiener motioned to close the nominations; seconded by Mr. Ragsdale and unanimously approved. The candidates introduced themselves to the Caucus. Electors cast written ballots. Mr. Vo was elected to fulfill the 2-year balance of the term.

Post 3 Election

Ms. Wiener nominated himself for Post 3. There being no further nominations, Mr. Ragsdale motioned to close the nominations; seconded by Mr. Patel and unanimously approved. Mr. Wiener motioned that the casting of written ballots be waived, and the vote be conducted by voice; seconded by Mr. Vo and unanimously approved. Mr. Rainey called for a voice vote with Mr. Wiener being elected for a three-year term by unanimous vote.

Post 6 Election

Mr. Wiener nominated Greg Flythe for Post 6. Mr. Tim Le nominated himself for Post 6. There being no further nominations, Mr. Wiener motioned to close the nominations; seconded by Ms. Kim and unanimously approved. The candidates introduced themselves to the Caucus. Electors cast written ballots. Mr. Flythe was elected for a three-year term.

Mr. Rainey administered the oath of office to Messrs. Vo, Wiener and Flythe.

At 8:15 a.m. Mr. Ragsdale motioned to adjourn the Caucus; seconded by Ms. Jett and unanimously approved.

Election Ratification

Mr. Wiener motioned to certify the votes of the April 29, 2026 Caucus of Electors; seconded by Mr. Ragsdale and unanimously approved 7-0 (Greg Flythe and Ben Vo being duly elected to the board).

Election of Officers

Mr. Rainey conducted the election of Board officers. Mr. Ragsdale nominated himself for Chair; Ms. Kim for Vice-Chair, and Mr. Wiener for Secretary/Treasurer; seconded by Mr. Wiener. Mr. Ragsdale, Ms. Kim, and Mr. Wiener were unanimously elected to the officer positions.

Treasurer's Report

Mr. Allen presented the following account summary for February and March 2026:

Checking Account

February 1, 2026 Beginning Balance:	\$ 11,873.76
March 31, 2026 Ending Balance:	\$ 20,610.68

Money Market Account

February 1, 2026 Beginning Balance:	\$ 146,229.98
March 31, 2026 Ending Balance:	\$ 193,350.79

Custody Account

February 1, 2026 Beginning Balance:	\$3,521,455.79
March 31, 2026 Ending Balance:	\$3,389,217.38

Grand Total Account

February 1, 2026 Beginning Balance:	\$3,679,559.53
March 31, 2026 Ending Balance:	\$3,603,178.85

As of March 31, 2026, the GPCID had approximately \$3.6 million in cash. Mr. Allen encouraged board members to review the monthly financial summaries and expenditures for February and March 2026. Mr. Wiener motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Jett and unanimously approved 7-0.

Executive Director's Remarks

- Mr. Matthew Elder, Deputy Director, Gwinnett County Department of Planning and Development, provided an update on the Gwinnett Place Mall site

redevelopment efforts and other Gwinnett County-led initiatives benefiting the Gwinnett Place area.

- Mr. Kevin Carmichael, Senior Vice President, Economic Development, Partnership Gwinnett, provided an update on economic development efforts.
- Major Bryan Reavis, Central Precinct, Gwinnett Police Department, provided an area public safety update.
- Ms. Shayla Strange, communications 21, provided a public relations/marketing update.

Board Planning Session

At 9:10am, Linnea Miller, Facilitator, Long Table, LLC, began the board planning session.

- Board Introductions
- Strengths Hunt
- 5 Voices
- Working Lunch
- 2025 Planning Session Recap
- Control the Controllables
- Discussion Topics
- CORE Process
- See attached report on action items

The meeting was adjourned at 2:55 p.m.

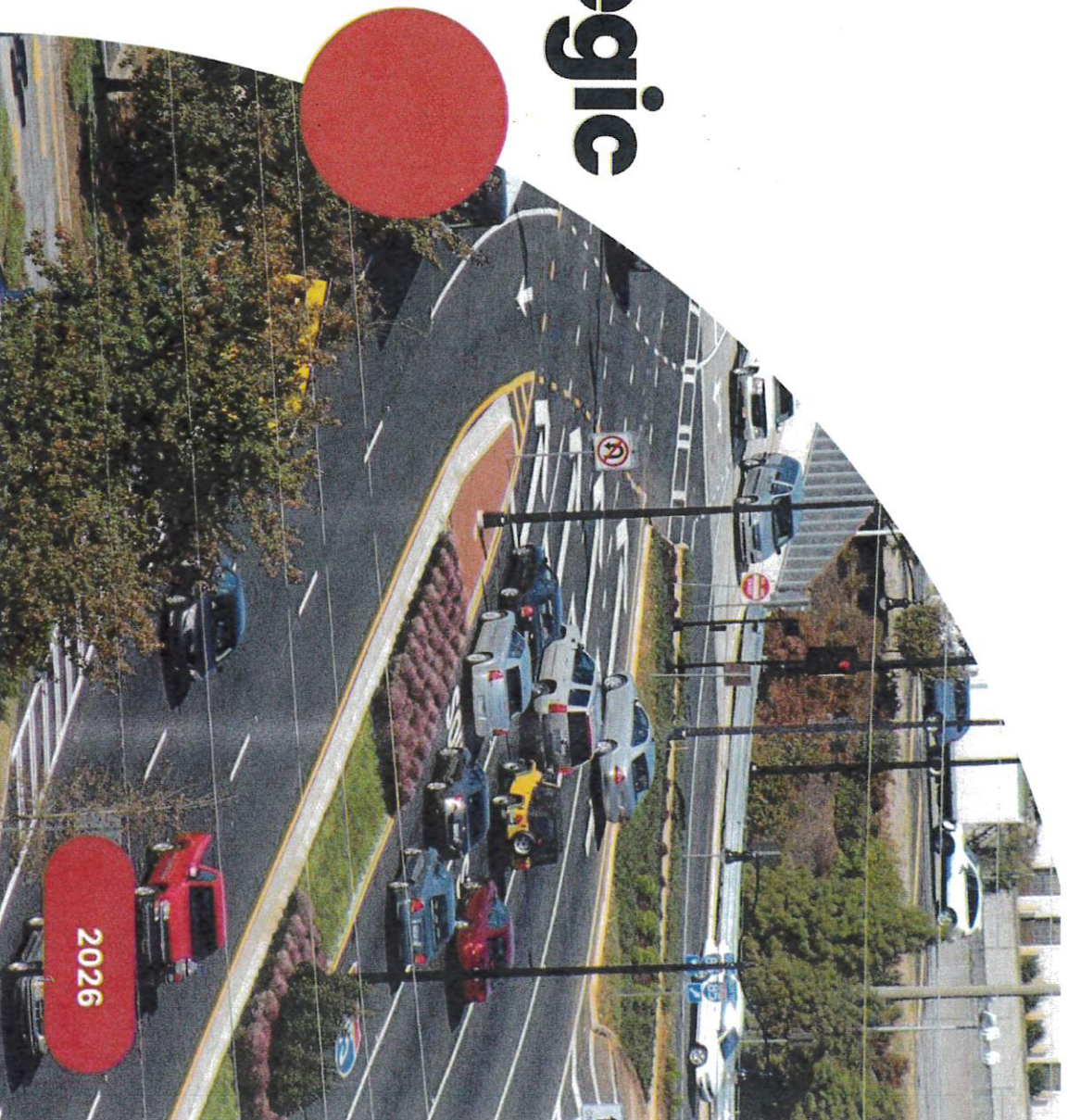
Approved by the Board this
20th day of August 2026.

