Sugarloaf Community Improvement District
Minutes of Board of Directors Meeting
Gwinnett Chamber of Commerce, Education Room
6500 Sugarloaf Parkway, Duluth, GA 30097
Thursday, February 12, 2026
9:30 A.M.

Board Members in Attendance
Brand Morgan - Chair
Fraser Gough - Vice Chair
Adrienne Hood
Cole Hudgens
Om Duggal
Jerry Queen

Staff
Alyssa Davis - Executive Director
Daisy Mills - Director of Operations
Lynn Rainey - Rainey & Vaughan, LLC

Additional Officers in Attendance
Stan Hall- Treasurer
Brian Smith- Secretary

Guests
Michael Leithead - Leithead Consulting
Kevin Carmichael - Partnership Gwinnett
Inaara Babwani - Gwinnett County Government
Jack Hendricks- State Teachers Retirement System of Ohio

Minutes

Chairman Morgan called to order the meeting of the Sugarloaf Community Improvement District Board of Directors at 9:33am.

Upon the motion of Mr. Hudgens, seconded by Mr. Gough, the Board unanimously approved item (a) Minutes of the November 13, 2025 Board Meeting.

Upon the motion of Mr. Gough, seconded by Mr. Duggal, the Board unanimously approved item (b) November 2025, December 2025, and January 2026 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 Post 1 and Post 4 expire this spring. Upon the motion of Mr. Hudgens, seconded by Mr. Gough, the Board unanimously approved item (c) Call for Caucus of Electors to Vote on April 16, 2026 for Post 1 (Queen) and Post 4 (Karle).

Ms. Davis provided an overview of items (d), (e), and (f). Upon the motion of Mr. Gough, seconded by Mr. Queen, the Board unanimously approved item (d) for the CID Audit to be performed by Nichols, Cauley, and Associates, LLC for a cost of $15,500; item (e) maintenance agreement with Gwinnett County for new banner locations, subject to legal review; and item (f) median landscape installation with Russell Landscape in the

amount of $72,252.50 for two medians on Satellite Blvd. and one large median on Sugarloaf Parkway east of the I-85 interchange.

Kevin Carmichael, Senior Vice President of Economic Development at Partnership Gwinnett presented on 2025 organization metrics, including projects within Sugarloaf CID boundaries.

Michael Leithead of Leithead Consulting presented an update on the status of 2026 CID Expansion with a brief discussion from Board Members. Ms. Davis and Ms. Mills updated the Board on additional items and distributed a written report on active CID projects.

The next regular meeting is scheduled for April 16, 2026 at 9:30 A.M. at the Gwinnett Chamber of Commerce, Education Room, 6500 Sugarloaf Parkway, Duluth, GA 30097.

The meeting adjourned at 10:00 a.m.

Approved by the Sugarloaf CID Board of Directors this 16 day of April, 2026.

Secretary