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3 **ADVISORY OPINION**  
4 **C.F.C. 2011-07**

5  
6 **QUESTION PRESENTED**  
7

8 Whether or not elected municipal officials, who are employed with private non-profit entities  
9 while holding office, are required to register as lobbyists if those officials cast votes on issues relating to  
10 their private non-profit employment and to which they have advocated.  
11

12 **RESPONSE**  
13

14 The Commission has been requested to issue an advisory opinion seeking guidance on whether  
15 or not elected municipal officials must register as lobbyists under certain conditions. Specifically, Mr.  
16 Maurice Cook seeks clarification on whether or not an elected municipal official shall register as a  
17 lobbyist if that official casts a vote on an issue of which the official has advocated for or against, and the  
18 vote will promote or harm the official's private sector non-profit employer.  
19

20 As the Commission held in its most recent advisory opinion, it is bound by the Ethics in  
21 Government Act (the "Act") "[t]o do any and all things necessary or convenient to enable it to perform  
22 wholly and adequately its duties and to exercise the powers *specifically authorized to it in this chapter.*"  
23 O.C.G.A. § 21-5-6(a)(8) (*emphasis supplied*). Accordingly, the Commission must follow the statutory  
24 text of the Act. *Id.*; *see also Barnett v. Farmer*, 308 Ga. App. 358, 361 (Ga. Ct. App. 2011) (holding  
25 "[t]he Supreme Court of Georgia has instructed that the best indicator of the General Assembly's intent  
26 is the statutory text it actually adopted..."). Hence, the Act's text controls this, and all, inquires that are  
27 placed before the Commission.  
28

29 In light of the above controlling statutory framework, the Commission finds instructive the  
30 definition of a lobbyist codified at O.C.G.A. § 21-5-70(5)(A) - (J). O.C.G.A. § 21-5-70(5)(D) has  
31 particular importance. It states in full and defines a lobbyist as:  
32

33 [a]ny natural person who, either individually or as an employee of another  
34 person, is compensated specifically for undertaking to promote or oppose  
35 the passage of any ordinance or resolution by a public officer specified  
36 under subparagraph (F) or (G) of paragraph (22) of Code Section 21-5-3,  
37 or any committee of such public officers, or the approval or veto of any  
38 such ordinance or resolution  
39

40 The Commission finds the last full paragraph of O.C.G.A. § 21-5-70(5) of equal importance:  
41

42 The provisions of subparagraphs (A), (C), (D), (F), (G), (H), and (I) of this  
43 paragraph shall apply only where the person in question spends more than  
44 10 percent of his or her working hours engaged in the activities described  
45 in one or more of those subparagraphs. In the case of a person who is  
46 employed by a single employer, the 10 percent test shall be applied to all  
47 time worked for that employer. In the case of a person who is employed

1 by more than one employer or retained by more than one client, the 10  
2 percent test shall be applied separately with respect to time spent working  
3 for each employer and each client. A person who spends less than 10  
4 percent of his or her time working for an employer or client engaged in  
5 such activities shall not be required to register as or be subject to  
6 regulation as a lobbyist for that employer or client. In applying the 10  
7 percent test, time spent in planning, researching, or preparing for activities  
8 described in subparagraphs (A), (C), (D), (F), (G), (H), and (I) of this  
9 paragraph shall be counted as time engaged in such activities. When  
10 registration is required, the time of registration shall be as provided in  
11 Code Section 21-5-71.  
12

13 Therefore, the controlling factual inquiry, under the Act, is whether or not an elected municipal  
14 official is receiving compensation to 1) promote or oppose the passage of any ordinance or resolution by  
15 a public officer specified under subparagraph (F) or (G) of paragraph (22) of Code Section 21-5-3, or  
16 any committee of such public officers, or the approval or veto of any such ordinance or resolution and 2)  
17 whether the official is spending more than 10 percent of his/her time lobbying for the elected official's  
18 private sector non-profit employer. If both these prongs can be answered in the affirmative, then the  
19 elected official must register as a lobbyist. Of course, if the elected municipal official fell within the  
20 definition of a lobbyist under any other provision of the Act, then the elected official would also have to  
21 register as a lobbyist.  
22

23 The Commission notes the postemployment restrictions on public officers contained in O.C.G.A.  
24 § 21-5-75. The Act does not apply these restrictions to current public officers, thus the Commission is  
25 not authorized to do so.  
26  
27

28 Prepared by Kevin Abernethy

29 October 31, 2011

30 Approved at November 4, 2011 Commission Meeting

RECEIVED 2011-07  
AUG 11 2011  
Campaign Finance  
Commission

Aug 8, 2011

MS. STACEY KALBERMAN  
DIRECTOR:  
GEORGIA GOVERNMENT TRANSPARENCY AND CAMPAIGN FINANCE COMMISSION  
200 PIEDMONT AVENUE, SE  
SUITE 1402 - WEST TOWER  
ATLANTA, GA 30334

Dear Ms. Kalberman:

As an individual taxpayer I am asking for an advisory opinion from the Commission:

Are individual elected municipal officials such as Mayors and city council members, that take positions with business entities, not for profit, required to register as Lobbyists if they stay in office and vote on issues relating too public proposals that they are promoting for or against as a result of their new employment?

Sections O.C.G.A 21-5-70 and O.C.G.A. 21-5-71.

Under Definition Public Officer mean under G Every elected Municipal Official.

Case 1.

Mayor of the city of Suwanee become a director of Partnership Gwinnett, a Corporation under the Gwinnett Chamber of Commerce. He finished out his term, which ended in Jan 2008.

On Sept 25, 2007 he was present while the city discussed signing a contract with the Partnership Gwinnett. The mayor abstained from the vote. Mayor was Nick Masino,

Exhibit 1: Copy of the council minutes of Sept 25, 2007.

Exhibit 2. Copy of the contract signed between the city and the Partnership Gwinnett where in Notices about the contract were to be sent to the city manager and in the case of Partnership Gwinnett sent to Nick Masino, Director of Partnership Gwinnett. 3 pages.

Exhibit 3. Page 2 item B Responsibilities of Partnership Gwinnett, 1. C. Quality of Life Enhancements: "Partnership Gwinnett will promote redevelopment and more sustainable development patterns within the City, ----"

Mayor proceeded to stay on as Mayor and participated in at least two votes that seemed to indicate meeting parts of the partnership Gwinnett contract.

Exhibit 1A. Copy of city of Suwanee, Georgia Called Council meeting dated October 11, 2007. Item 2 Consideration of Authorizing the Mayor Nick Masino and still a

Director of Partnership Gwinnett as far as I can determine, to enter into agreement with Turner Construction Company for the Construction of New City Hall. (\$7,143,420.00) It passed and city hall was built.

Exhibit 2A. Copy of 2009 annual reports Partnership Gwinnett where it appears they take partial credit for city hall.

Exhibit 3A. City of Suwanee, Georgia City Council Meeting Minutes. Public Hearing item 3 Public Hearing Regarding the Proposed Adoption of the Suwanee Gateway Development Plan and Creation of the city of Suwanee's Tax Allocation District Number One – Suwanee Gateway. Mayor Masino asked the following questions: (After a presentation) TAD passed in Suwanee's Nov election earlier that month. 

Exhibit 4A. Copy of partnership Gwinnett annual 2008 report under Quality of Life section bullet point 3 "Conducted TAD (Tax Allocation Districts) education meeting in coordination with Gwinnett's municipalities, with the result of all nine TAD's passing where the motion lay on the ballot. Appears to me that partnership Gwinnett was lobbying with Suwanee while Mr. Masino was a Director of Partnership Gwinnett and still Mayor of Suwanee while there was a contract between the two for such services.

I cannot find anywhere that Mr. Masino registered as a Lobbyist in 2007 while he was a Director of Partnership Gwinnett and still Mayor of Suwanee GA. Also I cannot find that he was registered as a lobbyist in 2008.

Respectfully requested;



Maurice D Cook  
1342 Riverview Run Lane  
Suwanee GA 30024

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**SEPARATOR**

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**CITY OF SUWANEE, GEORGIA  
CITY COUNCIL MEETING  
SEPTEMBER 25, 2007**

Meeting Location:

*Dinner Session – City Hall Conference Room (373 Highway 23)*

*Public Hearing and City Council Meeting - Crossroads Center (323 Highway 23)*

Attendees: Nick Masino, Mayor  
Jimmy Burnette, Mayor Pro Tem  
Jace Brooks, Councilmember  
Dan Foster, Councilmember  
Kevin McOmber, Councilmember  
Jeannine Rispin, Councilmember  
Marty Allen, Interim City Manager  
Elvira Rogers, Administrative Services Director  
Gregory Jay, City Attorney

**Exhibit 1**

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**5:30 P.M.  
DINNER SESSION**

City Council Informal Session

Informal discussion among City Councilmembers and staff. Food provided for Elected Officials and staff. No action to be taken during session.

**6:30 P.M.  
PUBLIC HEARING**

Mayor Masino opened the Public Hearing at 6:30 P.M. Marty Allen, Interim City Manager read for the record the procedures for Public Hearings.

1. **AN-2007-002 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Lawrenceville Suwanee Associates, Inc. Requests annexation and rezoning from R-100 (Unincorporated Gwinnett County, Single Family Residential District) to R-100 (City of Suwanee, Residential Single Family District) for a single family residence. Site is located on parcels 023 and 026 in Land Lot 168 of the 7th District on Burnette Road west of Autumnbrooke Way and contains approximately 4.59 acres.**
2. **RZ-2007-004 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Lawrenceville Suwanee Associates, Inc. Requests annexation and rezoning from R-100 (Unincorporated Gwinnett County, Single Family Residential District) to R-100 (City of Suwanee, Residential Single Family District) for a single family residence. Site is located on parcels 023 and 026 in Land Lot 168 of the 7th District on Burnette Road west of Autumnbrooke Way and contains approximately 4.59 acres.**

Josh Campbell, Principal Planner, presented the staff analysis as follows: The applicant requests annexation and zoning of two parcels totaling approximately 4.59 acres of land from R-100 (unincorporated Gwinnett County – Residential Single Family District) to R-100 (City of Suwanee –

Residential Single Family District). Both parcels are undeveloped. The site is located on Burnette Road south of Satellite Boulevard. The subject property is on the City's target list for annexation.

Georgia law requires properties to be zoned within the municipality concurrently with the annexation proceedings.

The subject property is surrounded by residential uses and an undeveloped site zoned for a mixed use project. As the property is outside of the City limits, it is not shown on the City's Future Land Use Plan. Gwinnett County's Future Land Use Map recommends office/professional uses for the property. However, the applicant indicates they have no plans to develop the property other than allowing for the road from the adjacent mixed use project to run through the property. As such, approval as R-100 which reflects the existing zoning in the County would be appropriate.

If the City Council chooses to annex the subject property, approval as R-100 would be the most suitable category. Therefore, the Planning Department recommends approval as R-100. The Planning Commission recommended approval.

**Support:**

- Applicant: Beth Blalock, 1550 North Brown Road, Lawrenceville, GA 30043. Ms. Blalock requested approval of the annexation and rezoning.