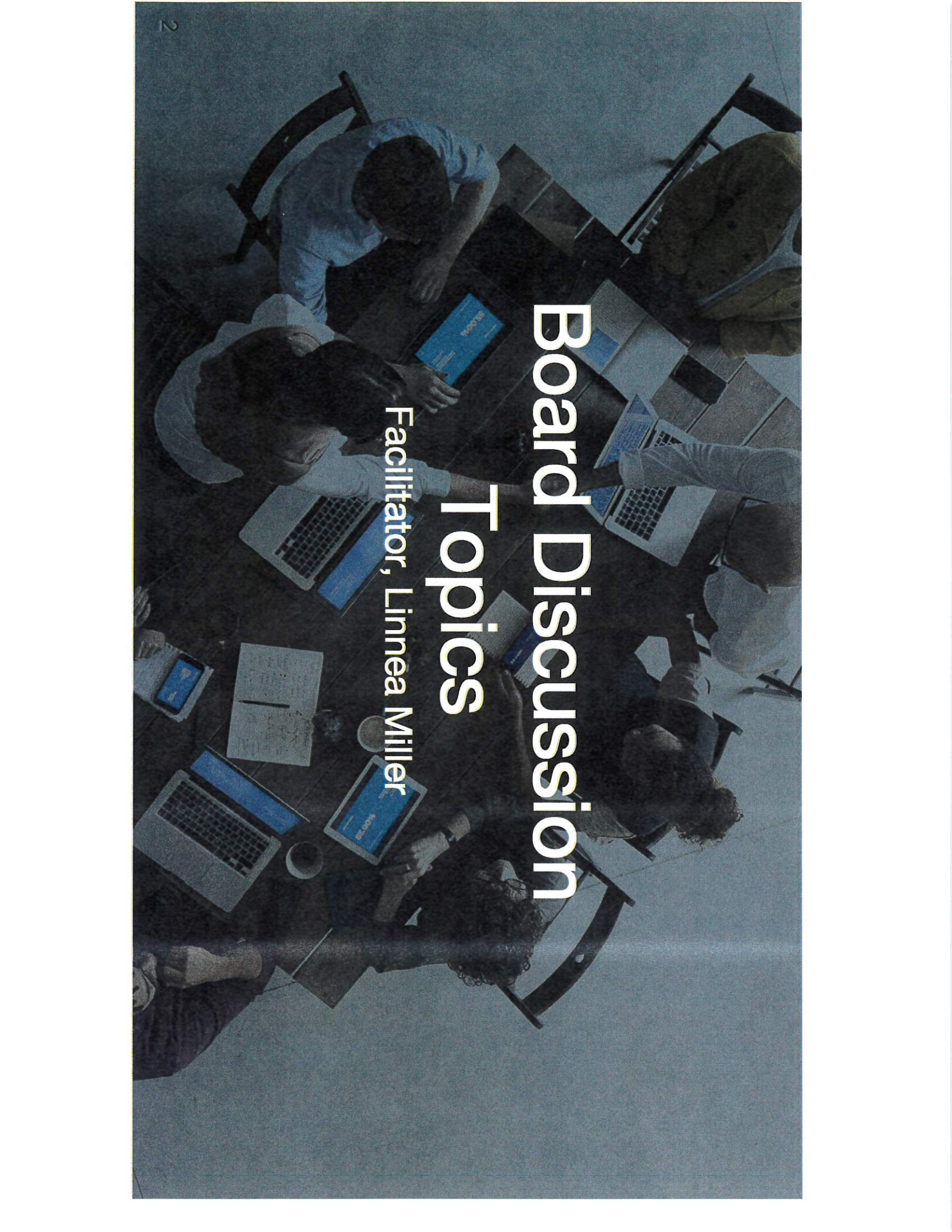
Leo Wiener
Secretary

LONGTABLE

Gwinnett Place CID
Board Planning Session

2026 Strategic Planning Session



A high-angle, top-down photograph of a group of people sitting around a dark wooden table. The scene is dimly lit, with light coming from the left, creating a professional and focused atmosphere. Several laptops and tablets are open on the table, displaying various content. The people are engaged in a collaborative discussion, with some looking at the devices and others looking towards each other. The overall tone is serious and professional.

