

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
AND
CAUCUS OF ELECTORS
Sonesta Gwinnett Place Atlanta
1775 Pleasant Hill Road
Duluth, GA 30096
April 11, 2018**

MINUTES

Attendees

Board Members: Jill Edwards Craig Hudson Trey Ragsdale
James Song Mark Williams
Brett DeLoach (*subsequent to election*)

Board Observers: Tim Hur

Staff: Joe Allen Glenn Wisdom

Legal: Lynn Rainey

In the absence of the Chairman, Vice Chairman Song called the meeting to order at 7:30 a.m. by welcoming all in attendance.

Mr. Williams motioned to approve the proposed Meeting Agenda; seconded by Ms. Edwards and unanimously approved 4-0.

Mr. Williams motioned to approve the Minutes from the February 14, 2018 Regular Monthly Meeting, as presented; seconded by Mr. Ragsdale and unanimously approved 4-0.

Action Items

2017 Independent Auditors' Report

Following an overview and issuance of a clean, unqualified opinion by Mr. David Lee, Smith & Howard, PC, Ms. Edwards motioned to accept the Independent Auditor's Report of the Financial Statements of the GPCID for the year ended December 31, 2017; seconded by Mr. Williams 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. Williams 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, 2018 – June 19, 2019) for a base amount not to exceed \$10,295.00/annual; and with Travelers Insurance Company for the purpose of providing workers compensation insurance coverage (June 20, 2018 – June 19, 2019) for a base amount not to exceed \$1,518.00/annual for the provision of Directors and Officers Liability and Employment Practices Liability coverage (June 20, 2018 – June 19, 2019) for a base amount not to exceed \$1,227.00/annual; seconded by Ms. Edwards and unanimously approved 4-0.

I-85 at Pleasant Hill Road Interchange Study

Following an overview by Mr. Allen of the proposal to study traffic operations and an analyze future growth trends to determine timeframe and volume growth thresholds at which additional major improvements will be necessary, Ms. Edwards motioned to authorize the Chairman to execute documents between GPCID and KCI Technologies, Inc. for a base amount not to exceed \$40,000.00; seconded by Mr. Williams and unanimously approved 4-0. Gwinnett County DOT will reimburse \$32,000.00 in SPLOST planning funds for this study.

2018 Millage Rate Discussion

Following a review by Mr. Rainey of the advertisement requirements related to the 2018 property tax collection and five-year tax history, it was the consensus of the board members to advertise its proposed 2018 property tax millage rate at 5.0 (five) mills, with the final vote on the millage rate to take place at the July meeting.

Treasurer's Report

Mr. Allen presented the following account summaries for February and March 2018:

Checking Account

February 1, 2018 Beginning Balance:	\$ 70,880.23
March 31, 2018 Ending Balance:	\$ 53,680.29

Money Market Account

February 1, 2018 Beginning Balance:	\$2,954,038.27
March 31, 2018 Ending Balance:	\$2,539,163.85

Certificate of Deposit

February 1, 2018 Beginning Balance:	\$ 173,291.63
March 31, 2018 Ending Balance:	\$ 173,790.94

Grand Total Account

February 1, 2018 Beginning Balance:	\$3,198,255.13
March 31, 2018 Ending Balance:	\$2,766,635.08

Mr. Allen noted as of March 31, 2018, the GPCID had approximately \$2.7 million in cash. He encouraged board members to review the monthly financial summaries for February and March 2018. The current cash balance and expected revenues leave an estimated \$2.4 million available at the board's discretion through the end of the GPCID lifecycle ending in 2023.

Ms. Edwards motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Mr. Williams and unanimously approved 4-0.

Board Member's Remarks

Mr. Williams thanked James Song, who is retiring from the Board, for his service to the CID. The CID is well-respected because of Mr. Song's leadership. Mr. Williams also recognized Chairman Charlotte Nash's leadership role during the Georgia General Assembly. She championed efforts related to the transit legislation.

Caucus of Electors

At 7:45 a.m. the Board meeting was recessed to convene the Caucus of Electors for the purpose of conducting an election for Posts 1 and 4. 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. Song motioned to accept the Rules of Caucus for the election; seconded by Mr. Ragsdale and unanimously approved 4-0.

BOARD ELECTIONS:

Post 1 Election

Mr. Song nominated Brett DeLoach for Post 1. There being no further nominations, Mr. Williams motioned to close the nominations; seconded by Ms. Edwards and unanimously approved 4-0. Mr. Song motioned that the casting of written ballots be waived and the vote be conducted by voice; seconded by Mr. Ragsdale and unanimously approved 5-0. (Mr. Hudson had arrived by this time.) Mr. Rainey called for a voice vote with Mr. DeLoach being elected for a three-year term by unanimous vote.

Post 4 Election

Mr. Hudson nominated Mark Williams for Post 4. There being no further nominations, Ms. Edwards motioned to close the nominations; seconded by Mr. Ragsdale and unanimously approved 5-0. Mr. Ragsdale motioned

that the casting of written ballots be waived and the vote be conducted by voice; seconded by Mr. Hudson and unanimously approved 5-0. Mr. Rainey called for a voice vote with Mr. Williams being elected for a three-year term by unanimous vote.

Mr. Rainey administered the oath of office to Mr. DeLoach and Mr. Williams.

The board presented Mr. Song with a special recognition for his service as board member and Vice Chairman.

Mr. Williams adjourned the Caucus and reconvened the board meeting.

Ratification of Election

Mr. Williams motioned to ratify the election of Posts 1 and 4; seconded by Ms. Edwards and unanimously approved 5-0.

Election of Officers

Mr. Rainey conducted the election of Board officers. Mr. Hudson nominated Mr. Wiener for Chairman. Ms. Edwards nominated Mr. Ragsdale for Vice Chairman. Mr. Ragsdale nominated Mr. Williams for Secretary/Treasurer. Mr. Wiener, Mr. Ragsdale and Mr. Williams were unanimously elected to the officer positions.

Executive Director's Remarks

- Mr. Allen, Mr. Ken Bleakly, Bleakly Advisory Group; and Ms. Sharon Goldmacher, communications 21, provided an overview of the CID's developer outreach efforts for June 2017-April 2018.
- Ms. Goldmacher provided an overview on various media outreach efforts and earned media including the Gwinnett Daily Post and the Atlanta Business Chronicle. Ms. Goldmacher highlighted the 2017 Annual Report, the new CID website and reviewed the social media/website analytics for February/March 2018.
- Mr. Allen encouraged board members and the audience to attend various events in the area including the Connect Gwinnett Transit Plan public meetings, the Gwinnett Multicultural Festival, the Seoul of the South tours and the Small Business Administration meeting.

Public Comment

A member of the audience encouraged the GPCID to partner with the Gwinnett County School System on redevelopment opportunities and to attend the April 30 Sports Hall of Fame event.

The meeting adjourned at 8:40 a.m. The next scheduled meeting is 7:30 a.m. on July 11, 2018 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this

11 day of July, 2018

x *[Handwritten Signature]*
Secretary