**Opposition:** None.

3. **AN-2007-003 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Jun & Jenny Investment, LLC and Suwanee Station Group, LLC. Requests annexation and rezoning from C-2 (Unincorporated Gwinnett County, General Business District) to C-2A (City of Suwanee, Special Commercial District - Alcoholic Beverage Sales) to allow for an existing commercial center. Site is located on a portion of parcel 040 in Land Lot 152 of the 7th District at the intersection of Lawrenceville-Suwanee Road and Old Peachtree Road and contains approximately 8.0 acres.**
4. **RZ-2007-005 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Jun & Jenny Investment, LLC and Suwanee Station Group, LLC. Requests annexation and rezoning from C-2 (Unincorporated Gwinnett County, General Business District) to C-2A (City of Suwanee, Special Commercial District - Alcoholic Beverage Sales) to allow for an existing commercial center. Site is located on a portion of parcel 040 in Land Lot 152 of the 7th District at the intersection of Lawrenceville-Suwanee Road and Old Peachtree Road and contains approximately 8.0 acres.**

Josh Campbell, Principal Planner, presented the staff analysis as follows: The applicant requests annexation and rezoning of an approximately 8.0 acres parcel from C-2 (unincorporated Gwinnett County – General Commercial District) to C-2A (City of Suwanee – Special Commercial District – Alcohol Sales) for an existing approximately 60,000 square foot shopping center. The site is located off the southwest intersection of Lawrenceville-Suwanee Road and Old Peachtree Road/Horizon Drive.

The City's Alcohol Beverage Regulations require distance separation from places that sell alcohol and certain other land uses. The regulations prohibit alcohol sales within 300 feet of a church or 600 feet of a school. There is a church on an adjacent parcel, but it is farther than 300 feet away.

Georgia law requires properties to be zoned within the municipality concurrently with the annexation proceedings.

The subject property is located on the east side of the highly commercialized I-85 business district. The site is surrounded by commercial and religious uses. As the property is outside of the City limits, it is not shown on the City's Future Land Use Plan. Gwinnett County's Future Land Use Map recommends commercial uses for the property. The proposed C-2A zoning district is consistent with this designation.

It should be noted that in unincorporated Gwinnett the C-2 zoning district allows for alcohol sales; therefore, the C-2A zoning district in Suwanee is more comparable to Gwinnett's C-2 district than Suwanee's C-2 district.

As such, if the City Council chooses to annex the subject property, approval as C-2A would be the most suitable category. Therefore, the Planning Department recommends approval as C-2A. The Planning Commission recommended approval.

**Support:**

- Applicant: Beth Blalock, 1550 North Brown Road, Lawrenceville, GA 30043. Ms. Blalock stated the site currently has a restaurant with alcohol sales. If the site is annexed, C-2A zoning is requested to maintain alcohol sales for the restaurant. Ms. Blalock requested approval of the annexation and rezoning.

**Opposition:** None.

- 5. RZ-2007-007 - Applicant/Owner: Sung Eun Park. Requests rezoning from C-1 (Neighborhood Commercial District) to R-100 (Residential Single Family District) to allow for use of an existing structure as a single family residence. Site is located in Land Lot 210 of the 7th District at 641 Buford Highway and contains approximately 0.71 acres.**

Josh Campbell, Principal Planner, presented the staff analysis as follows: The applicant requests rezoning from C-1 (Neighborhood Commercial District) to R-100 (Single Family Residential District) to allow for the use of an existing structure on the property as a single-family residence. The parcel is approximately 0.71 acres and contains a 1,776 square foot building. There is no certificate of occupancy for the building, so it is currently unusable as either commercial or residential. A gravel driveway south of the building provides access onto Buford Highway.

The property is zoned commercially. The current owner has run into numerous challenges regarding development of the site for commercial uses (sewer, access, zoning conditions, etc.). As such, the applicant seeks to rezone the property back to residential for use as a residence.

The subject property has an extensive zoning history. It was originally zoned R-100. In 1989 it was rezoned to C-2. It was zoned back to R-100 in 1998, back to C-2 in 1999, to C-1 with conditions in 2004. Now the applicant is requesting rezoning back to R-100.

The site has been historically used as a single family residence. The site is suitable for single family residential uses. A mixture of office, commercial, and residential uses and zoning districts surround the subject property. To the north of the subject property is a commercial parcel developed with a billboard. To the south and west of the subject parcel are several single-family residences zoned R-100 (Single-Family Residential District).

The City's Future Land Use Plan recommends office uses for this site. The proposed residential use is not consistent with this designation.

In light of the existing surrounding uses and the challenges for developing the site as commercial, the applicant's proposal is appropriate. If approved conditions should be included to ensure that the existing structure is used and made safe for residential occupancy. Therefore, the Planning Department recommends approval with conditions. The Planning Commission recommended approval.

**Support:** The applicant was present but chose not to present.

**Opposition:**

- Jack Baggett, P. O. Box 286, Lawrenceville, Georgia 30046. Mr. Baggett states he is owner of the property just north of this case along Buford Highway. The Planning Commission had recommended there not be an extra buffer between the site and his property.

- 6. RZ-2007-008 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: S & P Castellum Group, Inc. Requests a rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District) to allow for a restaurant with alcohol sales. Site is located in Land Lot 152 of the 7th District on Gwinco Boulevard near the intersection with Lawrenceville-Suwanee Road and contains approximately 3.88 acres.**

Josh Campbell, Principal Planner, stated he met with the applicant yesterday and the concept plan has been substantially changed. The plan presented to the City and Planning Commission was recommended for approval with conditions. The plan discussed yesterday contained a shopping center instead of a restaurant. Therefore, the recommendations by staff and the Planning Commission may no longer be relevant. The applicant will bring the revised plans back to staff.

**Support:**

- Applicant: Beth Blalock, 1150 North Brown Road, Lawrenceville, GA. The site plan is being revised. Postponement is requested for 30 days.

**Opposition:** None.

- 7. RZ-2007-009 (Change of Conditions) - Applicant: Jolly Development Corporation, Inc. Owner: Three Bridges LLC. Requests a rezoning from PMUD (Planned Mixed Use Development District) to PMUD with a change of conditions (to allow for an additional 3,800 square feet of office/commercial uses). The site is located in Land Lot 252 of the 7th District along Peachtree Industrial Boulevard north of Suwanee Dam Road and contains approximately 61.54 acres.**

Josh Campbell, Principal Planner, presented the staff analysis as follows: The applicant seeks a change of zoning conditions on 3.68 acres of an approximately 61.54-acre planned mixed use project to allow for the development of an additional 3,800 square feet of commercial uses. The subject property is located north and east of the Suwanee Dam Road/Peachtree Industrial Boulevard intersection.

The applicant is currently developing a planned mixed use project that includes 293 residential units on Tract I and approximately 156,000 square feet of commercial and office uses spread over 4 tracts (Tract II, III, IV, and V). The applicant is seeking to increase the allowable non-residential development on "Tract III" from 40,000 square feet to 43,800 square feet. The applicant is proposing approximately 43,800 square feet of commercial and office uses and 194 parking spaces. The

proposed parking is more than enough for the site. The subject property is suitable for the proposed additional 3,800 square feet of commercial or office uses.

The subject property is surrounded by a mixture of commercial, residential, and educational uses. The proposed increase of 3,800 square feet of commercial/office uses should not adversely impact any of the surrounding or nearby uses.

The subject property is part of the Suwanee Junction Character Area, which anticipates a mixture of low and medium level intensity of development with the most intensive development closest to Peachtree Industrial Boulevard. Medium intensity development permits 10,000 square feet of floor area per acre for office uses and 8,000 square feet of floor area per acre commercial uses. The addition of 3,800 square feet to 40,000 square feet of commercial/office uses along Peachtree Industrial Boulevard is still consistent with the intensity of development anticipated for this area in the comprehensive plan.

In conclusion, the location for the proposed increase in square footage is the appropriate location for the most intensive development and the additional 3,800 square feet of commercial/office uses would still be consistent with a medium level of intensity. The Planning Department and Planning Commission recommended approval with conditions of RZ-2007-009.

**Support:**

- Mike Smith, 3935 Lakefield Court, Suwanee, GA. Mr. Smith stated the PMUD was rezoned in 2004 with several components to include office condominium, commercial retail and office above. In hind-sight, the proposal would have been less specific for each pod leaving flexibility for final design. The scope is to try to get back 3800 sq. ft. of office space.

Councilmember Rispin asked when this project construction would move forward. Mr. Smith stated in the next couple months.

Mayor Masino inquired about the office occupancy rate. Mr. Smith stated the offices sold out immediately. Office space is becoming a premium in this area.

Councilmember Foster asked if there is a different mix of clientele bordering Peachtree Industrial Boulevard as opposed to the rear side of the complex. Mr. Smith stated on the office, insurance and retail who desire signage seek the frontage use.

Mayor Masino stated the back side of the development needs to be considerate of the residents with lighting and signage. Mr. Smith stated he has made contact with the residents.

**Opposition:** None.

- 8. RZ-2007-010 (Change of Conditions) - Applicant/Owner: Opus South Corporation. Requests a rezoning from PMUD (Planned Mixed Use Development District) to PMUD with change of conditions (to reduce the minimum allowed unit size for a multi-family unit from 800 square feet to 600 square feet and to amend access requirements for a required trail). The site is located in Land Lot 169 of the 7th District along Lawrenceville-Suwanee Road between Satellite Boulevard and Burnette Road and contains approximately 148.32 acres.**

Josh Campbell, Principal Planner, stated the applicant did not attend the Planning Commission meeting due to miscommunication. The Planning Commission postponed the request until the October meeting.

There was no audience participation.  
The Public Hearing closed at 6:56 P.M.

**7:00 P.M.**  
**CITY COUNCIL MEETING**

**1. Call To Order**

Mayor Masino called the meeting to order at 7:05 P.M.

**2. Announcements**

- The Suwanee Farmers Market continues this Saturday, September 29<sup>th</sup> at Town Center Pak from 8 a.m. – Noon. Due to popular demand, the Farmers Market has been extended for each Saturday through October 14<sup>th</sup>.
- Next Friday, October 5<sup>th</sup>, marks the conclusion of the Suwanee Smooth Jazz First Friday Concert Series featuring Brian Clay. Join us at 7 p.m. at Town Center Park. Bring blankets, chairs, picnics, and friends to the concert; however, no alcohol may be brought into Town Center Park. Food, beer, and wine will be available for purchase, with vendors set to open at 5:30 p.m.
- We have a new art exhibit here in Crossroads Center. This is the “Windows of the Heart” exhibit featuring 17 paintings by Earl Aldridge. The exhibit will run through the end of the year and is open for public viewing from 8 a.m.-5 p.m. weekdays.
- Now through October 15<sup>th</sup>, we are accepting nominations for the first annual Swan-ee Awards program. The Swan-ee Awards program will honor special efforts to undertake aesthetically attractive construction or renovation projects in the City of Suwanee. These projects might include, but are not necessarily limited to, new construction, renovated buildings, landscaping, sustainable/long-term developments, “clean-up” projects, and public art. More information on this new awards program can be found at [Suwanee.com](http://Suwanee.com)
- The Greenway pedestrian bridge is in place. This bridge will connect the Greenway to Town Center Park.
- The City received the Planning & Zoning Award. Georgia Planning Association recognized the City for its innovative and effective planning process for mixed use analysis.
- Sims Lake groundbreaking upcoming.
- Pedestrian Tunnel groundbreaking upcoming.