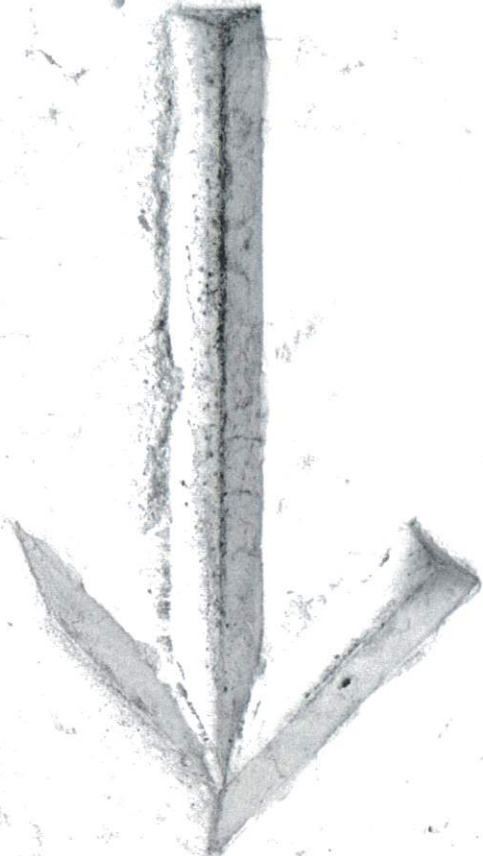
Board Discussion

Topics

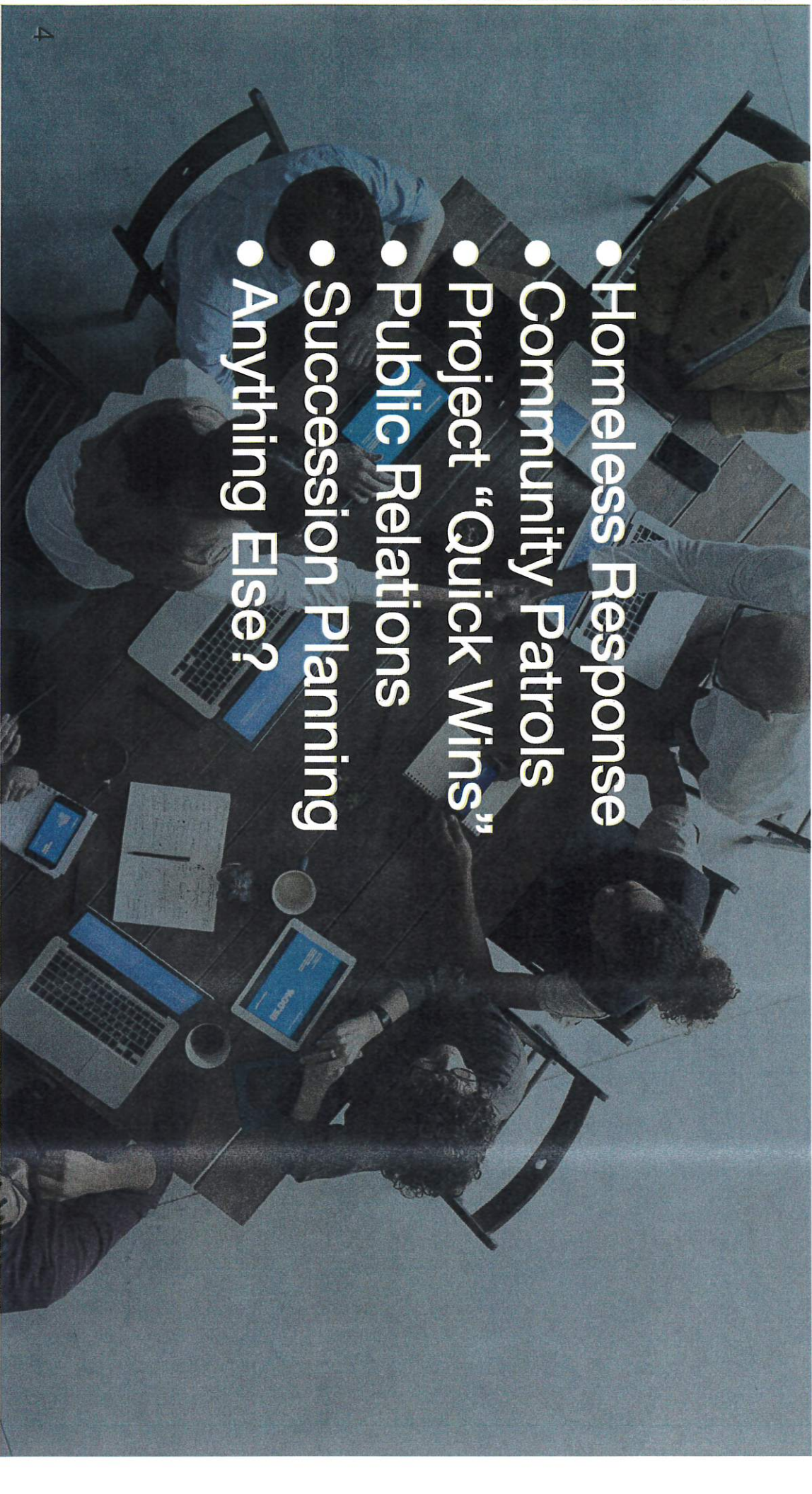
Facilitator, Linnea Miller

The CORE Process

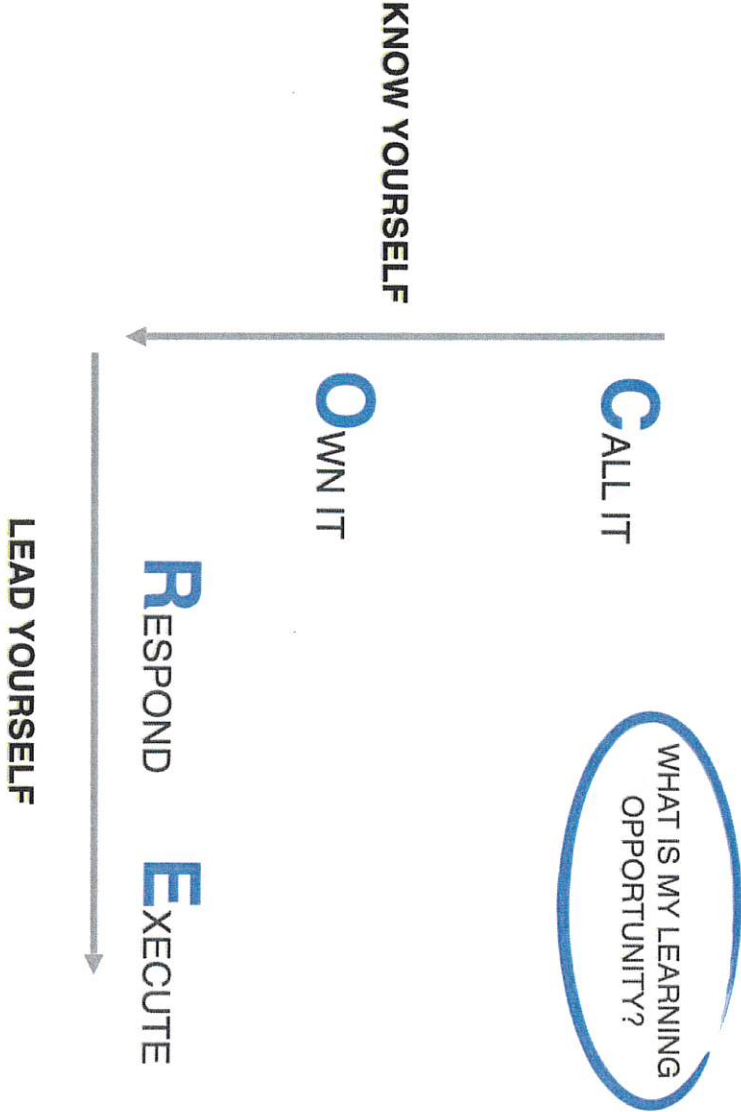
A framework for identifying priorities & goals, and a roadmap to ensure that commitments turn into action with accountability.



**FROM THE BOARD TOPICS,
CHOOSE TOP 3 THAT YOU
WILL PRIORITIZE TODAY.
(WE WILL DISCUSS ALL IF TIME ALLOWS.)**

- 
- A high-angle, top-down photograph of a group of people sitting around a dark wooden table. There are at least five people visible, some with their backs to the camera and others facing it. They are all focused on their work, with several laptops and tablets open on the table. The scene is dimly lit, with a blueish-grey color cast. The text of the list is overlaid on the right side of the image.
- Homeless Response
 - Community Patrols
 - Project “Quick Wins”
 - Public Relations
