

**Sugarloaf Community Improvement District  
Minutes of Board of Directors Meeting  
Gwinnett Chamber of Commerce  
Education Room  
6500 Sugarloaf Parkway  
Duluth, GA 30097  
September 9, 2021 – 9:30 a.m.**

**Board Members in Attendance**

Brand Morgan – Chair  
Jim Ezell – Vice Chair  
Cicely Anderson  
Norwood Davis  
Cole Hudgens  
Joe Macrina  
Om DugGal

**Staff**

Alyssa Davis – Executive Director  
John Vaughan – Rainey & Vaughan, LLC

**Guests**

Michael Leithead, Leithead Consulting  
Regan Hammond, Vanasse Hangen Brustlin

**Additional Officers in Attendance**

Scott Meadows – Secretary  
Stan Hall – Treasurer

**Minutes**

Chairman Morgan called to order the meeting of the Sugarloaf Community Improvement District Board of Directors at 9:30 a.m.

Mr. Vaughan administered the Oath of Office to Mr. DugGal following his appointment to the CID Board by the Gwinnett County Board of Commissioners.

Ms. Davis gave an overview of Approval Items (a), (b), (c), (d), and (e) on the agenda. Upon the motion of Mr. Davis, seconded by Mr. Hudgens, the Board unanimously approved the following items:

- (a) July 13, 2021 Board Meeting Minutes
- (b) July and August Treasurer's Reports
- (c) Sugarloaf LCI Transit Enhancements and Future Station Planning Study Agreement with VHB for \$125,000, subject to legal approval
- (d) Agreement with Gwinnett County Regarding Doraville-Sugarloaf Mills BRT Corridor Study Project for \$25,000
- (e) Board Retreat Strategic Planning Session expenditure for the services of Kathy Keeley for \$3,000.

Ms. Davis then provided an update on the previous planning work and recent cost increase for the CID's Gateway Monument Signage. With an estimated cost of more than \$300,000, the Board discussed options for bringing the price of the signage back to the original budget of \$260,000; the Board asked Ms. Davis to explore value engineering options for the project.

Ms. Davis then gave a brief overview of the landscaping maintenance budgets for other Gwinnett CIDs and asked the Board for feedback on adding additional landscaping areas to the budget for next year.

The Board discussed \$145,000 as a reasonable budget for annual landscape maintenance, given the CID's current revenues.

Mr. Leithead of Leithead Consulting presented an update on the status of the 2022 CID expansion. A meeting with owners of potential expansion parcels is scheduled for next week; Board members were provided with information and encouraged to attend.

Ms. Davis updated the Board on a number of items and distributed a written status report on active CID projects.

Chairman Morgan reviewed the upcoming meeting schedule and events. The Board's next regular meeting is scheduled for November 11, 2021, at 9:30 a.m. at the Gwinnett Chamber.

The meeting adjourned at 10:01 a.m.

Approved by the Sugarloaf CID Board of Directors this 11<sup>th</sup> day of November, 2021.



---

Secretary