For information on all upcoming events, please visit [www.suwanee.com](http://www.suwanee.com)

**3. Pledge of Allegiance**

**4. Approval of Minutes**

A. August 15, 2007 Called Meeting

*Motion by Councilmember McOmber to approve the August 15, 2007 Called Council Meeting Minutes with one revision, second by Councilmember Rispin and so carried 6-0.*

- B. August 28, 2007 Council Meeting  
*Motion by Councilmember Foster approve the August 28, 2007 Council Meeting Minutes, second by Councilmember McOmber and so carried 6-0.*

**5. Adoption of Agenda as Presented**

*Motion by Councilmember Foster to adopt the Agenda adding Legal Update to Item #12, second by Councilmember Rispin for discussion. Amended motion by Councilmember Foster to adopt the Agenda as presented adding Legal Update to Item #13. Executive Session, second by Councilmember Rispin and so carried 6-0.*

**6. Special Recognition**

- A. Dr. Kimberly Smith, new Suwanee Elementary Principal  
Mayor Masino and Mayor Pro Tem Burnette presented Dr. Kimberly Smith with a Proclamation recognizing her service to the City and Suwanee Elementary School. Mayor Masino proclaimed October 7, 2007 as Dr. Kimberly Smith Day.
- B. David Sergio, Downtown Development Authority  
Mayor Masino and Mayor Pro Tem Burnette recognized Mr. Sergio for his service to the Suwanee Downtown Development Authority since its inception. Mr. Sergio was presented a Proclamation and September 26, 2007 was proclaimed as David Sergio Day.

**7. Appointment to Municipal Court**

The Municipal Court is currently functioning with three Solicitors (Julie Potts, Lead Solicitor; Paul Groth; and Jennifer White). Shawn Bratton who was appointed in 2006 has requested to be moved to an "as needed" basis. Julie Potts has recommended Lisa M. Moultrie for appointment as a Solicitor.

*Motion by Councilmember Foster to appoint Lisa M. Moultrie as Solicitor in Suwanee Municipal Court, second by Mayor Pro Tem Burnette and so carried 6-0.*

**8. Audience Participation – None.**

**9. OLD BUSINESS**

- A. AN-2007-002 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Lawrenceville Suwanee Associates, Inc. Requests annexation and rezoning from R-100 (Unincorporated Gwinnett County, Single Family Residential District) to R-100 (City of Suwanee, Residential Single Family District) for a single family residence. Site is located on parcels 023 and 026 in Land Lot 168 of the 7th District on Burnette Road west of Autumnbrooke Way and contains approximately 4.59 acres.

*Motion by Mayor Pro Tem Burnette to approve AN-2007-002, second by Councilmember Brooks and so carried 6-0.*

- B. RZ-2007-004 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Lawrenceville Suwanee Associates, Inc. Requests annexation and rezoning from R-100 (Unincorporated Gwinnett County, Single Family Residential District) to R-100 (City of Suwanee, Residential Single

Family District) for a single family residence. Site is located on parcels 023 and 026 in Land Lot 168 of the 7th District on Burnette Road west of Autumnbrooke Way and contains approximately 4.59 acres.

***Motion by Councilmember Brooks to approve RZ-2007-004, second by Mayor Pro Tem Burnette and so carried 6-0.***

- C. AN-2007-003 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Jun & Jenny Investment, LLC and Suwanee Station Group, LLC. Requests annexation and rezoning from C-2 (Unincorporated Gwinnett County, General Business District) to C-2A (City of Suwanee, Special Commercial District - Alcoholic Beverage Sales) to allow for an existing commercial center. Site is located on a portion of parcel 040 in Land Lot 152 of the 7th District at the intersection of Lawrenceville-Suwanee Road and Old Peachtree Road and contains approximately 8.0 acres.

***Motion by Councilmember Brooks to approve AN-2007-003, second by Mayor Pro Tem Burnette and so carried 6-0.***

- D. RZ-2007-005 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Jun & Jenny Investment, LLC and Suwanee Station Group, LLC. Requests annexation and rezoning from C-2 (Unincorporated Gwinnett County, General Business District) to C-2A (City of Suwanee, Special Commercial District - Alcoholic Beverage Sales) to allow for an existing commercial center. Site is located on a portion of parcel 040 in Land Lot 152 of the 7th District at the intersection of Lawrenceville-Suwanee Road and Old Peachtree Road and contains approximately 8.0 acres.

***Motion by Mayor Pro Tem Burnette to approve RZ-2007-005, second by Councilmember McOmber and so carried 6-0.***

- E. Consideration of Authorizing Mayor Pro Tem to Enter into Agreement with Partnership Gwinnett, Inc. for Long-Term Strategic Community and Economic Development

The Gwinnett Chamber of Commerce, along with partners in government, education, healthcare and business, has developed Partnership Gwinnett: A Shared Vision for the Future. Partnership Gwinnett is developing a long-term strategic community and economic development plan for Gwinnett County.

***Motion by Councilmember Foster to authorize the Mayor Pro Tem to enter into Agreement with Partnership Gwinnett, Inc., for Long-Term Strategic Community and Economic Development, second by Councilmember Brooks and so carried 5-0-1 (Masino Abstained).***

## 10. NEW BUSINESS

- A. RZ-2007-007 - Applicant/Owner: Sung Eun Park. Requests rezoning from C-1 (Neighborhood Commercial District) to R-100 (Residential Single Family District) to allow for use of an existing structure as a single family residence. Site is located in Land Lot 210 of the 7th District at 641 Buford Highway and contains approximately 0.71 acres.

***Motion by Councilmember Brooks approve with Planning Commission conditions RZ-2007-007, second by Councilmember McOmber and so carried 6-0.***

- B. RZ-2007-008 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: S & P Castellum Group, Inc. Requests a rezoning from C-2 (General Commercial District) to C-2A (Special Commercial

District) to allow for a restaurant with alcohol sales. Site is located in Land Lot 152 of the 7th District on Gwinco Boulevard near the intersection with Lawrenceville-Suwanee Road and contains approximately 3.88 acres.

***Motion by Councilmember Foster to postpone RZ-2007-008 to the October Council Meeting, second by Councilmember Brooks and so carried 6-0.***

- C. RZ-2007-009 (Change of Conditions) - Applicant: Jolly Development Corporation, Inc. Owner: Three Bridges LLC. Requests a rezoning from PMUD (Planned Mixed Use Development District) to PMUD with a change of conditions (to allow for an additional 3,800 square feet of office/commercial uses). The site is located in Land Lot 252 of the 7th District along Peachtree Industrial Boulevard north of Suwanee Dam Road and contains approximately 61.54 acres.

***Motion by Councilmember McOmber to approve RZ-2007-009 (Change of Conditions), second by Councilmember Rispin and so carried 6-0.***

- D. RZ-2007-010 (Change of Conditions) - Applicant/Owner: Opus South Corp. Requests a rezoning from PMUD (Planned Mixed Use Development District) to PMUD with change of conditions (to reduce the minimum allowed unit size for a multi-family unit from 800 square feet to 600 square feet and to amend access requirements for a required trail). The site is located in Land Lot 169 of the 7th District along Lawrenceville-Suwanee Road between Satellite Boulevard and Burnette Road and contains approximately 148.32 acres. [P64]

***Motion by Mayor Pro Tem Burnette to postpone RZ-2007-010, second by Councilmember Brooks and so carried 6-0.***

- E. Consideration of Authorizing Mayor to Enter into Agreement with Commission for Accreditation of Law Enforcement Agencies, Inc. for National Accreditation of Suwanee's Police Department

Entering into contract with the Commission for Accreditation of Law Enforcement Agencies, Inc. (CALEA) is the first step towards national accreditation of Suwanee's Police Department.

ACTION: Authorize the Mayor to Enter into Agreement with Commission for Accreditation of Law Enforcement Agencies, Inc. for National Accreditation of Suwanee's Police Department. Chief Mike Jones shared a brief summary of the CALEA process with the attendees.

***Motion by Mayor Pro Tem Burnette to authorize the Mayor to enter into Agreement with Commission for Accreditation for Law Enforcement Agencies, Inc., for National Accreditation of the Suwanee Police Department, second by Councilmember Foster and so carried 6-0.***

- F. Consideration of Resolution Adopting Language for Permanent Protection of Greenspace and Authorizing the Mayor to Execute Documents to Protect Properties

By placing a restrictive covenant on the property, the City can preserve and maintain in perpetuity our parks and open spaces. ACTION: Consider the resolution. Councilmember Foster read the resolution identifying the five (5) tracts listed below as shown in Exhibit A:

- **Sims Lake Park Property.** An approximately 62-acre tract located on the west side of Suwanee Dam Road just north of Settles Bridge Road. Said land consists of land known as tax parcel number 7-276-008.

- **Suwanee Creek Park.** An approximately 85-acre tract located on the east side of Buford Highway just north of Suwanee Creek Road. Said land consists of land known as tax parcel number 7-209-011.
- **Town Center Park.** An approximately 10-acre tract located on the southeastern corner of the intersection of Lawrenceville-Suwanee Road and Buford Highway. Said land consists of land known as tax parcel 7-236-198.
- **Delay Tract.** An approximately 38-acre tract located on both sides of Suwanee Dam Road just south of Peachtree Industrial Boulevard. Said land consists of land known as tax parcel number 7-236-067.
- **Farm Tract.** An approximately 7-acre tract located on the west side of Buford Highway just north of McGinnis Ferry Road. Said land consists of land known as tax parcel number 7-210-008.

*Motion by Councilmember McOmber to adopt a Resolution outlining language for permanent protection of greenspace and authorizing the Mayor to execute documents to protect properties, second by Councilmember Brooks and so carried 6-0.*

G. Consideration of Opus Corporation's Modified Overall Sign Master Plan

Opus has an approved Mater Sign Plan. They seek approval of a modified plan. ACTION: Consider the modification.

*Motion by Mayor Pro Tem Burnette to approve the Opus Corporation Modified Overall Sign Master Plan, second by Councilmember Brooks and so carried 5-1 (Foster).*

**11. CONSENT AGENDA**

A. Approve Pre-Qualified Contractors for Construction of Sims Lake Park

The selection subcommittee recommended four construction firms for pre-qualification for Sims Lake Park. The four contractors that have been pre-qualified to bid on the project are Hogan, Astra, VanWinkle and Gay Construction. ACTION: Approve the pre-qualified contractors.

B. Approve the Ordinance Modifying the City's Billiards Regulations

Gregory Jay has provided an ordinance regarding modification of the City's billiards regulations. ACTION: Approve the ordinance.

C. Approve Reclassification of Principal Planner Position

ACTION: Approve the reclassification.

*Motion by Councilmember Brooks to approve the Consent Agenda, second by Councilmember Foster and so carried 6-0.*

**12. City Manager's Report** – None.

Mayor Masino expressed appreciation to Marty Allen for accepting the position of Interim City Manager as the search continues.