 - Succession Planning
 - Anything Else?

CORE PROCESS



GIANT

Source: Williamson, Kubicek, Cockram

© Pub House



CALL IT

What do you believe the biggest role and/or priorities for GPCID should be in 2026?

*Write your answers on the sticky notes in front of you.
One thought per sticky note, please.*

OWN IT - PART 1

Why does this matter?

What's the ROI for GPCID's stakeholders?

*Write your answers on the sticky notes in front of you.
One thought per sticky note, please.*

OWN IT - PART 2

What happens if we do this? (our preferred future)

What happens if we don't?

What happened the last time we tried? (if we did)

*Write your answers on the sticky notes in front of you.
One thought per sticky note, please.*

RESPOND

What are realistic expectations?

What will we do? (be specific)

Who will do it? (roles & responsibilities)

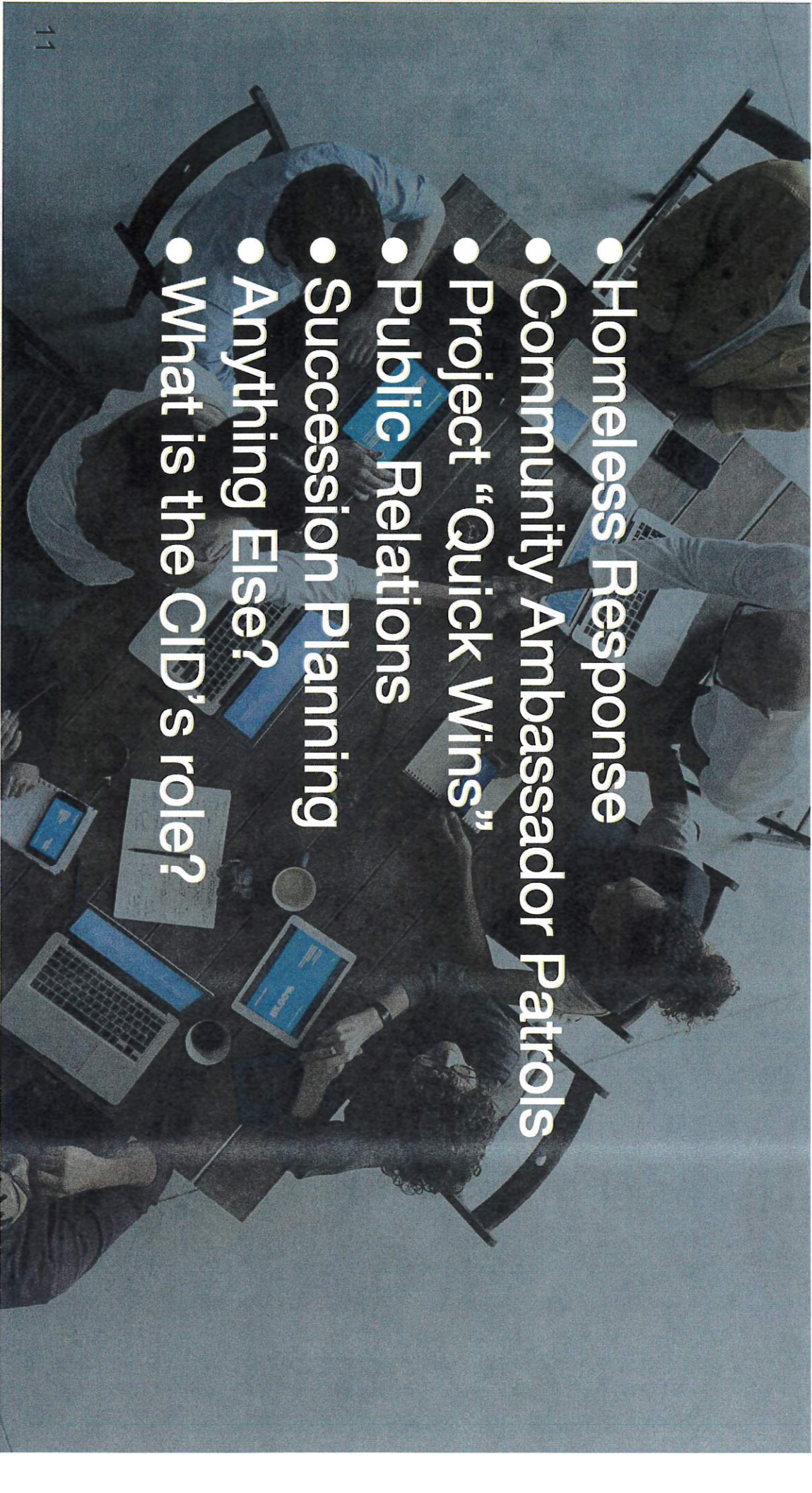
Write your answers on the sticky notes in front of you.

