

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
First Floor Conference Room
3700 Crestwood Parkway
Duluth, GA 30096
February 13, 2008**

MINUTES

Attendees

Board Members: Marcy Adams Casey Coffey Nick Nicolosi
Mark Williams Tom Wheeler Leo Wiener

Staff: Joe Allen Dave Rosselle

Consultants: Steve Bitney, Street Smarts, Inc.
Gary Cornell, Jordan Jones & Goulding
Lynn Rainey, Board Counsel
Mark Rountree, Landmark Communications, Inc.

Chairman Mark Williams called the meeting to order at 9:00 a.m. by welcoming all in attendance.

Mr. Coffey motioned to approve the proposed meeting agenda; seconded by Mr. Wiener and unanimously approved.

Mr. Wheeler motioned to approve the December 12, 2007 Board Meeting Minutes; seconded by Mr. Coffey and unanimously approved.

Action/Consent Items

Work Order #19: Streetscape Project Planning – Satellite Boulevard

Mr. Allen requested authorization to implement Project Work Order #19 between GPCID and Street Smarts as part of the On-Demand Master Agreement for Consulting Engineering Professional Services for the Street Smarts/jB+a team to prepare construction documents, landscape plans, concept plans, sections, details, and implementation support for the streetscape and sidewalks on Satellite Boulevard from the intersection of Tandy Key Lane to the Gwinnett County Transit Center for a base amount not to exceed \$64,600.00. Mr. Williams recommended that, as the purpose and scope of this agenda item is similar to that of the next agenda item for a section of Pleasant Hill Road, that the motion to adopt be combined. All board members agreed.

Work Order #20: Streetscape project planning – Pleasant Hill Road

Approval/Authorization for the Executive Director to implement Project Work Order #20 between GPCID and Street Smarts as part of the On-Demand Master Agreement for Consulting Engineering Professional Services for the Street Smarts/jB+a team to prepare construction documents, landscape plans, concept plans, sections, details, and implementation support for the streetscape and sidewalks on Pleasant Hill Road from the intersection of Club Drive to Breckinridge Boulevard for a base amount not to exceed \$64,600.00. Mr. Coffey motioned to approve Work Orders #19 and #20; seconded by Mr. Wheeler and unanimously approved.

Work Order # 18: Planning for Phase III of the Signage & Wayfinding Master Plan

Upon the recommendation of Mr. Allen, Mr. Wheeler motioned to authorize the Executive Director to implement Project Work Order #18 between GPCID and Street Smarts as part of the On-Demand Master Agreement for Consulting Engineering Professional Services for the Street Smarts/sky design team to prepare necessary documents and provide contract and construction administration and other services to assist in the implementation of Phase III of the Signage and Wayfinding Master Plan for a base amount not to exceed \$19,500.00; seconded by Mr. Coffey and unanimously approved.

Formation of Non-Profit Corporation

Mr. Allen explained that this agenda item results from the grant funding efforts underway by Trinitce Group and Associates, LLC to complete grant funding applications for Allstate Foundation, Home Depot Foundation and Lowe's Foundation and to locate other funding resources from organizations that award grants from private-sector sources. In order to be eligible for these grants, research has revealed GPCID needs a non-profit vehicle in order to qualify. Upon the recommendation of Mr. Allen, Mr. Coffey motioned to authorize the Executive Director to retain outside counsel and an accountant for the purpose of forming a non-profit corporation to apply for grants for a base amount not to exceed \$6,000.00; seconded by Mr. Wiener and unanimously adopted.

Chamber of Commerce Legislative DC Fly-In

Upon the request of Mr. Allen, Mr. Nicolosi motioned to authorize the Executive Director to attend the Gwinnett Chamber of Commerce's DC Fly-In on April 2-4 for a base amount not to exceed \$2,050.00; seconded by Mr. Coffey and unanimously approved.

Resolution Approval

Following a legislative review by Mr. Rainey and Mr. Allen, Mr. Wheeler motioned approval of a resolution (see attached) opposing expansion of purposes of CIDs for performing arts centers; seconded by Mr. Coffey and unanimously approved.

***Approval for the Executive Director to Transmit the Gwinnett CID
Redevelopment Area District Proposal***

Following an extensive presentation by Mr. Cornell outlining the details of the proposed Gwinnett CID Redevelopment Area District ordinance and the recommendations of the Redevelopment Steering Committee and upon the recommendation of Mr. Allen, Mr. Coffey motioned to authorize the Executive Director to transmit the Gwinnett CID Redevelopment Area District proposal to Gwinnett County Government for consideration and work with the county to develop a final ordinance; seconded by Mr. Nicolosi and unanimously approved. Mr. Rainey asked about the plan's impact on the design of existing streets. Mr. Cornell explained that the plan only addresses setbacks and would have no impact on public right-of-way. Mr. Wheeler noted that current storm water regulations are a significant impediment for developers.