**13. Executive Session: Personnel Issues and Legal Matters**

*Motion by Councilmember Rispin to ENTER Executive Session, second by Councilmember Foster and so carried 6-0. Time: 7:44 P.M.*

*Motion by Councilmember Foster to EXIT Executive Session, second by Councilmember Brooks and so carried 6-0. Time: 10:25 P.M.*

No Action Taken

**14. Adjournment – Time: 10:26 P.M.**

*Motion by Councilmember McOmber to Adjourn, second by Councilmember Brooks and so carried 6-0.*

*Approved 10/23/2007*

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**AGREEMENT BETWEEN THE CITY OF SUWANEЕ, A GEORGIA MUNICIPAL CORPORATION AND PARTNERSHIP GWINNETT, INC.**

This Agreement is made and entered into by and between the City of Suwanee, a Georgia Municipal Corporation (hereinafter referred to as "City") and Partnership Gwinnett, Inc., a Georgia Non-Profit Corporation (hereinafter referred to as "Partnership Gwinnett"), each of which has been duly authorized to enter into this Agreement.

**WITNESSETH**

WHEREAS, the City of Suwanee is a Georgia Municipal Corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, Partnership Gwinnett is a Georgia Non-Profit Corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the parties to this Agreement are located within Gwinnett County, Georgia and are authorized to contract pursuant to the laws and the Constitution of the State of Georgia;

WHEREAS, in consideration of Partnership Gwinnett's development of a long-term strategic community and economic development plan for Gwinnett County, the City has agreed to provide certain funding for the development of said plan pursuant to the terms and conditions set forth below; and

NOW THEREFORE, in consideration of the mutual promises, covenants, and undertakings set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Partnership Gwinnett agree as follows:

**A. Responsibilities of the City**

The City agrees, in its sole discretion, to provide financial assistance in the amount of Ten Thousand and NO/100 Dollars (\$10,000) to assist Partnership Gwinnett in its functions and objectives. Said financial assistance shall be paid within thirty (30) days after the date of execution of this Agreement.

**B. Responsibilities of Partnership Gwinnett**

1. Partnership Gwinnett agrees to use the funds provided for in subparagraph A herein in its efforts to develop a long-term strategic community and economic development plan for Gwinnett County that includes the following initiatives:

- a. Economic Diversification and Wealth Creation: Partnership Gwinnett will attract new opportunities in targeted business sectors, retain and expand existing firms, nurture entrepreneurs and small business opportunities, and advance economic opportunities for international and minority businesses.
- b. Education and Workforce Excellence: Partnership Gwinnett will ensure that the educational system will be able to serve local needs and will maintain a demand driven approach to post-secondary education and training.
- c. Quality of Life Enhancements: Partnership Gwinnett will promote redevelopment and more sustainable development patterns within the City, enhance mobility within the County and throughout the region, strengthen arts, cultural and recreational activities, and improve public safety and code enforcement.
- d. Marketing and Outreach: Partnership Gwinnett will initiate an external marketing campaign and will make the County attractive and welcoming to young professionals.

*Conflicted  
of interest?  
MPE notes*

- 2. Partnership Gwinnett agrees to provide the City with a written progress report detailing its use of the financial assistance provided for in subparagraph A, as well as the progress and status of all pending initiatives, within thirty (30) days of the expiration of the contract term.

**C. Entire Agreement/Miscellaneous Provisions**

This Agreement constitutes the entire agreement between the parties hereto as to all matters contained herein. No other writings or oral agreements or conversations shall affect or modify any of the terms or obligations herein contained. All subsequent changes to this Agreement shall be in writing and signed by both parties. No provision of this Agreement is intended to nor shall it be construed to in any way waive immunities or protections provided to either party by the laws of this State or the Constitution.

**D. Modification**

This Agreement shall not be changed or modified except by agreement in writing executed by both parties hereto.

**E. Laws of Georgia**

This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of Georgia.

**F. Compliance**

Each party to this Agreement shall comply with all applicable local, State, and Federal statutes, ordinances, rules, and regulations.

**G. Breach**

No consent or waiver, express or implied, by any party to this Agreement, to any breach of any covenant, condition, or duty of another party shall be construed as a consent to or waiver of any future breach of the same.

**H. Term and Termination**

The term of this Agreement shall be for a period of one (1) year commencing upon the date set forth below. Either party may in its discretion, terminate this Agreement upon ninety (90) days' written notice to the other party. In the event of earlier termination by the City, Partnership Gwinnett shall return the pro rata share of the funds provided.

**I. Notices**

All notices, consents, waivers, directions, requests, or other instruments or communications provided for under this Agreement shall be deemed properly given if, and only if, delivered personally or sent by registered or certified United States Mail, postage prepaid, as follows:

1. **If to the City of Suwanee:**

City Manager  
City of Suwanee  
373 Highway 23  
Suwanee, Georgia 30024

2. **If to Partnership Gwinnett:**

Nick Masino, Director  
Partnership Gwinnett, Inc.  
Gwinnett Chamber of Commerce  
6500 Sugarloaf Parkway  
Duluth, Georgia 30097

Any party may at any time change the address where notices are to be sent or the person to whom such notices should be directed by the delivery or mailing to the above persons a notice stating the change.

**IN WITNESS WHEREOF**, the parties hereto acting through their duly authorized agents have caused this Agreement to be signed, sealed, and delivered.

This 25th day of September, 2007.

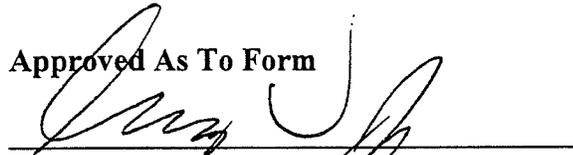
**CITY OF SUWANEE, A GEORGIA**  
A Georgia Municipal Corporation

By:   
James M. Burnette, Mayor Pro Tem

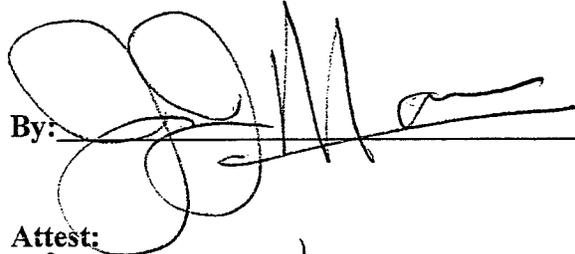
Attest:

  
Elvira Rogers, City Clerk

Approved As To Form

  
Gregory D. Jay, City Attorney  
Chandler, Britt, Jay & Beck, LLC

**PARTNERSHIP GWINNETT, INC.**

By: 

Attest:

  
Alicia J. Kuep

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Family District) for a single family residence. Site is located on parcels 023 and 026 in Land Lot 168 of the 7th District on Burnette Road west of Autumnbrooke Way and contains approximately 4.59 acres.

***Motion by Councilmember Brooks to approve RZ-2007-004, second by Mayor Pro Tem Burnette and so carried 6-0.***

- C. AN-2007-003 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Jun & Jenny Investment, LLC and Suwanee Station Group, LLC. Requests annexation and rezoning from C-2 (Unincorporated Gwinnett County, General Business District) to C-2A (City of Suwanee, Special Commercial District - Alcoholic Beverage Sales) to allow for an existing commercial center. Site is located on a portion of parcel 040 in Land Lot 152 of the 7th District at the intersection of Lawrenceville-Suwanee Road and Old Peachtree Road and contains approximately 8.0 acres.

***Motion by Councilmember Brooks to approve AN-2007-003, second by Mayor Pro Tem Burnette and so carried 6-0.***

- D. RZ-2007-005 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: Jun & Jenny Investment, LLC and Suwanee Station Group, LLC. Requests annexation and rezoning from C-2 (Unincorporated Gwinnett County, General Business District) to C-2A (City of Suwanee, Special Commercial District - Alcoholic Beverage Sales) to allow for an existing commercial center. Site is located on a portion of parcel 040 in Land Lot 152 of the 7th District at the intersection of Lawrenceville-Suwanee Road and Old Peachtree Road and contains approximately 8.0 acres.

***Motion by Mayor Pro Tem Burnette to approve RZ-2007-005, second by Councilmember McOmber and so carried 6-0.***

- E. Consideration of Authorizing Mayor Pro Tem to Enter into Agreement with Partnership Gwinnett, Inc. for Long-Term Strategic Community and Economic Development

The Gwinnett Chamber of Commerce, along with partners in government, education, healthcare and business, has developed Partnership Gwinnett: A Shared Vision for the Future. Partnership Gwinnett is developing a long-term strategic community and economic development plan for Gwinnett County.

***Motion by Councilmember Foster to authorize the Mayor Pro Tem to enter into Agreement with Partnership Gwinnett, Inc., for Long-Term Strategic Community and Economic Development, second by Councilmember Brooks and so carried 5-0-1 (Masino Abstained).***

## 10. NEW BUSINESS

- A. RZ-2007-007 - Applicant/Owner: Sung Eun Park. Requests rezoning from C-1 (Neighborhood Commercial District) to R-100 (Residential Single Family District) to allow for use of an existing structure as a single family residence. Site is located in Land Lot 210 of the 7th District at 641 Buford Highway and contains approximately 0.71 acres.

***Motion by Councilmember Brooks approve with Planning Commission conditions RZ-2007-007, second by Councilmember McOmber and so carried 6-0.***

- B. RZ-2007-008 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: S & P Castellum Group, Inc. Requests a rezoning from C-2 (General Commercial District) to C-2A (Special Commercial

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### Exhibit 3

- a. Economic Diversification and Wealth Creation: Partnership Gwinnett will attract new opportunities in targeted business sectors, retain and expand existing firms, nurture entrepreneurs and small business opportunities, and advance economic opportunities for international and minority businesses.
  - b. Education and Workforce Excellence: Partnership Gwinnett will ensure that the educational system will be able to serve local needs and will maintain a demand driven approach to post-secondary education and training.
  - c. Quality of Life Enhancements: Partnership Gwinnett will promote redevelopment and more sustainable development patterns within the City, enhance mobility within the County and throughout the region, strengthen arts, cultural and recreational activities, and improve public safety and code enforcement. 
  - d. Marketing and Outreach: Partnership Gwinnett will initiate an external marketing campaign and will make the County attractive and welcoming to young professionals.
2. Partnership Gwinnett agrees to provide the City with a written progress report detailing its use of the financial assistance provided for in subparagraph A, as well as the progress and status of all pending initiatives, within thirty (30) days of the expiration of the contract term.

*Complied  
of future*

#### C. Entire Agreement/Miscellaneous Provisions

This Agreement constitutes the entire agreement between the parties hereto as to all matters contained herein. No other writings or oral agreements or conversations shall affect or modify any of the terms or obligations herein contained. All subsequent changes to this Agreement shall be in writing and signed by both parties. No provision of this Agreement is intended to nor shall it be construed to in any way waive immunities or protections provided to either party by the laws of this State or the Constitution.

#### D. Modification

This Agreement shall not be changed or modified except by agreement in writing executed by both parties hereto.

#### E. Laws of Georgia

This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of Georgia.