One thought per sticky note, please.

EXECUTE

When will this happen? (timelines, deadlines, etc..)
How will we know we're on-track and/or successful?
(accountability)

*Write your answers on the sticky notes in front of you.
One thought per sticky note, please.*

- 
- A group of people are sitting around a dark wooden table in a meeting room. They are looking at laptops and tablets. The room has a modern, industrial feel with exposed brick walls and a large window in the background. The lighting is warm and focused on the table.
- Homeless Response
 - Community Ambassador Patrols
 - Project “Quick Wins”
 - Public Relations
 - Succession Planning
 - Anything Else?
 - What is the CID’s role?

Unhoused and Homelessness Response

Homelessness Response

CID Actions to Explore:

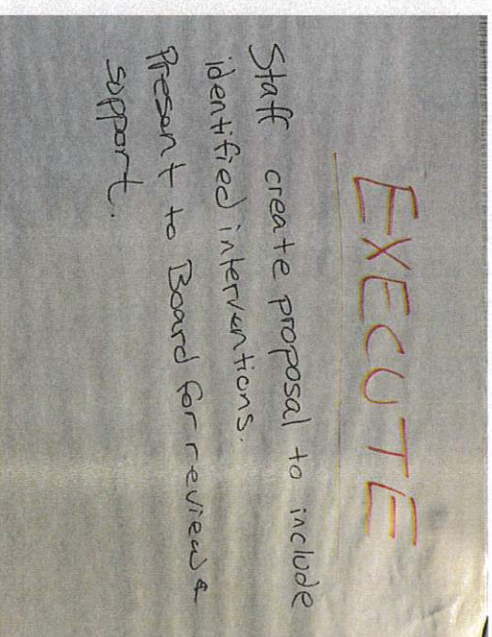
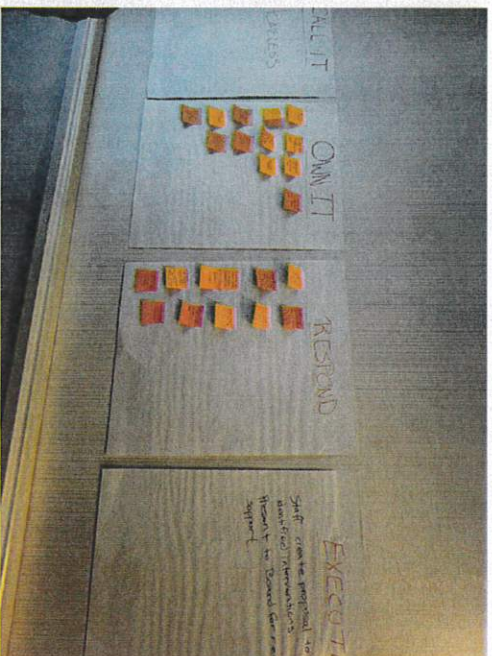
- Consider whether the CID should provide limited assistance funds for staff use in specific situations (e.g., small emergency needs such as purchasing a battery/alternator, gift cards for food, etc).
- Provide backpacks with basic items (toiletries, blankets, water, snacks, etc.).
- Purchase and distribute Ride Gwinnett/MARTA/Greyhound bus passes for individuals in need.
- Serve/provide support to Gwinnett County Homelessness Taskforce
- Assist with funding a study, similar to studies conducted in DeKalb and Cobb Counties, related to scope of homelessness and potential solutions.

Homelessness Response

Board Comments:

- Call GCPD when issues appear on property
- Lobby government officials
- Provide resources to property owners on how to respond
- Explore a greater resources that can help solve the larger problem
- Push new mall owner
- Partner with intake and shelters to relocate homeless out
- Get business to get involved with CID. Increase patrols. More lighting (no dark areas). Relay information to homeless.
- Connect with local non-profits to partner to work together.
- Create process of how best to provide assistance (gift cards, bus tickets). Fund study on homelessness along I-85 corridor.
- Limit assistance funds up to \$150.
- Staff create proposal to include identified interventions. Present to board for review and support.

The CORE Process (Homelessness)



A major topic of interest and discussion for the Board was **Homelessness**. Concerns (**Own It**) centered around public nuisance and safety, deterrence to tourism and economic activity, safety and well-being for CID staff, as well as perception of the area and human compassion. Proposed solutions (**Response**) involved lobbying Gwinnett County leadership for greater attention, study, and resources, calling GCPD, identifying partnerships with local nonprofits/shelters, “quick wins” investments such as limited assistance (\$150), lighting and infrastructure improvements. **Execute** staff to research and propose identified interventions for Board review.

Enhancing Community Patrol Ambassadors

Enhancing Community Patrol Ambassadors

- **CID Actions to Explore:**
 - Evaluate hiring additional ambassadors/officers.
 - Consider incorporating alternative modes of transportation (walking, bicycle, Segway) beyond patrol vehicles.
 - Explore a Block by Block-type program.
- **Board Action:**
 - Additional patrol approved during April 2026 board meeting.

