



**Sugarloaf Community Improvement District
Minutes of Board of Directors Meeting & Caucus of Electors
Gwinnett Chamber of Commerce, Education Room
6500 Sugarloaf Parkway, Duluth, GA 30097
Thursday, April 16, 2026
9:30 A.M.**

Board Members in Attendance

Brand Morgan- Chairman
Rachel Karle
Cole Hudgens
Adrienne Hood

Staff

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

Additional Officers in Attendance

Brian Smith- Secretary
Anthony Ferrari- Assistant Treasurer

Guests

Michael Leithead – Leithead Consulting
Kirkland Carden- Gwinnett County Commissioner
Arteen Patterson – Gwinnett County
Major Bryan Reavis- Gwinnett County Police
Sgt. Christian Adams- Gwinnett County Police
Alena Green- Gwinnett County Economic Development
Kevin Carmichael- Partnership Gwinnett

Minutes

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

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

- (a) Minutes of the February 12, 2026 Board Meeting
- (b) February and March 2026 Treasurer's Reports
- (c) Resolution Adopting 2026 Millage Rate of 3.5 mills

Agenda item (d) was withdrawn in the absence of an action ready to consider. Ms. Davis reviewed item (e) CID Mission Statement Update and item (f) Central Business District Microtransit for Board discussion. District 1 Gwinnett County Commissioner Kirkland Carden presented on item (g) Gwinnett County District 1 Update.



Caucus of Electors

Chairman Morgan recessed the Board meeting at 9:45 a.m. and called for the Caucus of Electors to order. 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 and 4. 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 unanimous results were as follows:

Post 1: Jerry Queen, Three-Year Term

Post 4: Rachel Karle, Three-Year Term

Mr. Rainey administered the Oath of Office to Ms. Karle. Mr. Queen, who was not in attendance, will be sworn in at the next Board meeting. The Caucus of Electors adjourned at 9:51 a.m. and the Board meeting was called back to order.

Sgt. Christian Adams presented on item (h) Gwinnett Police Central Precinct Update.

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

The next regular meeting is scheduled for Thursday, August 13th at 9:30 a.m. at the Gwinnett Chamber of Commerce, 6500 Sugarloaf Parkway, Duluth, GA 30097.

The meeting adjourned at 10:09 a.m.

Approved by the Sugarloaf CID Board of Directors this 13 day of August, 2026.


Secretary