#### F. Compliance

**CITY OF SUWANEE, GEORGIA  
CALLED COUNCIL MEETING  
OCTOBER 11, 2007  
5:30 PM**

Meeting Location: *Crossroads Center (323 Highway 23)*

Attendees: Nick Masino, Mayor  
Jimmy Burnette, Mayor Pro Tem  
Jace Brooks, Councilmember  
Dan Foster, Councilmember  
Kevin McOmber, Councilmember  
Jeannine Rispin, Councilmember  
Marty Allen, Interim City Manager  
Elvira Rogers, Administrative Services Director

**Exhibit 1A**

Absent: Gregory Jay, City Attorney

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**1. Call to Order**

Mayor Masino called the meeting to order at 6:31 P.M.

**2. Consideration of Authorizing the Mayor to Enter into Agreement with Turner Construction Company for the Construction of New City Hall**

Proposals for new City Hall were due October 2<sup>nd</sup>. Four companies responded. After reviewing the bids, staff is proposing to use Turner Construction Company for the construction of new City Hall. Turner was one of the four contractors pre-qualified to bid on the project (Choate, Hogan, Mathias and Turner). ACTION: Consider authorizing the Mayor to enter into agreement with Turner Construction Company for the construction of new City Hall

*Motion by Councilmember McOmber to approve the Mayor to enter into Agreement with Turner Construction Company for the construction of New City Hall at a not-to-exceed price of \$7,143,420.00, second by Councilmember Brooks and so carried 6-0.*

**3. Consideration of Authorizing the Mayor to Enter into Agreement with Astra Group, Inc. for the Construction of Sims Lake Park**

Proposals for Sims Lake Park were due October 3<sup>rd</sup>. Bids were received from Astra Group, Gay Construction, and Van Winkle. After reviewing the bids, staff is proposing to use Astra Group, Inc. for the construction of Sims Lake Park. Astra was one of the four contractors pre-qualified to bid on the project. ACTION: Consider authorizing the Mayor to enter into agreement with Astra Group, Inc. for the construction of Sims Lake Park

*Motion by Councilmember Foster to approve the Mayor to enter into Agreement with Astra Group, Inc., for the construction of Sims Lake Park at a not-to-exceed price of \$2,099,153.00, second by Councilmember Brooks and so carried 6-0.*

**4. Adjournment – Time: 6:05 P.M.**

*Motion by Councilmember Rispin to Adjourn, second by Councilmember Burnette and so carried 6-0.*

*Approved 11/27/2007*

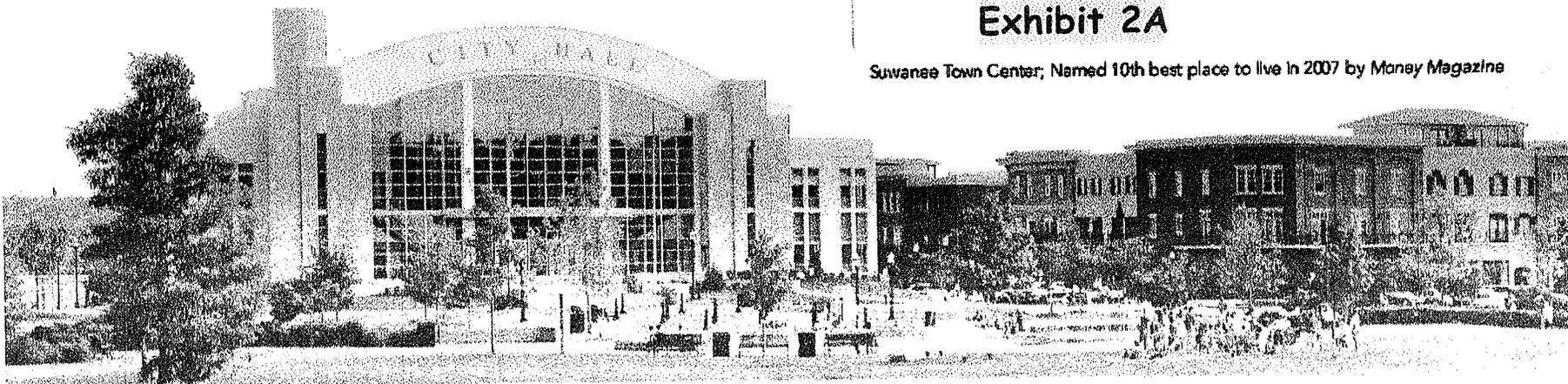
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## Exhibit 2A

Suwanee Town Center; Named 10th best place to live in 2007 by Money Magazine



### ACHIEVEMENT OVERVIEW

- ▣ Seventy-two companies relocated or expanded this last year in Gwinnett, accounting for more than 3,050 jobs and millions in capital investment. Altogether, Partnership Gwinnett has recorded over 110 expansions or relocations and nearly 6,000 jobs since its inception in 2007.
- ▣ Gwinnett set a record for relocating two Fortune 500 headquarters in less than a year with Asbury Automotive and NCR.
- ▣ The Gwinnett Board of Commissioners approved the county's Comprehensive Unified Plan. The plan calls for regularly scheduled checks and balances to ensure that, as Gwinnett develops along the path set forth, it will be able to support itself fiscally.
- ▣ Gwinnett received numerous accolades for achievement in the areas of quality of life, government & leadership, redevelopment and business:
  - Gwinnett County Parks and Recreation was recognized as the number one park agency in the nation receiving the coveted Grand Gold Medal Award for Excellence in Park and Recreation Management from the National Recreation and Park Association and the American Academy for Park and Recreation Administration.
  - Gwinnett County was named one of the best in the State by the Association County Commissioners of Georgia (ACCG), being recognized for its government program to provide drought relief through the use of recycled water in sprinkler systems at parks and other recreational sites.

Three Gwinnett-based companies swept all six awards presented by the Technology Association of Georgia at the annual Georgia Technology Summit. CCP North America, NanoLumens and Suniva beat out nearly 100 other applicants to win the Excalibur Awards, which recognize Georgia's "tech-enabled" companies that demonstrate exemplary competency in utilizing technology to enhance their business.

Suwanee was once again named one of Money Magazine's Best Places to Live, ranking 35th among the top 100 small towns listed.

- ▣ Partnership Gwinnett launched the Gwinnett Global Business Council to foster global commerce and direct investment in the region. First-year successes include:
  - Managed delegation visits from China and Korea.
  - Finalized the sister-community agreement with the Gangnam District of Seoul, Korea.
  - In partnership with the state of Georgia, attended Hannover Messe, one of the world's largest innovation technology trade shows held in Hannover, Germany.
  - Conducted Gwinnett's first-ever business recruitment mission to Asia resulting in the announcement of one million dollars in capital investment.
- ▣ Gwinnett County Public Schools graduated over 8,200 students in 2009, with over a dozen high-schools, once again, listed among the Best in the Nation according to Newsweek's Annual America's Top Public Schools list.

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**CITY OF SUWANEE, GEORGIA  
CITY COUNCIL MEETING  
NOVEMBER 27, 2007**

**Exhibit 3A**

Meeting Location:

*Dinner Session – City Hall Conference Room (373 Highway 23)*

*Public Hearing and City Council Meeting - Crossroads Center (323 Highway 23)*

Attendees: Nick Masino, Mayor  
Jimmy Burnette, Mayor Pro Tem  
Jace Brooks, Councilmember  
Dan Foster, Councilmember  
Kevin McOmber, Councilmember  
Jeannine Rispin, Councilmember  
Marty Allen, City Manager  
Elvira Rogers, Administrative Services Director  
Gregory Jay, City Attorney

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**5:30 P.M.  
DINNER SESSION**

City Council Informal Session

Informal discussion among City Councilmembers and staff. Food provided for Elected Officials and staff. No action to be taken during session.

**6:30 P.M.  
PUBLIC HEARING**

Mayor Masino opened the Public Hearing at 6:30 P.M. City Manager, Marty Allen read the procedures for Public Hearings for the record.

- 1. RZ-2007-008 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: S & P Castellum Group, Inc. Requests a rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District) to allow for a restaurant with alcohol sales. Site is located in Land Lot 152 of the 7th District on Gwinco Boulevard near the intersection with Lawrenceville-Suwanee Road and contains approximately 3.88 acres.**

Planning Division Director, Josh Campbell, reported the applicant has requested postponement of this case for another month. Mr. Jason Mirabella, 1550 N. Brown Road, Lawrenceville, GA 30043, represented the applicant and stated the applicant should be prepared to proceed with this case by the December 2007 meeting.

There was no opposition and no additional audience participation for this case.

- 2. SUP-2007-004 - Applicant: Nimish Patel. Owner: Yon J. Lee. Requests a special use permit to allow a building height increase for a hotel in the C-2A zoning district. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard and contains approximately 2.00 acres.**

Planning Division Director, Josh Campbell, reported the applicant has requested postponement of this case. The Planning Commission postponed the case to the January 2008 meeting.

There was no audience participation for this case.

**3. Public Hearing Regarding the Proposed Adoption of the Suwanee Gateway Development Plan and Creation of the City of Suwanee's Tax Allocation District Number One—Suwanee Gateway**

The Redevelopment Powers referendum that allows the City to create Tax Allocation Districts was approved during the November 6<sup>th</sup> Election. The purpose of this public hearing is to seek public comment regarding the Suwanee Gateway Redevelopment Plan and the Resolution, which proposes adoption of the Suwanee Gateway Redevelopment Plan and creation of Tax Allocation District Number One –Suwanee Gateway.

Ken Bleakly of Bleakly Advisory Group presented the plan. Mr. Bleakly stated Tax Allocations Districts (Tax Increment Financing as known in other states) is a technique used in 48 states. Taxes being collected in the designated area that go to the City, County and School District continue to go to those areas. As a result of redevelopment, any new and additional taxes collected goes into a special fund that can be used for public improvement or bonds towards public improvement in the designated district. Funds generated in the TAD district must be expended in the TAD district.

Mayor Masino asked the following questions:

- How many TADs have been approved in Georgia to date? Mr. Bleakly responded 31.
- How many TADs has Bleakly Associates been involved in? Mr. Bleakly responded 14-17.
- Do TADs increase taxes? Mr. Bleakly responded No.
- Do TADs lead to eminent domain? Mr. Bleakly responded No.
- Does a TAD put a city into debt? Mr. Bleakly responded this is not a general obligation of the City. The bonds issued are called revenue bonds. The only re-payment of the bonds are through committed property taxes in the district. If the taxes do not appear, the City has other moral obligation to repay the bonds. The millage rate would not need to be raised.
- Has a TAD failed to work in the State of Georgia? Mr. Bleakly responded the original bonds were issued in 1999 for Atlantic Station. There are now 9 major bond issues for over a half million dollars. There has been no default on TAD bonds in the State of Georgia.

There was no audience participation. The Public Hearing closed at 6:45 P.M.

**7:00 P.M.**  
**CITY COUNCIL MEETING**

**1. Call To Order**

Mayor Masino called the meeting to order at 7:05 P.M.

**2. Announcements**

- This Saturday, December 1<sup>st</sup> please join us for the annual Old Town Holiday Festival and Caboose Lighting. Festivities begin at 5 P.M. in the historic Old Town commercial district on Main Street. In addition to Santa's magical lighting of the caboose, activities will include performances by Level Creek, Riverside, and Suwanee Elementary choruses; carriage rides; free hot chocolate, s'mores, and cookies; fun holiday crafts; and don't forget your cameras for photos

with Santa. The Downtown Development Authority will also have hot dogs and sodas available for purchase.

