

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT  
(GPCID)  
REGULAR BOARD MEETING  
Gwinnett Commerce Center  
First Floor Conference Room  
3700 Crestwood Parkway  
Duluth, GA 30096  
July 11, 2007**

**MINUTES**

**Attendees**

**Board Members:** Casey Coffey            Nick Nicolosi            Tom Wheeler  
Mark Williams            Glenn Wisdom

**Staff:** Joe Allen            Dave Rosselle

**Consultants/Speakers:**

Marsha Anderson Bomar, Street Smarts, Inc.  
Lynn Rainey, Board Counsel

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

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

Mr. Wisdom motioned to approve the June 13, 2007 Board Meeting Minutes; seconded by Mr. Coffey and unanimously approved.

**Action/Consent Items**

*Approval/Authorization for the Chairman to Execute an Agreement between the GPCID and the Gwinnett Board of Commissioners*

Mr. Rainey voiced some dissatisfaction with the contractual terms, but informed the Board that this was the best the County would agree to. Mr. Williams stated this interchange is our most important project. Upon the recommendation by Mr. Allen, Mr. Wheeler motioned approval for the Chairman to execute an agreement between the GPCID and the Gwinnett County Board of Commissioners to proceed with the development of an Interchange Modification Report for the interchange at I-85 and Pleasant Hill Road for a base amount not to exceed \$150,000.00; seconded by Mr. Coffey and unanimously approved.

*Approval/Authorization for the Chairman to Execute an Agreement between the GPCID and Design-First*

Upon the recommendation by Mr. Allen, Mr. Coffey motioned approval for the Chairman to execute documents between the GPCID and Design-First to provide

Web design content/graphic maintenance support for the GPCID Web site on an annual contract for a base amount of \$1,455.00/annually (\$115.00 monthly); seconded by Mr. Wisdom and unanimously approved.

*Approval/Authorization for the Executive Director to Execute Documents between the GPCID and Imagescapes, Inc. for Landscape Improvements*

Upon the recommendation by Mr. Allen, Mr. Wheeler motioned approval for the Executive Director to execute documents between the GPCID and Imagescapes Inc. to implement landscaping improvements at the entrance of Crestwood Parkway/Pleasant Hill Road and the median islands along Breckinridge Boulevard at Pleasant Hill Road for a base amount not to exceed \$4,937.50; seconded by Mr. Coffey and unanimously approved.

*Ratification of GPCID Redevelopment Plan*

Following a status summary by Ms. Marsha Anderson-Bomar, Street Smarts, and distribution of the proposed plan, the consensus of the Board was that a vote on this matter should be deferred until a later Board meeting to allow time for further study by the Board. In the meantime, Mr. Williams will pursue discussion with the County Commissioner from our district.

## **REPORTS & REMARKS**

*Treasurer's Report*

The Checking Account had a June 1, 2007 beginning balance of \$51,402.35; a June 30, 2007 ending balance of \$22,591.95 and a current (General Ledger) balance of \$18,391.19.

The Money Market Account had a June 1, 2007 beginning balance of \$10,788.42; a June 30, 2007 ending balance of \$804.38 and a current (General Ledger) balance of \$804.38.

The Georgia Fund 1 Account had a June 1, 2007 beginning balance of \$740,143.33; a June 30, 2007 ending balance of \$703,264.62 and a current (General Ledger) balance of \$703,264.62

Combined totals for all three accounts are:

Beginning Balance:	\$802,334.10
Ending Balance:	\$726,660.95
Ledger Balance:	\$722,460.19

Mr. Coffey moved to approve the Treasurer's Report and to ratify June expenditures, seconded by Mr. Wheeler, and unanimously approved.

***Chairman's Remarks***

Following a discussion on the need for a consistent and reasonable signage policy that addresses the business needs of all district stakeholders, Mr. Williams asked Mr. Allen to develop a set of recommended standards for signage that should be submitted to Gwinnett County following a review by Mr. Wheeler, Mr. Casey and Mr. Williams.

***Executive Director's Remarks***

- Mr. Allen advised that a successful meeting with GDOT, jB+a, inc. and Russell Landscape Group staff members was held to obtain GDOT's final approval and implementation steps for the I-85 landscape plan.
- Street Smarts is continuing with survey work for the gateway monument locations associated with the Way-finding and Signage Master Plan, Phase 1 project. Approval has been obtained from Gwinnett County DOT and Jackson EMC for the district banners; Georgia Power is still reviewing the issue.
- The long-range CID financial forecast shows that \$1.8 million in discretionary funding remains for the first life-cycle of the CID


***Public Comment***

David Gill, Gwinnett County Planning & Development Department/Planning Division, emphasized the positive impact of the Pleasant Hill Road Bridge IMR on plans to implement HOT lanes on I-85.

The next Board meeting will be held August 8, 2007 at 9:00 a.m. in the Gwinnett Commerce Center conference room.

The meeting was adjourned by unanimous acclamation at 9:45 a.m.

Approved by the Board this  
8<sup>th</sup> day of AUGUST, 2007.

  
Secretary