REPORTS & REMARKS

Treasurer's Report

As there was no Board meeting in January, Mr. Rosselle presented the following separate account summaries for December 2007 and January 2008:

December 2007

Checking Account

December 1, 2007 Beginning Balance: \$ 16,206.16
December 31, 2007 Ending Balance: \$ 30,566.47
General Ledger Balance: \$ 30,566.47

Money Market Account

December 1, 2007 Beginning Balance: \$108,354.73
December 30, 2007 Ending Balance: \$ 15,687.35
General Ledger Balance: \$ 15,687.35

Georgia Fund 1 Account

December 1, 2007 Beginning Balance: \$1,011,603.10
December 30, 2007 Ending Balance: \$1,085,604.34
General Ledger Balance: \$1,085,604.34

Grand Total for Three Accounts

December 1, 2007 Beginning Balance: \$1,136,163.99
December 30, 2007 Ending Balance: \$1,131,858.16
General Ledger Balance: \$1,131,858.16

January 2008

Checking Account

January 1, 2008 Beginning Balance: \$ 30,566.47
January 31, 2008 Ending Balance: \$ 18,225.10

General Ledger Balance: \$ 15,157.95

Money Market Account

January 1, 2008 Beginning Balance: \$ 15,687.35

January 31, 2008 Ending Balance: \$ 8,173.74

General Ledger Balance: \$ 8,173.74

Georgia Fund 1 Account

January 1, 2008 Beginning Balance: \$1,085,604.34

January 31, 2008 Ending Balance: \$1,089,477.19

General Ledger Balance: \$1,089,477.19

Grand Total for Three Accounts

January 1, 2008 Beginning Balance: \$1,131,858.16

January 31, 2008 Ending Balance: \$1,115,876.03

General Ledger Balance: \$1,112,808.88

Mr. Wheeler motioned to approve the Treasurer's Report and ratify the December 2007 and January 2008 expenses; seconded by Ms. Coffey and unanimously approved.

Board Chairman's Remarks

Mr. Williams commented on the adverse impact of the recent Georgia Supreme Court ruling that eliminates inclusion of school taxes for Tax Allocation Districts (TADs). Mr. Rainey provided an overview of the ruling and its impact on TADs.

Mr. Williams spoke favorably about the positive impact of the recent Vietnamese Community New Year's celebration held in the Gwinnett Place CID.

Executive Director's Remarks

Mr. Allen provided information on the following topics:

- Schedule for the upcoming CID caucus and election for posts 3 & 6.
- \$700,000 in TE grants announced for streetscape projects on Satellite Boulevard and Pleasant Hill Road.
- Infrastructure maintenance results as documented in the Maintenance Log
- Findings from the 2007 Financial Statements and Independent Auditor's Report reveal that all GPCID accounts and processes are in order. Mr. Rainey recommended that formal acceptance of the audit be included on the March meeting agenda. All Board Members were provided a copy of the audit for review.

Legal Counsel Remarks

Mr. Rainey advised that there are four bills in the General Assembly that could potentially impact CIDs. He will monitor legislative activity and keep the Board posted on developments.

Consultant Remarks

CID Survey Results – Landmark Communications

Mr. Mark Rountree provided the Board an overview of information gathered during a telephone polling of Gwinnett residents. Landmark Communications staff reviewed a 12-page analysis document and 14-page results tabulation. According to Mr. Rountree, the survey was conducted in January with 500 randomly selected Gwinnett County registered voters, balanced as to demographics. One key finding was that 55% of Gwinnett residents continue visit the Gwinnett Place CID every month. A second key finding is the strong desire to replace and upgrade the Pleasant Hill Bridge to fix traffic congestion. Every demographic group wants that bridge replaced. The third striking fact revealed by this poll is that residents are far more concerned about traffic congestion than public safety issues. Mr. Rountree added that residents believe traffic is the biggest problem they face. The survey documented that for those residents who don't come to Gwinnett Place, the top manageable reason was traffic. Additionally, results showed that respondents generally held a favorable view for the idea of "larger culturally diverse stores" coming into the area.

Public Comments

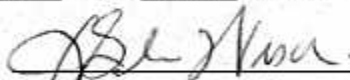
Mr. Kevin Do, event coordinator for the Vietnamese New Year's Festival at the Gwinnett Prado on February 10, stated that approximately 3,000 guests attended the event. He noted there were no crime incidents and that the event provided very positive exposure for the local Vietnamese community.

Mr. David Post asked that the issue of crime in the district not be downplayed as some of the findings of the survey indicate crime is an issue.

The next scheduled Board meeting will be held March 12, 2008 in the Gwinnett Commerce Center conference room beginning at 9:00 a.m.

The meeting was adjourned by unanimous acclamation at 10:50 a.m.

Approved by the Board this
12th day of MARCH, 2008.


Secretary