- Suwanee Academy of the Arts is sponsoring a “Gingerbread House Contest” on December 1, 3 PM – 5 PM. Mayor Masino and Councilmember Rispin will be judging.
- The Suwanee system of trails has expanded with the addition of the Suwanee Creek Park Soft Surface Trail. The soft surface trail is approximately two-thirds of a mile and winds through a previously inaccessible part of Suwanee Creek Park. The trail includes a bridge over the creek that runs parallel to the vehicular bridge, connects up to the restroom facilities, and is accessible from the Suwanee Creek Greenway at either end.
- Construction of the pedestrian bridge connecting the Town Center area to the Suwanee Creek Greenway has been completed.

For information on all upcoming events, please visit [www.suwanee.com](http://www.suwanee.com)

### **3. Pledge of Allegiance**

Representatives of Troop 827 from St. Monica Catholic Church and Troop 608 from Epiphany Lutheran Church assisted Mayor Masino.

### **4. Approval of Minutes**

#### **A. October 11, 2007 Called Meeting**

*Motion by Mayor Pro Tem Burnette to approve the October 11, 2007 Called Meeting Minutes, second by Councilmember Brooks and so carried 6-0.*

#### **B. October 23, 2007 Council Meeting**

*Motion by Councilmember Foster to approve the October 23, 2007 Council Meeting Minutes, second by Councilmember McOmber and so carried 6-0.*

### **5. Adoption of Agenda as Presented**

*Motion by Councilmember Foster to Adopt the Agenda with the following amendment: Add Executive Session as item 13 to discuss legal matters and move Adjournment to item 14, second by Councilmember Brooks and so carried 6-0.*

### **6. Special Recognition**

#### **A. New PACT Neighborhood – Park Pointe Subdivision**

Park Pointe Subdivision has completed the initial three meetings to become part of the PACT recognized neighborhoods. Sgt. Elias Casanas and PACT Officer Richard Pope presented the award to residents: Colin Waters and Wynn Morgan.

#### **B. New PACT Neighborhood – Baxley Point**

Baxley Point has also completed the initial three meetings to become part of the PACT recognized neighborhoods. Sgt. Elias Casanas and PACT Officer Corporal Alan Dye presented the award to residents: Debbie Varsel and Stephen Gordan.

#### **C. Eagle Scout – Will Lippman**

As part of the requirements to earn the rank of Eagle Scout, the highest in Boy Scouting, Will Lippman planned, organized and executed a service project of benefit to the community by building the outdoor classroom at Suwanee Creek Park. Mayor Masino recognized Will by reading an excerpt from the Crossroads Newsletter. Mayor Masino also proclaimed that Monday,

December 3, 2007 would be recognized as Will Lippman Day. Will's parents and younger sister were in attendance.

**7. Special Presentation: Report from the City Auditors, Mauldin and Jenkins**

Joel Black of Mauldin & Jenkins presented the 2007 Audit Report. Mr. Black stated all City staff was very responsive to the auditor's requests. The Audit Report suggested a need for separation of duties in Municipal Court. Councilmember Foster asked if additional staff is needed. Mr. Black responded he had not studied the details of the recommendation to speak to additional staff. The separation of duties could possibly be remedied by reassignment of duties. All in all the Audit Report reflects the City is financially stable.

**8. Audience Participation – None.**

**9. OLD BUSINESS**

- A. RZ-2007-008 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: S & P Castellum Group, Inc. Requests a rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District) to allow for a restaurant with alcohol sales. Site is located in Land Lot 152 of the 7th District on Gwinco Boulevard near the intersection with Lawrenceville-Suwanee Road and contains approximately 3.88 acres

Staff recommendation: Approval with conditions. Planning Commission Recommendation: Approval with conditions. ACTION: Consider the rezoning

*Motion by Councilmember McOmber to Postpone RZ-2007-008 to the December 2007 Council meeting, second by Councilmember Foster and so carried 6-0.*

**10. NEW BUSINESS**

- A. SUP-2007-004 - Applicant: Nimish Patel. Owner: Yon J. Lee. Requests a special use permit to allow a building height increase for a hotel in the C-2A zoning district. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard and contains approximately 2.00 acres.

Staff Recommendation: Approval with conditions. Planning Commission Recommendation: Tabled to January. ACTION: Consider the special use permit.

*Motion by Councilmember Brooks to Postpone SUP-2007-004 to the January 2008 Council Meeting, second by Mayor Pro Tem Burnette and so carried 6-0.*

- B. Consideration of Adoption of Suwanee Gateway Branding Campaign

Redpepper has completed their branding campaign for the Suwanee Gateway area. At the November Workshop Meeting, representatives from Redpepper presented the brand platform and strategic plan for marketing and advertising in the Suwanee Gateway area. A brand platform will help create an identity for the Suwanee Gateway and unify the area. Denise Brinson, Economic Development Division Director, presented an update for those in attendance. Mayor Masino thanked the committee (Mike Eddy (Suwanee Sports Academy), Marty McFarland (OPUS), Bill Rau (Mitsubishi), Dan Foster, Denise Brinson, and Lynne DeWilde), for their participation. ACTION: Consider adoption of the Suwanee Gateway branding campaign.

*Motion by Councilmember Foster to adopt the Suwanee Gateway Branding Campaign, second by Councilmember Brooks and so carried 6-0.*

C. Certification of Election Results from the November 6, 2007 General Municipal Election and Special Election

The General Municipal Election to fill the expired terms of the Mayor and Councilmember Posts 1 & 2 and a Special Municipal Election to consider Tax Allocation Districts was held on November 6<sup>th</sup>. Dave Williams was elected Suwanee's new mayor. Incumbent Jimmy Burnette was re-elected to City Council Post 1. Incumbent Jeannine Rispin was re-elected in her uncontested bid for the City Council Post 2. In addition, a Redevelopment Powers referendum that will allow the City to create Tax Allocation Districts was approved.

***Motion by Councilmember Brooks to approve the Resolution Certifying the Election Results from the November 6, 2007 General Municipal Election and Special Election, second by Councilmember McOmber and so carried 6-0.***

**11. CONSENT AGENDA**

A. Authorize the Mayor to Grant a Water Line Easement and a Water Meter Easement to Gwinnett County for New City Hall

In order to allow for construction of New City Hall, a water line easement and a water meter easement need to be granted to Gwinnett County. ACTION: Authorize the Mayor to grant a water line easement and a water meter easement to Gwinnett County.

B. Authorize the Police Department to Proceed with the Purchase of Police Communication Equipment in the Amount of \$168,939.13. This phase of the Police Department's communications system upgrade includes the purchase of radio equipment including dispatch consoles and GenWatch 3 FEU software from Motorola as well as the purchase and installation of the antenna network from Mobile Communications. ACTION: Authorize the Police Department to proceed with the purchase of Police Communication Equipment in the amount of \$168,939.13.

C. Approve the Declaration of Surplus Items

Four wooden office desks have recently been displaced by the installation of cubicles in the City Hall front office area. As these items are no longer serviceable to the City and we are faced with limited storage space, staff requests declaration of these items as surplus. ACTION: Approve the declaration of four wooden desks as surplus items.

D. Authorize the Mayor to Enter into Agreement with Allied Paving Contractors, Inc. for Patching and Resurfacing

Proposals for the patching and resurfacing of approximately 1.98 miles on White Street & Cherry Ridge Walk and sections of Scales Road, Jackson Street and Ruby Forest Parkway were due November 1<sup>st</sup>. After reviewing the bids, staff is proposing to use Allied Paving Contractors, Inc. Allied Paving Contractors, Inc. provided the lowest responsible bid. ACTION: Authorize the Mayor to enter into agreement with Allied Paving Contractors, Inc. for patching and resurfacing.

***Motion by Mayor Pro Tem Burnette to approve the Consent Agenda, second by Councilmember Foster and so carried 6-0.***

**12. City Manager's Report**

Marty Allen, City Manager provided the following:

- Groundbreaking for New City Hall to begin any day. The Notice to Proceed has been issued.
- Sims Lake park construction underway.
- Comp Plan Meeting scheduled for Thursday, November 29, 2007 at 6 PM.

**13. Executive Session**

*Motion by Councilmember Brooks to ENTER Executive Session, second by Mayor Pro Tem Burnette and so carried 6-0.*

*Motion by Councilmember McOmber to EXIT Executive Session, second by Councilmember Brooks and so carried 6-0. No Action Taken.*

**14. Adjournment – Time: 7:46 P.M.**

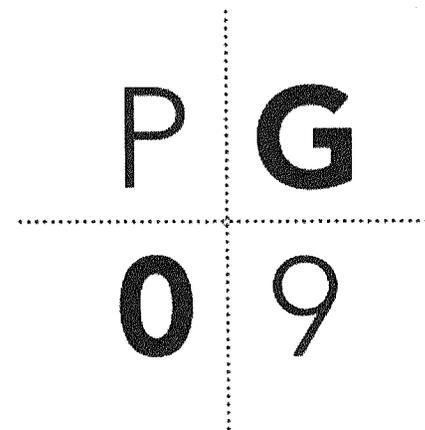
*Motion by Mayor Pro Tem Burnette, second by Councilmember McOmber and so carried 6-0.*

Approved 12/20/2007

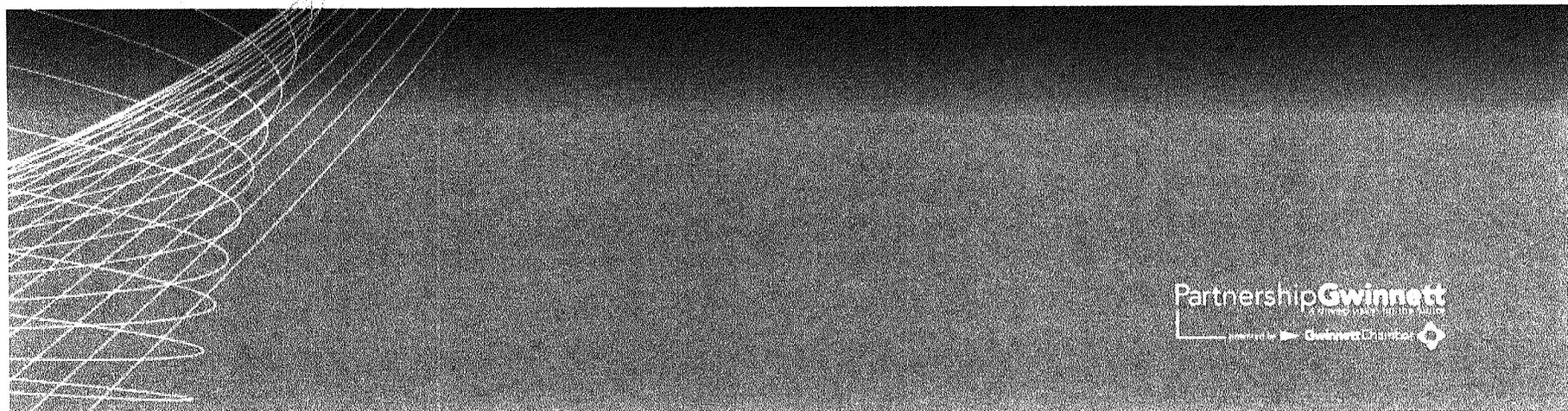
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**SEPARATOR**

