



**Sugarloaf Community Improvement District
Minutes of Board of Directors Meeting
Gwinnett Chamber of Commerce, Education Room
6500 Sugarloaf Parkway, Duluth, GA 30097
Thursday, April 17, 2025
9:30 A.M.**

Board Members in Attendance

Prior to Caucus

Brand Morgan- Chairman
Jim Ezell- Vice Chairman
Cole Hudgens
Adrienne Hood
Joe Macrina

After Caucus

Brand Morgan- Chairman
Fraser Gough- Vice Chairman
Jerry Queen
Cole Hudgens
Adrienne Hood

Additional Officers in Attendance

Brian Smith- Secretary
Stan Hall- Treasurer
Anthony Ferrari- Assistant Treasurer

Staff

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

Guests

Michael Leithead – Leithead Consulting
Randy Redner- Wellspring Nonprofit Resource
Krista Jones- Fine Artist & Muralist

Minutes

Chairman Morgan called to order the meeting of the Sugarloaf Community Improvement District Board of Directors at 9:34 a.m.

Upon the motion of Mr. Ezell, seconded by Mr. Hudgens, the Board unanimously approved the following items:

- (a) Minutes of the February 19, 2025 Board Meeting
- (b) Minutes of the March 13, 2025 Board Retreat
- (c) February and March 2025 Treasurer's Reports
- (d) Resolution Adopting 2025 Millage Rate of 3.5 mills

Mr. Leithead provided an update on items (e) and (g). Upon the motion of Mr. Hudgens, seconded by Mr. Macrina, the Board unanimously approved item (e) 2025 CID Expansion and item (g) Continuation of CID Expansion Contract with Leithead Consulting under the current terms.



Upon the motion of Mr. Ezell, seconded by Ms. Hood, the Board unanimously approved the following items:

- (f) 2025-2027 Strategic Plan
- (h) Agreement between Gwinnett County and the Sugarloaf CID Regarding Flock Cameras
- (i) I-85 Underpass Mural Project (Second Side) Artist Retainer – Krista Jones for \$15,000

Caucus of Electors

Chairman Morgan recessed the Board meeting at 9:45 a.m. and called for the Caucus of Electors to begin. Mr. Rainey provided an overview of the proposed Rules of Caucus and called for a vote to adopt. The Rules of Caucus were unanimously approved.

Mr. Rainey asked for nominations for Posts 1, 3, 5, and 6. A single candidate was nominated for each Post. The Caucus, by unanimous consent, voted to dispense with the use of written ballots and to vote by voice. The results were as follows:

Post 1: Jerry Queen, Remaining One Year of a Three-Year Term

Post 3: Brand Morgan, Three-Year Term

Post 5: Fraser Gough, Remaining Two Years of a Three-Year Term

Post 6: Cole Hudgens, Three-Year Term

Mr. Rainey administered the Oath of Office. The Caucus of Electors adjourned at 9:55 and the Board meeting was called back to order.


With a motion from Mr. Morgan, seconded by Mr. Hudgens, the Board unanimously approved Mr. Gough as the new Vice Chairman. Ms. Davis and Ms. Mills updated the Board on additional items and distributed a written report on active CID projects.

Mr. Ezell and Mr. Macrina were individually recognized for their years of service to the CID and thanked for their exemplary contributions.

The next regular meeting is scheduled for Wednesday, August 20th at 4:00 p.m. at the Gwinnett Chamber of Commerce, Education Room, 6500 Sugarloaf Parkway, Duluth, GA 30097.

The meeting adjourned at 10:02 a.m.

Approved by the Sugarloaf CID Board of Directors this 13 day of August, 2025.


Secretary