



**Sugarloaf Community Improvement District
Minutes of Board of Directors Meeting
Gwinnett Chamber of Commerce, Board Room
6500 Sugarloaf Parkway, Duluth, GA 30097
Wednesday, February 19, 2025
10:30 A.M.**

Board Members in Attendance

Jim Ezell – Vice Chair
Adrienne Hood
Om Duggal
Cole Hudgens
Joe Macrina

Staff

Alyssa Davis – Executive Director
Daisy Mills – Project Manager
Lynn Rainey – Rainey & Vaughan, LLC

Additional Officers in Attendance

Stan Hall – Treasurer
Anthony Ferrari – Assistant Treasurer
Scott Meadows – Outgoing Secretary
Brian Smith- Incoming Secretary

Guests

Michael Leithead – Leithead Consulting
Yang Chen – Gwinnett County
Kirkland Carden – Gwinnett County Commissioner

Minutes

In Chairman Morgan's absence, Vice-Chair Ezell called to order the meeting of the Sugarloaf Community Improvement District Board of Directors at 10:37am.

Upon the motion of Ms. Hood, seconded by Mr. Duggal, the Board unanimously approved the November 14, 2024 Board Meeting Minutes and the revised October 2024, November 2024, December 2024, and January 2025 Treasurer's Reports.

Mr. Rainey provided an overview of item (c) to prepare the Board of Directors for the call for the Caucus of Electors. The terms of Posts 3 and 6 expire this spring. Due to Mr. Macrina announcing his intention to leave the Board due to the sale of the CID property he represents, and due to Mr. Ezell's impending retirement, the Board needs to include the balance of the terms of Posts 1 and 5 to the ballot. Upon the motion of Mr. Hudgens, seconded by Ms. Hood, the Board unanimously approved item (c) to Call for a Caucus of Electors to vote on April 17, 2025 for Post 1 (Macrina), Post 3 (Morgan), Post 5 (Ezell), and post 6 (Hudgens).

Mr. Rainey provided an overview of item (d) for the Election of a Secretary. Ms. Davis announced Mr. Meadows' retirement from Brand Properties and subsequent voluntary departure from the CID in his role as Secretary. Ms. Davis introduced Brian Smith, Executive Vice President of Leasing & Development with Brand Real Estate Services, who gave a brief overview of his professional background. Upon the motion of Mr. Ezell, seconded by Mr. Duggal, the Board unanimously elected Mr. Smith as the new Secretary of the Board of Directors.



Upon the motion of Mr. Ezell, seconded by Mr. Duggal, the Board unanimously approved item (e) for the CID Audit to be performed by the firm Nichols, Cauley, & Associates, LLC for a cost of \$11,500. Upon the motion of Mr. Hudgens, seconded by Mr. Macrina, the Board unanimously approved the item (f) \$35,000 funding commitment for a joint Sugarloaf LCI Study Update Grant Application in partnership with Gwinnett County. The total cost of the Sugarloaf LCI Major Plan update is expected to be \$350,000, with a required local match of 20%, or \$70,000. The Gwinnett County Board of Commissioners approved their portion of the local match commitment of \$35,000 on February 18, 2025.

Yang Chen, Planning Division Director with Gwinnett County, presented on the new Sugarloaf Suboverlay district and answered questions from the Board of Directors.

Michael Leithead of Leithead Consulting presented an update on the status of 2025 CID Expansion. Mr. Davis and Ms. Mills updated the Board on additional items and distributed a written report on active CID projects. Commissioner Carden provided remarks.

The next regular meeting is scheduled for April 17, 2025 at 9:30 A.M. at the Gwinnett Chamber of Commerce, Education Room, 6500 Sugarloaf Parkway, Duluth, GA 30097.

The meeting adjourned at 11:20 a.m.

Approved by the Sugarloaf CID Board of Directors this 17 day of April, 2025.



Secretary