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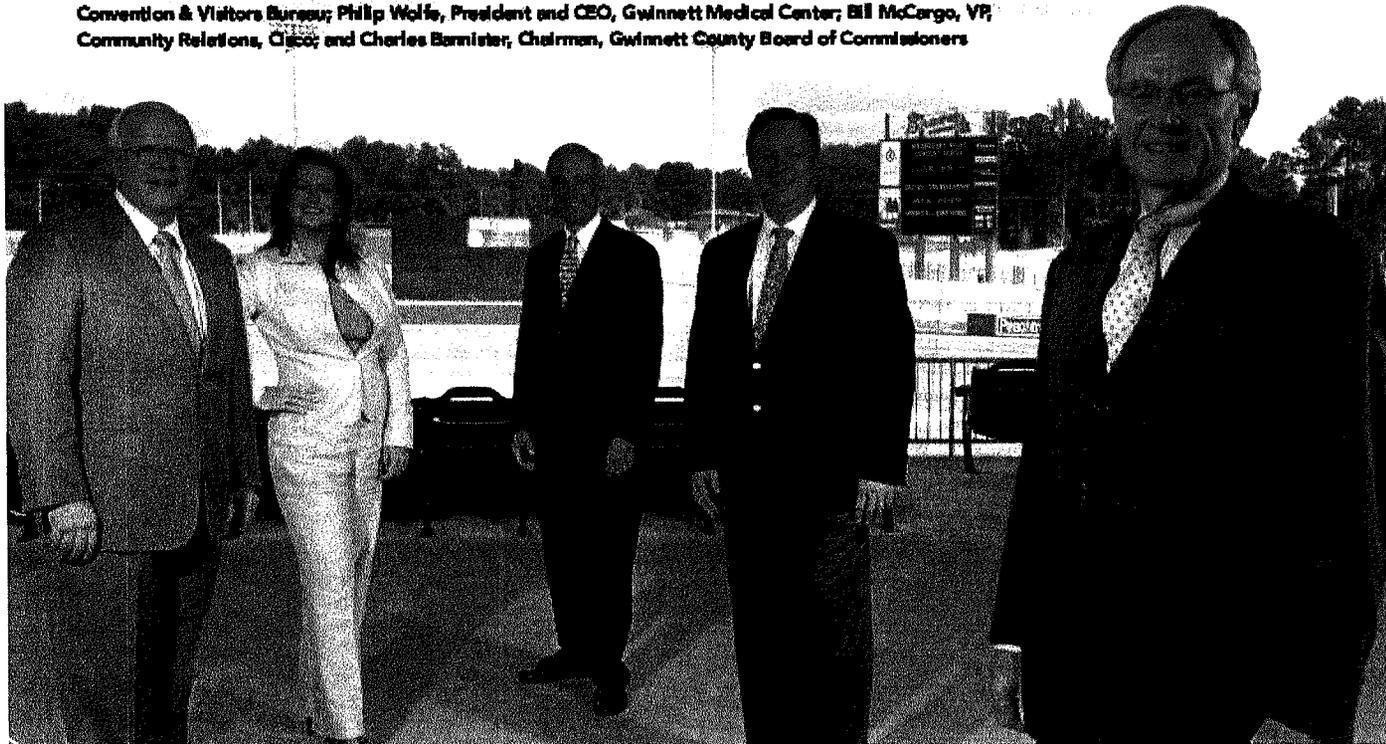


# ANNUAL REPORT



**Partnership Gwinnett Angel Investors (L to R):**

**J. Alvin Wilbanks, Superintendent, Gwinnett County Public Schools; Caryn McGarity, Executive Director, Gwinnett Convention & Visitors Bureau; Philip Wolfe, President and CEO, Gwinnett Medical Center; Bill McCargo, VP, Community Relations, Cisco; and Charles Bannister, Chairman, Gwinnett County Board of Commissioners**



*"Partnership Gwinnett has an impressive track record of bringing together the resources and know-how to secure job growth opportunities and capital investment for our community. We are fortunate to have such a successful plan in place, working hard to ensure a bright future for Gwinnett."*

*— Charles Bannister, Chairman, Gwinnett County Board of Commissioners*

**2008-09  
Partnership Gwinnett  
Executive Council**

- Kerry Armstrong .....  
Duke Realty Corporation  
2008 Chairman  
Partnership Gwinnett
- Bartow Morgan .....  
The Brand Banking Company  
2009 Chairman  
Partnership Gwinnett
- Jim Mason .....  
Gwinnett Chamber of Commerce
- Bill McCargo .....  
Cisco Systems  
Past Chairman, Gwinnett Chamber
- Randy Dillinger .....  
Jackson EMC
- Mike Lewingood .....  
McKenna, Long & Adridge, LLP
- Joe Allen .....  
Gwinnett Place CEO
- Dave McCallister .....  
ad/paper
- Charles Bannister .....  
Gwinnett County  
Commissioner Chairman
- Jack Connell .....  
Gwinnett County Administrator
- Alie Mink .....  
Gwinnett County Economic  
Development Director
- Mayor Lou Silber .....  
Gwinnett Municipal Association
- Alan Wilbanks .....  
Gwinnett County Public Schools
- Caryn McGarity .....  
Gwinnett Convention &  
Visitors Bureau
- Philip Wolfe .....  
Gwinnett Medical Center
- Chuck Warbington .....  
Gwinnett Village CID

# Partnership Gwinnett

## Strategic Leadership Producing Results

To all investors, supporters and key partners in the Partnership Gwinnett initiative, allow me to say thank you. Your vision for a positive future of Gwinnett County continues to be realized through this exciting initiative. Having been recognized as one of the best economic and community development initiatives in the nation from the Association for Chamber of Commerce Executives (ACCE), Partnership Gwinnett continues to be recognized as a national force in job creation and building a strong quality of life for Gwinnett, Metro Atlanta and Georgia's Innovation Crescent.

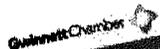
We are privileged to announce, once again, that in the face of economic downturn, Partnership Gwinnett has continued to produce unprecedented and positive results. With the launch of a global initiative, national and international press coverage in the Wall Street Journal and Site Selection Magazine, and regional leadership in economic development and public policy, Gwinnett is quickly building a strong brand both here and around the world.

Given the continued support, Partnership Gwinnett strives to implement and build upon those strong foundations it established in its first year. You, who have already invested in the idea of Partnership Gwinnett, know the benefit of what you are investing in - the ability to create and direct our own collective change for a brighter future in Gwinnett. Since its inception, Partnership Gwinnett has seen a total of 112 companies relocate or expand in the community; two of them Fortune 500 headquarters operations. From these announcements, an estimated \$326 million in capital investment has been reported through the initiative's tracking efforts, realizing \$36 of ROI for every dollar invested thus far in the strategy.

Thank you for your continued investment in Partnership Gwinnett. Together, we will continue to proactively effect change for a brighter future in Gwinnett, Metro Atlanta, and Georgia's Innovation Crescent.

*W. K. Strong*  
Kerry Armstrong  
2008 Chairman, Partnership Gwinnett

6500 Superior Parkway • Duluth, GA 30097 • 854.694.1751 • 678.957.4844  
www.partnershipgwinnett.com



## PG.09 ANNUAL REPORT

Partnership Gwinnett's four-goal strategy is designed to attain more sustainable, long-term economic health in Gwinnett County and the Metro Atlanta region.

### 1 JOB GROWTH & WEALTH CREATION

Maintain an aggressive strategy aimed at the recruitment, retention, relocation and expansion of new and existing firms, such as health care and life science businesses, information technology centers, distribution and trade operations, advanced communication companies, headquarter offices and professional services. All sizes and types of enterprises are a part of job growth and wealth creation, including entrepreneurs and small businesses, as well as international and minority-owned companies.

### 2 EDUCATION & WORKFORCE EXCELLENCE

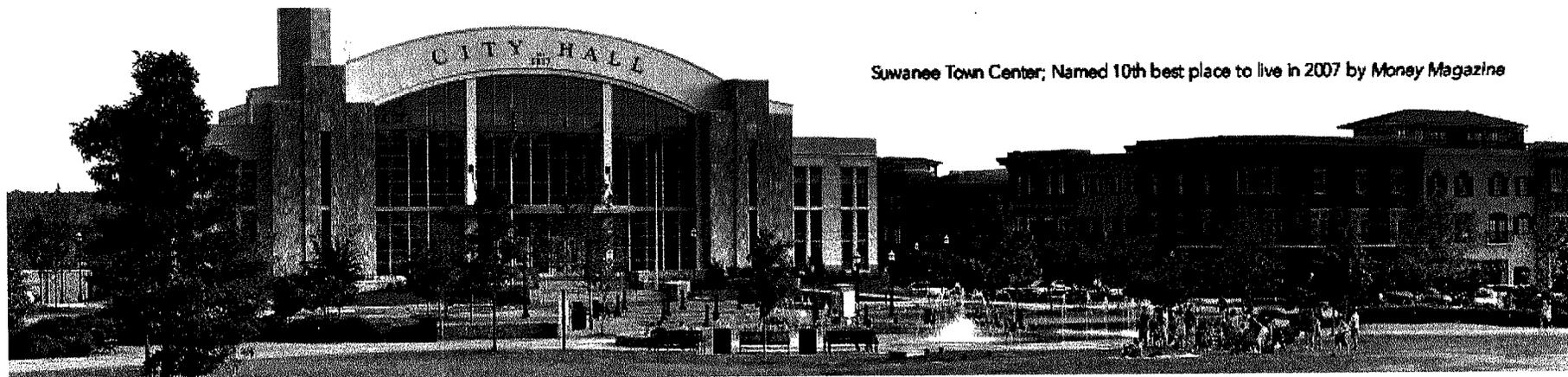
Ensure Pre-K - 12th grade educational systems are meeting the needs of the community while maintaining a demand-driven approach to post-secondary education and workforce training.

### 3 QUALITY OF LIFE ENHANCEMENT

Promote redevelopment and more sustainable development patterns; enhance mobility within Gwinnett and throughout the region; strengthen arts, cultural and recreational assets; and improve public safety and code enforcement in the county.

### 4 MARKETING & OUTREACH

Externally market Gwinnett to the nation and across the globe to diverse groups and communities while improving local and regional partner relationships. Coordinate with community involvement groups and seek to attract and retain young professionals to fuel workforce needs for the various business sectors in Gwinnett.



