

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT (CID)**  
**REGULAR BOARD MEETING**  
**Gwinnett Commerce Center**  
**First Floor Conference Room**  
**3700 Crestwood Parkway**  
**Duluth, GA 30096**  
**February 14, 2007**

**MINUTES**

**Attendees**

**Board Members:** Mark Williams            Casey Coffey            Leo Wiener  
Glenn Wisdom            Bruce Williams            Nick Nicolosi

**Staff:** Joe Allen                                  Dave Rosselle

**Consultants:** Marsha Anderson Bomar, Street Smarts, Inc.  
Katie Blankenstein, jB+a, inc.  
Todd Vaught, sky design  
Lynn Rainey, CID Attorney

Chairman Mark Williams called the meeting to order at 9:10 a.m. by welcoming all in attendance.

Mr. Bruce Williams motioned to ratify the results of the election of Nick Nicolosi to Post 6 of the Board of Directors; seconded by Mr. Coffey and unanimously approved. Mr. Rainey directed Mr. Rosselle to submit a copy of the executed Certification of Election to the County Clerk.

Mr. Bruce Williams motioned to approve the proposed meeting agenda; seconded by Mr. Wisdom and unanimously approved.

Mr. Bruce Williams motioned to approve the January 10, 2007 Board Meeting Minutes; seconded by Mr. Wisdom and unanimously approved.

**Action items**

*Approval/Authorization for Executive Director to execute documents between GPCID and a qualified consultant to perform necessary environmental impact studies/statement required by GDOT and the FHWA in association with the interchange landscaping plan and project implementation.*

Mr. Allen discussed the requirement by FHWA to submit an environmental impact statement to GDOT as part of the Interstate ramp area landscape project. The cost will be shared with the Gwinnet Village CID. It was anticipated that by coordinating the review process between both CIDs, the Gwinnett Place CID's cost would be approximately \$3,900. However, Mr. Allen requested that the Board approve an amount not to exceed \$8,000 in the event of unforeseen issues. Mr. Wisdom motioned to approve the expense, not to exceed \$8,000; seconded by Mr. Coffey and unanimously approved.

## **Presentations**

### *District Redevelopment Plan (Work Order #3)*

Ms. Marsha Anderson Bomar, Street Smarts, presented the preliminary findings of the CID's Redevelopment Plan. Final recommendations will include establishing a redevelopment zoning district, an area-wide traffic management plan, shared parking facilities, addressing storm water management issues and creating an overall area master plan that will include architectural design guidelines. Mr. Allen asked that all Board members review their copies of the study draft and provide feedback for inclusion in the final issue of the Study. Mr. Mark Williams asked that the final study include specific implementation features.

### *Way-Finding Master Plan (Work Order #6)*

Mr. Todd Vaught, sky design, presented graphic sketches of the two options for implementing the way-finding signage plan. The first option is to include directional signs to specific venues. The second option would limit the signs to include only major venue areas and roads. Due to logistical support issues and the inability to include all business names, the sky design team recommended that individual business names not be included on the way-finding elements. Mr. Mark Williams emphasized that the primary objective was to "brand" the district. There was consensus among the Board that implementation plans should be prepared using the second option.

### *Interstate Landscaping Update (Work Order #7)*

Ms. Katie Blankenstein, jB+a, provided an update on project planning and submission status seeking GDOT/FHWA approval. Only minor changes in plant materials have been recommended by GDOT. All recommendations have been incorporated. However, before the plan can be formally submitted to FHWA for review and approval, a billboard agreement will need to be executed and an Environmental Statement will need to be completed. Mr. Allen has already met with representatives of CBS/Viacom, and they are in agreement with the landscape plan's impact on their signs. The Gwinnett Village CID and Gwinnett Place CID will coordinate the environmental review. Efforts will be made to expedite these preliminary steps in advance of GDOT and FHWA review and approval to enable the construction phase to commence as soon as possible.

## **Reports and Remarks**

### *Treasurer's Report*

The Checking Account had a 1/1/07 beginning balance of \$25,086.20, a 1/31/07 ending balance of \$273,070.12 and a current (General Ledger) balance of \$273,026.67.

The Money Market Account had a 1/1/07 beginning balance of \$5,344.49 a 1/31/07 ending balance of \$16,964.00 and a current (General Ledger) balance of \$21,757.85.

The Georgia Fund 1 Account had a 1/1/07 beginning balance of \$1,155,393.75, a 1/31/07 ending balance of \$930,201.19 and a current (General Ledger) balance of \$930,201.19.