The CORE Process (Community Patrols)

Topic not discussed with great depth as a discussion item because it was seen as a necessary investment and solution to the Homelessness topic. Board approved greater funding to add more community patrols.

Project “Quick Wins”

Project “Quick Wins”

CID Actions to Explore:

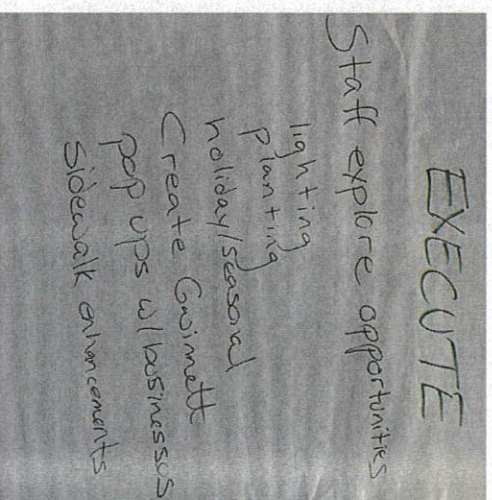
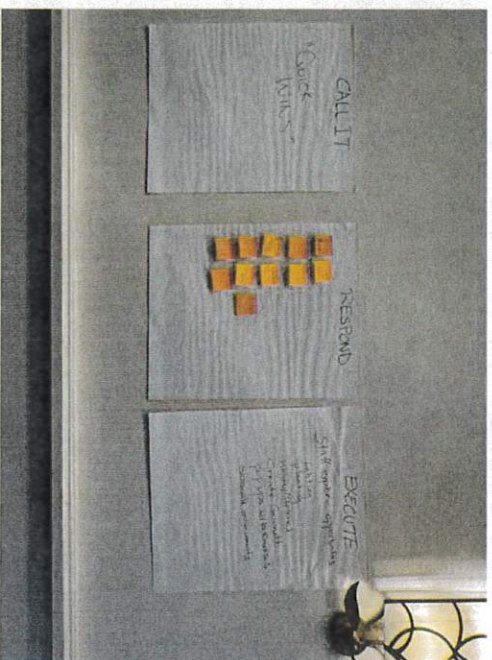
- Identify projects under \$50,000 that require no right-of-way acquisition.
- Consider completing 3-5 annually or combining funds for larger impact projects.
- Examples include:
 - Murals on retaining walls (large murals can cost \$200,000). An owner of Mall Corners shopping center has offered use of large retaining wall fronting Satellite Boulevard for a possible mural.
 - Decorative crosswalks (Painted crosswalks can cost \$120,000).
 - Public art installations (Large sculptures can cost \$300,000).
 - Create a public art fund.
 - New banner designs/installation.
 - Seasonal plantings, holiday decorations. tree lights along Pleasant Hill Road.
 - Additional public safety technology (more cameras/drones). Current feedback from police indicates no immediate need.
 - Installation of pedestrian lighting, benches, trash cans, etc. along Pleasant Hill Road, Satellite Boulevard, Steve Reynolds Boulevard.
 - Upgrade transit stations (True North CID: \$40,000 per shelter for landscape/hardscape improvements. Partnership with MARTA and local government).

Project “Quick Wins”

Board Comments:

- Stranger Things selfie wall. Partner with Create Gwinnett for a mural plan. Partner with LA Fitness to create pop up workout stations.
- Investigate creative opportunities and report back to board
- Seasonal plants and tree lights along Pleasant Hill Road
- Identify Instagram branding opportunities. Organize a mural competition.
- Install more lighting, trash cans. Paint crosswalk. Add holiday banners and decorations.
- Sidewalk enhancing. Pressure wash. Add flowers.
- Seasonal plantings. Holiday décor. Tree lights are easy.
- Art structure on roundabout
- Figure out areas where pedestrian lighting and walkways are needed

The CORE Process (Quick Wins)



The Board wanted to execute “Quick Wins” to utilize monies in the budget, gain momentum for bigger projects and to incent future investment (**Own It**). Proposed solutions (**Response**) included seasonal and holiday decorations and tree lights, painted crosswalks/murals/art installations, more lighting, signage and trash cans. Seasonal plantings (flowers) and pressure washing for cleanliness and beautification. Consensus to explore whether public art could be utilized to support efforts for business investment, image, tourism and public safety **Execute** Staff to explore opportunities for lighting, planting, holiday/seasonal decor, pop-ups with businesses, sidewalk enhancements and partnership with Create Gwinnett (art). ²²

Expand Area Public Relations

Expand Area Public Relations

CID Actions to Explore:

- Promote area businesses more aggressively and comprehensively than current efforts.
- Consider evolving into a “mini-Chamber of Commerce” or “Explore Gwinnett”-type support entity.
- Organize public events (5K runs, movie nights, etc.). Create a program director position.
- Partner with Explore Gwinnett to attend and support promotional events tied to area hotels and tourism.
- Expand social media presence, potentially adding TikTok (would significantly increase the PR/C21 budget).

