Sugarloaf Community Improvement District
Minutes of Board of Directors Meeting
Gwinnett Chamber of Commerce, Education Room
6500 Sugarloaf Parkway, Duluth, GA 30097
Thursday, August 13, 2026
9:30 A.M.

Board Members in Attendance

Fraser Gough – Vice Chairman
Adrienne Hood
Cole Hudgens
Jerry Queen

Staff

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

Additional Officers in Attendance

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

Guests

Alena Green – Gwinnett County
Kevin Carmichael – Partnership Gwinnett
Chris Cannon – Create Gwinnett
Nigel Flear – Sugarloaf resident
Jeff Fowler – Sugarloaf resident

Minutes

Mr. Rainey administered the Oath of Office to Mr. Queen.

In Chairman Morgan's absence, Vice-Chair Gough called to order the meeting of the Sugarloaf Community Improvement District Board of Directors at 9:30 a.m.

Ms. Davis and Ms. Mills reviewed items (a) through (e) for approval:

(a) Minutes of the April 16, 2026 Board Meeting
(b) April - July 2026 Treasurer's Reports
(c) Wayfinding Signage Installation Proposal with IMG for Phase I in the amount of $319,151.43, subject to legal review
(d) 2026 Budget Revisions
(e) Sugarloaf CID Policies for Capital Assets and SBITA (Subscription-based Information Technology Arrangements)

Upon the motion of Mr. Hudgens, seconded by Ms. Hood, the Board unanimously approved items (a) through (e).

SUGARLOAF
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Mr. Cannon presented item (f) Create Gwinnett Collaboration Agreement in the amount of $5,000. Upon the motion of Mr. Hudgens, seconded by Mr. Queen, the Board unanimously approved item (f).

Ms. Davis and Ms. Mills updated the Board on expansion research and distributed a written report on active CID projects. Ms. Mills informed the Board that Russell Landscape fell short on its July 2026 inspection and has remediated the weeds.

The CID will celebrate our 10th Anniversary on September 29 at 5:00 p.m. at the Gas South Convention Center.

The next regular meeting is scheduled for November 12, 2026 at 9:30 a.m. at the Gwinnett Chamber of Commerce, Education Room, 6500 Sugarloaf Parkway, Duluth, GA 30097.

The meeting adjourned at 9:57 a.m.

Approved by the Sugarloaf CID Board of Directors this 11 day of November, 2026.

Secretary