

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Gwinnett Commerce Center
10th Floor Conference Room
3700 Crestwood Parkway
Duluth, GA 30096
August 13, 2008**

MINUTES

Attendees

Board Members: Marcy Adams Casey Coffey Joe Piccolo
Leo Wiener Mark Williams Tom Wheeler
Glenn Wisdom

Staff: Joe Allen Dave Rosselle

Consultants: Marsha Anderson-Bomar, Street Smarts, Inc.
Steve Bitney, Street Smarts, Inc.
Carolyn Collins, CMC Consulting, Inc.
Jeff Corbin, Landmark Communications, Inc.
Lynn Rainey, Board Counsel

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

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

Mr. Coffey motioned to approve the July 9, 2008 Board Meeting Minutes; seconded by Ms. Adams and unanimously approved.

Action/Consent Items

Approval of Gwinnett County Memorandums of Understanding

Upon the recommendation of Mr. Allen, Mr. Coffey motioned to authorize the Chairman to execute the Transportation Enhancement Memorandums of Understanding between Gwinnett County and the Gwinnett Place CID Board of Directors related to preliminary engineering for Projects CSTEE-0009-00(072) and CSTEE 0009-00(073); seconded by Ms. Adams and unanimously approved.

Optimized Traffic Signal Timing Work Order

Mr. Allen reviewed the RFP process undertaken by the CID staff to select a qualified consultant to provide support for the optimized traffic signal timing

project with Gwinnett County DOT. Following Mr. Casey's inquiry as to whether the CID would receive the same quality work for the lower bid amount, Mr. Allen stated that Wolverton had done similar studies in the immediate vicinity of the CID and that the Gwinnett County Transportation Department was ready to take action on Wolverton's study results. Mr. Williams emphasized that taking action on this project would have a positive impact on improving traffic flow in the District. Upon Mr. Allen's recommendation, Mr. Wisdom motioned to authorize the Executive Director to implement a Project Work Order between GPCID and low bidder, Wolverton and Associates, to provide optimized traffic signal timing for intersections in the CID for a base amount not to exceed \$49,375.00; seconded by Mr. Wiener and unanimously approved.

Atlanta Regional Commission Grant Funding

Upon Mr. Allen's recommendation, Mr. Coffey motioned approval for the Executive Director to submit the Atlanta Regional Commission's grant funding application for the Livable Centers Initiative (LCI) Supplemental Study related to the feasibility of a light rail transit line for Gwinnett County which would directly impact the CID and to commit matching funds for a base amount not to exceed \$30,000.00; seconded by Ms. Adams and unanimously approved.

REPORTS & REMARKS

Treasurer's Report

Mr. Rosselle presented the following account summaries for July 2008:

July 2008

Checking Account

July 1, 2008 Beginning Balance:	\$ 84,300.50
July 31, 2008 Ending Balance:	\$ 40,914.12
General Ledger Balance:	\$ 40,858.96

Money Market Account

July 1, 2008 Beginning Balance:	\$ 1,650.91
July 31, 2008 Ending Balance:	\$ 11,731.74
General Ledger Balance:	\$ 11,731.74

Georgia Fund 1 Account

July 1, 2008 Beginning Balance:	\$ 634,210.85
July 31, 2008 Ending Balance:	\$ 450,232.70
General Ledger Balance:	\$ 450,232.70

Grand Total for Three Accounts

July 1, 2008 Beginning Balance:	\$ 720,162.26
July 31, 2008 Ending Balance:	\$ 502,878.56
General Ledger Balance:	\$ 450,232.70

Mr. Coffey motioned to approve the Treasurer's Report and ratify the July 2008 expenses; seconded by Mr. Wisdom and unanimously approved.

Board Chairman's Remarks

Mr. Williams commented on the positive impact on the CID of the referendum results supporting the adoption of the Redevelopment Powers Act to create Tax Allocation Districts (TADs) in Gwinnett County.

Executive Director's Remarks

Mr. Allen provided information on the following topics:

- Regarding the annual renewal of the Professional On-Demand Consulting Services agreement, Mr. Allen spoke highly of the support currently being provided by Street Smarts. An issue that needs to be addressed with the new contract is establishing a financial cap on the projects to be covered by the On-Demand contract. Mr. Williams recommended that this issue be addressed in the Board planning session portion of the meeting.
- At Mr. Allen's request, Major Tom Bardugon, Central Police Precinct Commander/Gwinnett County Police Department, provided an overview of the Central Precinct and specific crime statistic trends for the Gwinnett Place CID area. The Gwinnett Place CID area has seen a 32% decrease in incidents in 2008 from the same time in 2007. Areas of improvement include a 47% reduction in armed robbery; a 22% decrease in motor vehicle theft; a 14% decrease in automobile break-ins; and a 1% decrease in commercial burglary. In the area, Gwinnett police have increased citations by 15% and DUI arrests by 27%. Property issues have been addressed with a 3% increase in county ordinance citations.
- The CID will have a booth at the International Council of Shopping Centers' southeast trade show in October. This will be a joint effort with the Gwinnett Chamber of Commerce.
- Manufacture and installation of the directional signs and new gateway monuments remains on schedule.
- GPCID directional billboard has been approved and will be installed on I-85 in early November.
- Design-First staff are preparing the final technical aspects of the VisitGwinnettPlace.com Web site for go live in early September.
- Mr. Allen noted the infrastructure report in the Board members' package was available for their review.