Expand Area Public Relations

Board Comments:

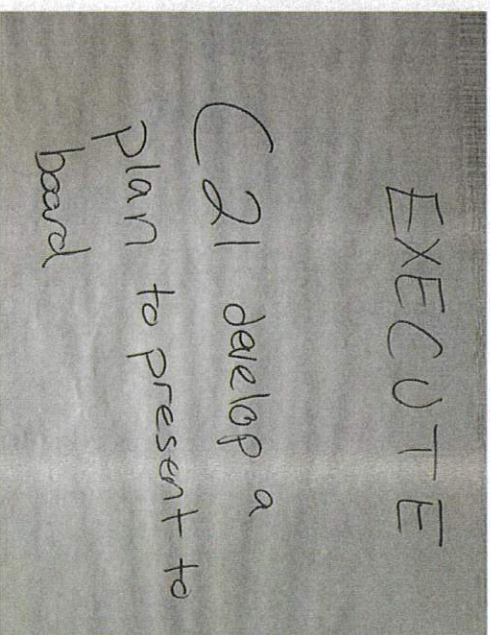
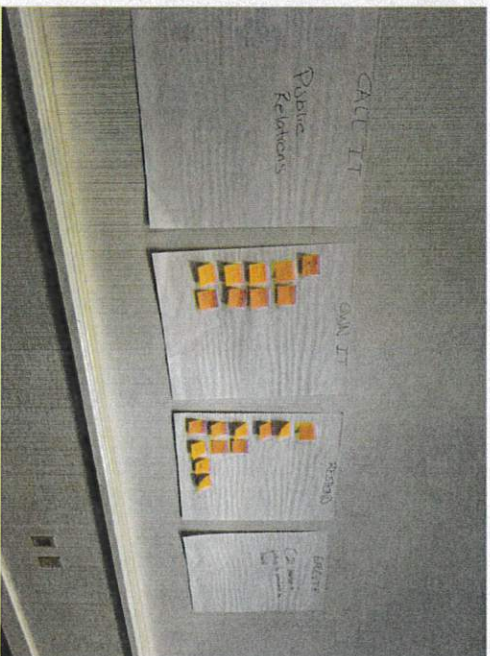
- Counter negative perceptions of the area.
- Increase \$\$/funding for growth and other opportunities
- Awareness brings the community together for further growth
- Need awareness to attract interest to the CID
- Help facilitate what we are doing
- Growth, increase property values. Give reason to try a business in the CID. Help local business grow.
- PR matters because (hopefully) it will entice businesses to invest and grow in the area
- Broader influence on outcome. Create and increase awareness.

Expand Area Public Relations

Board Comments:

- Have C21 develop a game plan
- CID pay for a social media influencer
- Reach out to food bloggers to tag GPCID
- Identify influencers. Encourage local businesses to post and then the CID repost. Create unique content.
- Host public events (kid-related). Engage local business to advertise or participate.
- Partner with Explore Gwinnett to attend and support events and fund events
- Start TiKTok to expand social media
- Create TiKTok. Partner with Business X Radio. Create podcasts on CID and businesses.
- PM the users to post and tag so the CID can reshare.
- Ask the community to start making videos of the area
- Organize public events. Increase social media awareness. More print media signs.
- Program events will be key once mall site opens.
- C21 develop a plan to present to the board

The CORE Process (Public Relations)



Public Relations was a discussion item for the Board. PR was seen as important (**Own It**) to validate the work of the CID, to bring awareness and attract tourism and business investment to the CID. It was also seen as a tool to grow the GPCID investors or boundaries, to control narratives, manage perceptions and celebrate what is thriving in the GPCID. (**Response**) Discussion involved several ideas to expand social media via Tik Tok & YouTube, possibly using influencers & Explore Gwinnett to market the CID. Public events or promotion of existing investor events should be considered. C21 should study options for evaluation. (**Execute**) C21 to develop a plan to present for Board review and approval.

Succession Planning & Organizational Readiness

Meeting Schedule and Format

CID Actions to Explore:

- Consider changing the current meeting time from the second Wednesday at 7:30 a.m.
- Should we move to more virtual meetings?
- If we prefer in-person meetings, we will need board members to commit to attending, as achieving a quorum for in-person meetings has been challenging over the past year.

Succession Planning and Organizational Readiness

CID Actions to Explore:

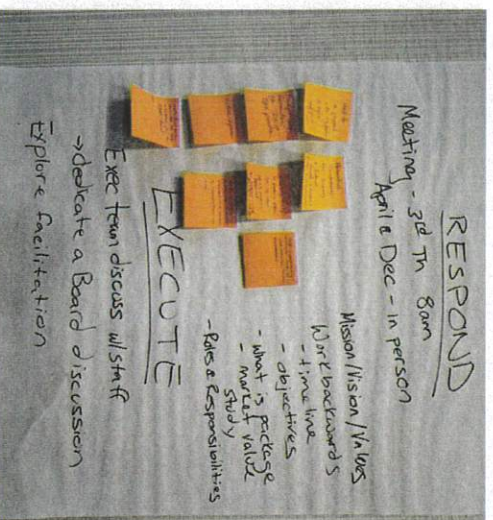
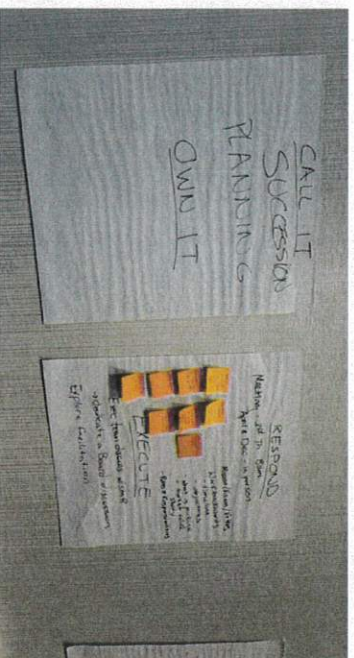
- Update policies.
- Develop SOPs for operations.
- Review and organize office files.
- Transition for Director of Operations position.
- When mall site area redevelops, move office to the site.
- Need an office?

