GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
BOARD MEETING
By Video Teleconference
August 20, 2026

MINUTES

Attendees			
Board Members:	Greg Flythe	Ondria Jett	Alice Kim
	Romi Patel	Trey Ragsdale	Ben Vo
	Leo Wiener		
Board Observers:	Tim Hur	Chris McGahee	
Staff:	Joe Allen	Glenn Wisdom	
Legal:	Lynn Rainey		

Chair Ragsdale called the meeting to order at 8:00 a.m. and welcomed all in attendance.

Mr. Wiener motioned to approve the proposed meeting agenda; seconded by Mr. Flythe and unanimously approved 7-0.

Mr. Wiener motioned to approve the Minutes from the April 29, 2026 Business Meeting and Caucus of Electors; seconded by Ms. Jett and unanimously approved 7-0.

Action Items

2026 Independent Auditors' Report

Mr. Wiener motioned to authorize the Executive Director to execute documents with Smith & Howard to perform the Independent Auditor's Report of the Financial Statements of the GPCID for the year ending December 31, 2026 for an amount not to exceed $17,000.00; seconded by Mr. Vo and unanimously approved 7-0.

Create Gwinnett Partnership Agreement

Following an overview by Mr. Allen regarding the agreement details, Mr. Flythe motioned to authorize the Chairman to execute an agreement with Create Gwinnett, Inc. to support the implementation of the Gwinnett County Creative Economy Master Plan and provide localized services and project support benefiting the GPCID for an amount not to exceed $5,000.00; seconded by Mr. Patel and unanimously approved 7-0.

Create Gwinnett Placemaking Pilot Agreement

Following an overview by Mr. Allen regarding the agreement details and associated outreach public outreach efforts, Mr. Wiener motioned to authorize the Chairman to execute an agreement with Create Gwinnett, Inc. for professional creative placemaking services including project management, grant administration, artist coordination and implementation of the GPCID placemaking pilot for an amount not to exceed $25,790.00; seconded by Ms. Jett and unanimously approved 7-0.

Transportation Assistance Coordination Procedures
Following an overview by Mr. Allen related to the joint efforts with Gwinnett County Health and Human Services' One Stop for Help team to develop a coordinated approach to addressing homelessness in the GPCID, with a focus on transportation assistance, Mr. Wiener motioned to approve the GPCID Transportation Assistance Coordination Procedures along with a budget not to exceed $5,000.00 for the remainder of FY 2026; seconded by Ms. Kim and unanimously approved 7-0.

Microsoft 365 Copilot Licenses
Following an overview by Mr. Allen of the AI Readiness and Governance Assessment prepared by Grace Computer Resources, Mr. Flythe motioned to authorize the Executive Director to procure Microsoft 365 Copilot Licenses for GPCID staff to support productivity, document review, meeting preparation, task management, and evaluation of responsible AI applications for an amount not to exceed $300.00 for the remainder of FY 2026; seconded by Ms. Kim and unanimously approved 7-0.

Review of the 2026-2028 Draft Marketing Plan and Logo Refresh
Board members were encouraged to review the draft roadmap and the five refreshed GPCID logo concepts with new tagline "A Place for All." Board members will review the roadmap and logo concepts for discussion/decision at the October 15, 2026 board meeting.

Landscape Tree Maintenance Services
Following an overview by Mr. Allen regarding the proposed plan to establish a proactive approach to protecting the 138 streetscape trees along Pleasant Hill Road though routine pruning, root treatments, regular inspection and a phased replacement of declining trees, Mr. Winer motioned to authorize the Executive Director to execute documents between GPCID and Russell Landscape, LLC for deadwood pruning and root injection treatments for an amount not to exceed $13,631.75 for the remainder of FY 2026; seconded by Ms. Jett and unanimously approved 7-0.

Korean Festival Sponsorship
Following an overview by Mr. Allen regarding the sponsorship request by the Korean Festival Foundation, Mr. Wiener motioned to authorize the Executive Director to increase Budget Line Item 6418-Public Relations by $4,558.00 to provide direct financial support in the amount of $2,500.00 and in-kind support of

$2,058.00 for the 2026 Korean Festival at Gwinnett Place Mall; seconded by Mr. Vo and unanimously approved 7-0.

Treasurer's Report
Mr. Allen presented the following account summary for April, May, June, and July 2026:

Checking Account

April 1, 2026 Beginning Balance:	$ 20,610.68
July 31, 2026 Ending Balance:	$ 24,069.77

Money Market Account

April 1, 2026 Beginning Balance:	$ 193,350.79
July 31, 2026 Ending Balance:	$ 229,228.13

Custody Account

April 1, 2026 Beginning Balance:	$3,389,217.38
July 31, 2026 Ending Balance:	$2,973,187.27

Grand Total Account

April 1, 2026 Beginning Balance:	$3,603,178.85
July 31, 2026 Ending Balance:	$3,226,485.17

As of July 31, 2026, the GPCID had approximately $3.23 million in cash. Mr. Allen encouraged board members to review the monthly financial summaries and expenditures for April, May, June, and July 2026. Mr. Wiener motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Kim and unanimously approved 7-0.

Mr. Allen informed the Board that the GPCID will transition its invested operating reserves from its current FDIC-insured custody account with Renasant Bank to Renasant Bank's FDIC-insured cash sweep money market account, an administrative change expected to increase net annual investment income by approximately $11,800.00. The item was presented for information only; no Board action was requested or taken.

Executive Director's Remarks

- Mr. Jonathan Gelber Principal, Highland Insight, presented the initial findings of the 2026 Economic Impact Study.
- Ms. Roxanne Raven, Special Projects Coordinator, Gwinnett County Department of Planning and Development, provided an overview of the Venture Drive Daily Community Overlay District.
- Ms. Meghan Stonebruner, communications 21, provided a public relations/marketing update.

The next scheduled Board meeting will be October 15, 2026 at 8:00 a.m.

The meeting was adjourned at 9:26 a.m.

Approved by the Board this
19th day of November, 2026.

Secretary