Consultant Remarks

Landmark Communications – public relations

Mr. Corbin advised that Landmark Communications staff is meeting with Mr. Allen to discuss details for the upcoming fall newsletter and prepare the economic development prospectus for the Gwinnett Place area. Plans to promote the opening of the new Gwinnett Tech campus at Gwinnett Place Mall are also in progress.

Public Remarks

None

Chairman Williams called a brief recess and invited any interested participants to join the CID Board in the CID office, Suite 680, for the Board planning session to review short term and long term CID goals.

CID Board planning Session, Suite 680

Facilitator: Carolyn Collins, CMC Consulting, Inc.

Mr. Williams reconvened the Board meeting at 10:30 a.m. and began the planning session by introducing Ms. Collins as facilitator. Mr. Allen provided the following summary review of the CID's goals set by the Board in September 2006:

Short Term Goals

1. Implement Signage Plan

- a. Prepare Master Plan (2006/2007)
- b. Master Plan, Phase 1 (2006)
 - i. Joint CID/Gwinnett County funding
 - ii. Commerce Avenue pocket park/first Gateway Monument
- c. Master Plan, Phase 2 (2007)
 - i. Joint CID/Gwinnett County funding
 - ii. 3 gateway monuments, 3 secondary monuments, banners
- d. Master Plan, Phase 3 (2008):
 - i. Joint CID/Gwinnett County funding
 - ii. 4 additional secondary gateway monuments, 10 directional signs, illuminated street signs/GP medallions on all mast arm location intersections
- e. Transportation/GPCID signs on Interstate ramps and interior entry points

2. Landscape Master Plan for Pleasant Hill and Steve Reynolds Ramps

- a. Steve Reynolds Boulevard quadrants and 2 Pleasant Hill Road quadrants (2007)
 - i. Complete final section on Pleasant Hill Ramp (awaiting completion of wall near Best Buy)
- b. Complete north quadrants of Pleasant Hill Road at conclusion of I-85/316 project (2009)
- c. Weekly litter removal and landscape maintenance on 8 quadrant areas

3. Pleasant Hill Road Streetscape

- a. Phase 1, Breckinridge Boulevard to Satellite Boulevard (CID/Gwinnett County/TE-grant joint funding)
 - i. Initial Concept Plan Approval (1st quarter 2008)
 - ii. Detailed Plan Approval (3rd quarter 2008)
 - iii. Right of Way Acquisition (2009)
 - iv. Construction (2009)
- b. Phase 2, Breckinridge Boulevard to Club Drive (CID/TE-grant joint funding)

- i. Creation and GDOT approval of Concept/Construction Plan (3rd - 4th quarter 2008)
 - ii. Construction (2009)
 - c. Repair of Jackson EMC and Georgia Power street light poles (twice annually)
- 4. Area Redevelopment Plan**
 - a. CID-funded redevelopment "vision/strategy" (2007)
 - b. CID-Mixed Use Redevelopment District Ordinance and Design Guidelines (Joint CID/ARC funding)
 - i. Approved by GPCID BOD (1st quarter 2008)
 - ii. Adoption by Gwinnett County BOC (3rd - 4th quarter 2008)
 - c. Parking Management Plan (Joint CID/ARC funding/2008)
 - d. Tax Allocation District Master Plan (2008-2009)
 - e. Storm Water Management Plan (2009)
 - f. Long-range Land Use Plan (2010)
 - g. Public Open Space Plan (2011)
- 5. Satellite Boulevard Streetscape**
 - a. Phase 1, Gateway Monument/pocket park (CID/Gwinnett County joint funding)
 - b. Phase 2, Transit Center to Tandy Key Lane (CID/TE-grant joint funding)
 - i. Creation and GDOT approval of Concept/Construction Plan (4th quarter 2008)
 - ii. Construction (2009)
 - c. Phase 3, Pleasant Hill Road to Transit Center
 - i. Project approved by ARC. No funding provided (2007)
 - ii. Re-submit project (4th quarter 2008)
 - d. Phase 4, Tandy Key Lane to Old Norcross Road
 - e. Phase 5, Pleasant Hill Road to Steve Reynolds Boulevard
 - f. Repair of Jackson EMC and Georgia Power street light poles (twice annually)
- 6. Pleasant Hill Road Mobility**
 - a. Comprehensive transportation study (2006). Jointly funded by CID and Gwinnett DOT
 - b. Traffic Signal Optimization Project (2006 and 2008)
 - c. Monthly status meetings with GDOT/Gwinnett DOT staff
 - d. Installation of new sidewalks with SPLOST funding:
 - i. Crestwood Parkway (2006)
 - ii. Venture Parkway (2006)
 - iii. Market Street (2007)
 - iv. Satellite Boulevard (2007)
 - v. Old Norcross Road (2008)
 - vi. Steve Reynolds Blvd. (2008)
 - vii. Installation of new sidewalks (\$1.6 million/2006-2010)
 - e. Repair/repaving/repainting of Roadways
 - i. Venture Drive
 - ii. Venture Parkway
 - iii. Pleasant Hill Road
 - iv. Satellite Blvd.
 - v. Merchant's Way
 - vi. Gwinnett Place Drive