Succession Planning and Organizational Readiness

Board comments:

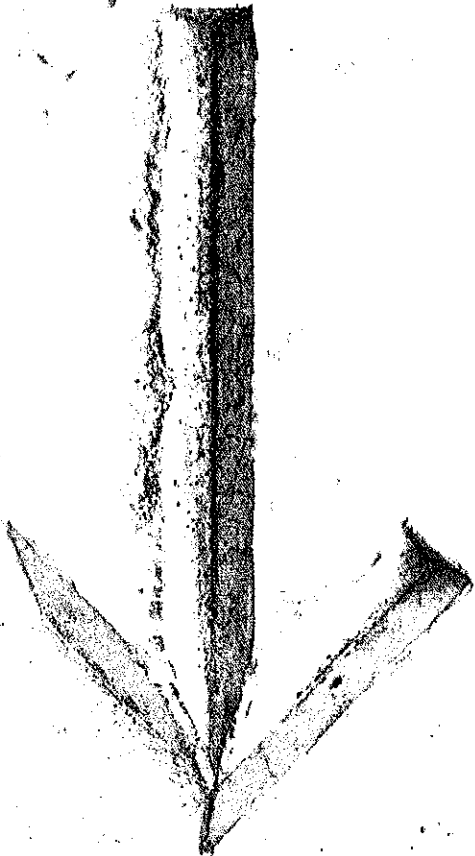
- Move meeting to third Thursday at 8am. April and December meetings must be in person.
- Need to be prepared with information/package to replace staff positions
- Identify potential candidates for Glenn and future board members. Board member network.
- Develop SOP to better understand scope of work and role
- Identify timing for replacing Leo, Joe, Glenn, others. Identify prospective replacements. For staff positions, hire search firm or use word of mouth.
- Review mission/vision/values
- Maintain office space
- Explore new office space that is most efficient and central to GPCID
- Create board ad hoc committee to look at succession planning for staff/board
- Executive team discuss with staff
- Dedicate a board discussion to topic
- Explore outside facilitation

(Organization & Succession Planning)



A necessary discussion for the Board was **Organizational Matters & Succession Planning**. Concerns (**Own It**) centered around meeting schedules, mission/vision/values definition, roles & responsibilities of the Board and staff and succession planning for Board & staff. Proposed solutions (**Response**) involved moving meeting to 3rd Thursdays at 8am with the goal of two (2) in-person meetings (April & December). Other solutions included maintaining office space, identifying candidates to replace Glenn & board succession, hiring a consultant to assist with Mission/Vision/Values & Roles and a recruiter for staff needs. (**Execute**) Executive Director to have discussion with the Executive Board, then dedicate a full Board meeting to topic and explore facilitation needs.

Next Steps



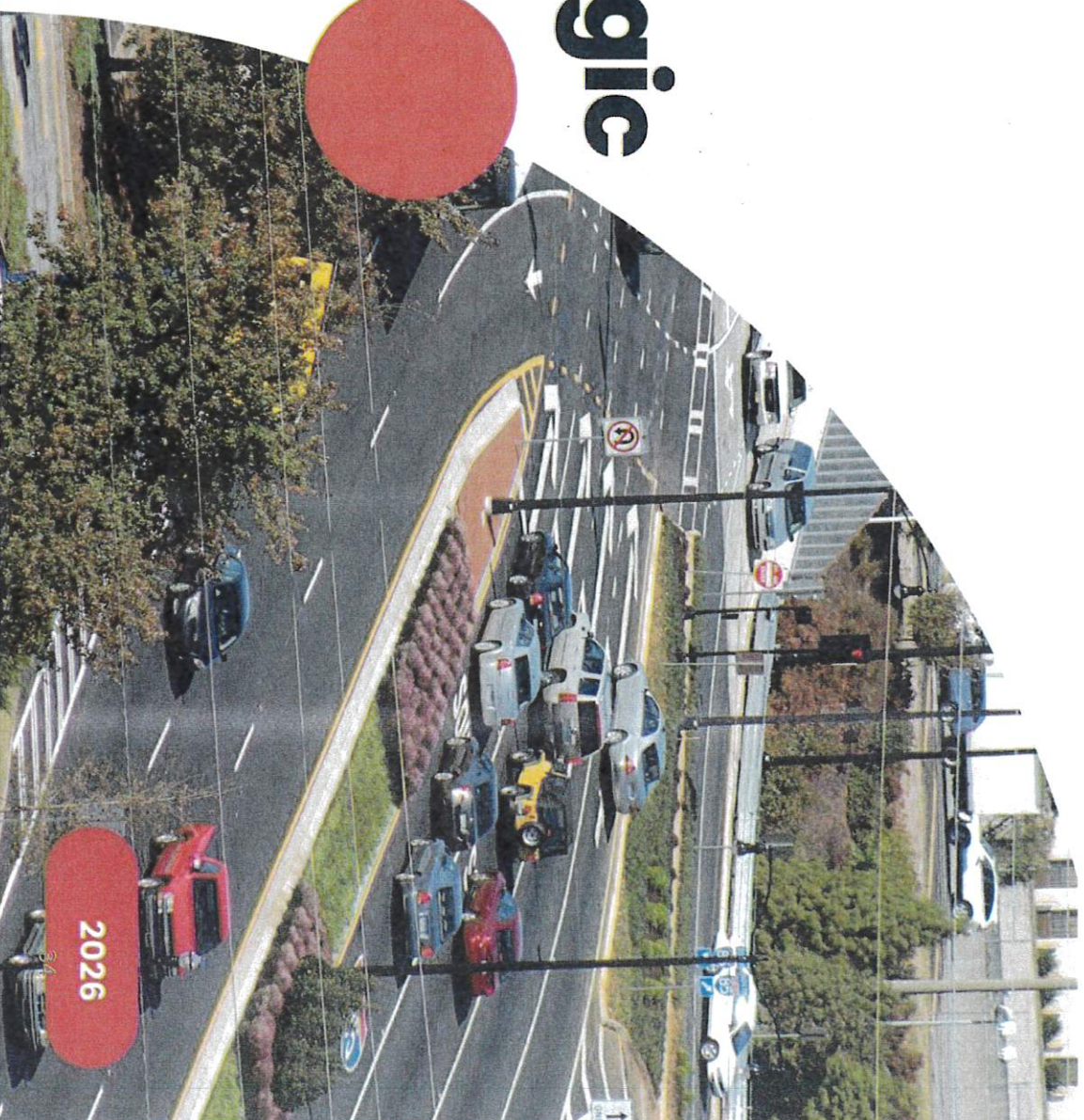
Are we clear?

Are we aligned?

Any questions or feedback?

Gwinnett Place CID
Board Planning Session

2026 Strategic Planning Session



Document Details

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Fingerprint	f6b8dbe10f620cb2ebbf3c255506ddf1
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