Suwanee Town Center; Named 10th best place to live in 2007 by Money Magazine

## ACHIEVEMENT OVERVIEW

- Seventy-two companies relocated or expanded this last year in Gwinnett, accounting for more than 3,050 jobs and millions in capital investment. Altogether, Partnership Gwinnett has recorded over 110 expansions or relocations and nearly 6,000 jobs since its inception in 2007.
- Gwinnett set a record for relocating two Fortune 500 headquarters in less than a year with Asbury Automotive and NCR.
- The Gwinnett Board of Commissioners approved the county's Comprehensive Unified Plan. The plan calls for regularly scheduled checks and balances to ensure that, as Gwinnett develops along the path set forth, it will be able to support itself fiscally.
- Gwinnett received numerous accolades for achievement in the areas of quality of life, government & leadership, redevelopment and business:
  - Gwinnett County Parks and Recreation was recognized as the number one park agency in the nation receiving the coveted Grand Gold Medal Award for Excellence in Park and Recreation Management from the National Recreation and Park Association and the American Academy for Park and Recreation Administration.
  - Gwinnett County was named one of the best in the State by the Association County Commissioners of Georgia (ACCG), being recognized for its government program to provide drought relief through the use of recycled water in sprinkler systems at parks and other recreational sites.
- Three Gwinnett-based companies swept all six awards presented by the Technology Association of Georgia at the annual Georgia Technology Summit. CCP North America, Nanolumens and Suniva beat out nearly 100 other applicants to win the Excalibur Awards, which recognize Georgia's "tech-enabled" companies that demonstrate exemplary competency in utilizing technology to enhance their business.
  - Suwanee was once again named one of Money Magazine's Best Places to Live, ranking 35th among the top 100 small towns listed.
- Partnership Gwinnett launched the Gwinnett Global Business Council to foster global commerce and direct investment in the region. First-year successes include:
  - Managed delegation visits from China and Korea.
  - Finalized the sister-community agreement with the Gangnam District of Seoul, Korea.
  - In partnership with the state of Georgia, attended Hannover Messe, one of the world's largest innovation technology trade shows held in Hannover, Germany.
  - Conducted Gwinnett's first-ever business recruitment mission to Asia resulting in the announcement of one million dollars in capital investment.
- Gwinnett County Public Schools graduated over 8,200 students in 2009, with over a dozen high-schools, once again, listed among the Best in the Nation according to Newsweek's Annual America's Top Public Schools list.



Photo courtesy of David Douglas, ten1photography

## ENTREPRENEURSHIP AND SMALL BUSINESS DEVELOPMENT

- Launched a regional comprehensive entrepreneurial development initiative, the Metro Atlanta Council for Entrepreneurship, attracting more than 380 small businesses to the program. Its goals are to identify, enable, and promote all innovative, high-growth, high-impact companies and to foster and accelerate the region's entrepreneurial culture.
- Counseled 211 Gwinnett companies in the Small Business Resource Center, assisting them with marketing and business development needs and research.
- Created the Diversity-Supplier Forum directly assisting 37 minority and women-owned businesses in obtaining contacts from federal, state and county government and private sector procurement officers in its first quarter.
- Created the Meet the Purchasers Forum that resulted in 49 face-to-face meetings between small business owners and purchasing agents from large companies and governmental agencies to learn what they buy locally and their bidding and purchasing procedures.
- Conducted the 3rd annual Pinnacle Small Business Awards recognizing the 25 most successful, privately held businesses in Gwinnett as well as top non-profits. These high-growth companies collectively employ 2,765 people and reported aggregate revenues of \$690 million.

*Cisco views Partnership Gwinnett as the standard by which all other community relations' strategies across the nation should be measured. It is the best implementation of a community & economic development strategy that Cisco has ever had the privilege of supporting.*

*— Bill McCargo, Vice President of Community Relations, Cisco*

## BUSINESS RECRUITMENT, RETENTION & EXPANSION

■ **NCR Corporation**, a Fortune 500 company, announced its plans to create a Worldwide Global Center of Excellence in Georgia and relocate its global corporate headquarters to Duluth. This relocation and expansion brings over 1,500 jobs to Gwinnett County, all of them high-wage executive and engineering positions.



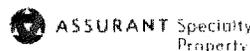
■ **Asbury Automotive Group, Inc.** (NYSE: ABG), one of the largest automotive retail and service companies in the U.S., and a member of the Fortune 500, announced plans to relocate its corporate offices from New York City and Stamford, Connecticut, to Duluth.



■ **AES Clean Technology, Inc.**, a high-tech life science company, reported an increase of 50 new jobs. The Suwanee-based company attributed their decision to expand within Gwinnett as wanting to be a part of an exemplary community that defines accurate, cutting-edge urban planning in the 21st century.



■ **Assurant Specialty Property**, a leading provider of creditor-placed homeowners insurance and related services, opened doors to its second Duluth location.



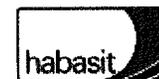
Approximately 150 jobs moved into the new 70,000 square foot service center during the first quarter of 2009.

■ **EMS Technologies, Inc.**, the largest technology company headquartered in Gwinnett, opened a 30,000 square foot expansion of its Defense & Space Systems Division in Norcross. It will serve as the new home for much larger labs and facilities for the division's machine shop, B-2 lab, environmental lab and integration and test lab, among others.



■ **Fachbein LLC**, a leader in bag closing and material handling equipment, announced the relocation of its Flexible Material Handling Division's Ohio operations to a 73,400 square-foot facility in Suwanee, bringing 45 new jobs to the community.

■ **Habasit America**, a leading manufacturer and distributor of power transmission, conveyor and processing belts, expanded their North and South American corporate and manufacturing facilities in Suwanee. In addition to doubling the size of their local facilities, which now covers over 300,000 square feet, Habasit will boost Georgia-based jobs from 250 to nearly 325 by the end of 2010.



■ **Hisense Corporation USA**, a division of China's largest manufacturer and distributor of flat-panel screens, Hisense Company Ltd. - announced the expansion of its North American headquarters operation in Suwanee.

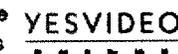


The expansion will produce \$800K in capital investment for Gwinnett and the State of Georgia and create 35-40 new high-wage jobs (average salary of \$55K+) for research & development and its call center over the next three to five years.

■ **National Electronic Attachment, Inc. (NEA)**, the recognized leader in Internet solutions for the healthcare industry, announced the relocation of its corporate headquarters to Norcross, bringing 28 immediate jobs to the community and 24 in the next two years.

■ **Ningbo Self Electronics Corporation USA**, a specialized supplier of optoelectronics and division of SELF Electronics Corporation Ltd., announced the expansion of its sales operations in Suwanee. The expansion will bring \$200,000 in new capital investment to the community.

■ **YesVideo**, the leader in digital video publishing technology, recently announced the opening of its new East Coast headquarter operations in the Gwinnett Village CID. This new location will create 300 new jobs for Gwinnett and metro Atlanta over the next three years.



## PG:09 ANNUAL REPORT

*The why for Gwinnett County, for Georgia, for Atlanta was really simple – it's about skilled labor, it's about a great place to live, it's about access to great facilities and academic institutions...*

—Bill Nuti, Chairman and CEO for NCR

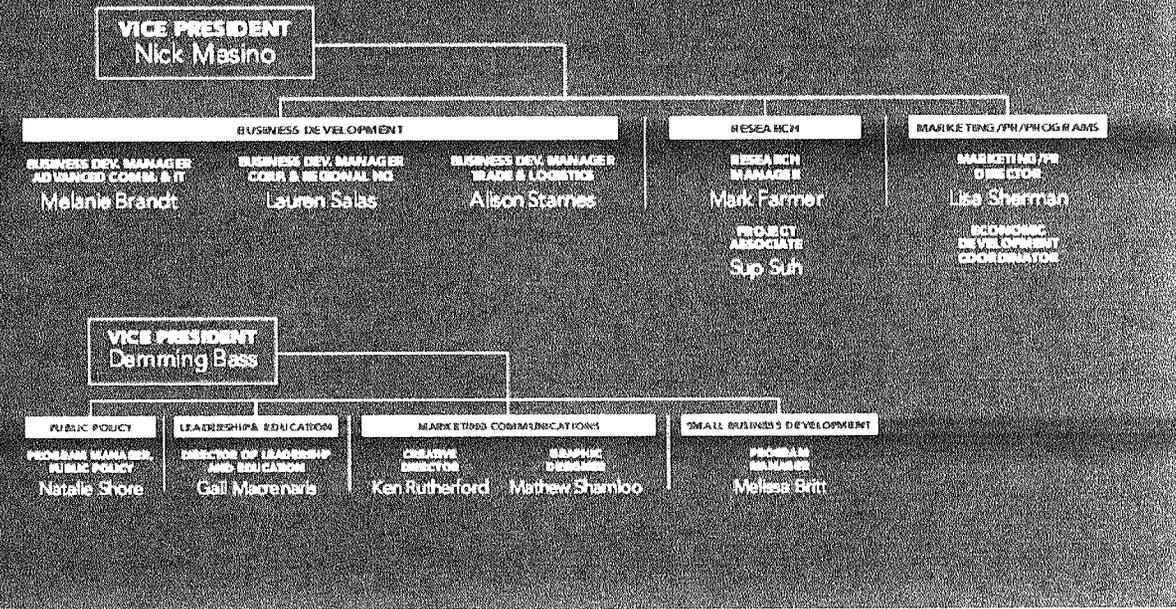
More than 65 additional relocations or expansions in Gwinnett for 2008-2009:

AtHomeNet	McBurney Corporation
Atlanta Jet, Inc.	McCormick
Atlanta Networking Technology Group	Mediasouth
Barloworld	Metcalf & Eddy, Inc.
Becton Schantz, Inc.	MP Equipment Company, Inc.
Blount Sanford Construction Co.	Napa Home & Garden, Inc.
Bruce Facility Planning Consultants	Ortiz Decorating
Central Home Health/Armedisys	Peak 10
Chosen Enterprise, Inc.	Ready Set Load, LLC
D&D Food Solutions	Rector, Moffitt & Lindsay, PC
DCS Parts Corp.	Reed, Quinn & McClure, LLC
Deemer Dana Froehle	Rhodes, Young, Black & Duncan
Dickerson Group, Inc.	S&A Industries, Inc.
Dr. Hugh & Anne Mazzawi, PA	Senitec
Duplicating Products, Inc.	Service Foods, Inc.
Dynamic Trio, LLC	SIS Software, LLC
Georgia Paving, Inc.	Special Projects Group, Inc.
Gerdau AmeriSteel	Specialty Mechanical Services
Gevity	SteelFab, Inc.
Gill Plumbing Company	Stewart Brothers, Inc.
Goldleaf	Strickland General Agency
Gramercy Insurance Company	Sturges, Mills & Moss, LLC
Gwinnett Urgent Care	Surgical Assistants of America
Heraeus Tenevo, LLC	Suwanee Sports Academy
Insul-con, Inc.	TPC Sugarloaf
Intelli Real Estate Services, Inc.	TSAworld
Jan R. Smith Construction Co.	Under One Roof Tradeshow
Jerome Bradford Enterprises	Universal Heating-Cooling-Air Purification
Karma Salon & Spa	Valley Crest Companies
King Steel, Inc.	Van Winkle & Company General Contractors
Kumon of Duluth	Vance Baldwin
Lake Springs Senior Living	Wolfvision
M&A Supply	

Satellite Place Office Park in Duluth



## PARTNERSHIP GWINNETT COMMUNITY & ECONOMIC DEVELOPMENT STAFF



**Partnership Gwinnett Leadership (L to R):**  
 Jim Moran, President and CEO, Gwinnett Chamber  
 Nick Masino, VP, Gwinnett Chamber Economic Development & Partnership Gwinnett  
 Kerry Armstrong, Senior Vice President, Office Group — Atlanta, Duke Realty

# PROGRESS SUMMARY

# PG:09 ANNUAL REPORT

ACTION ITEMS

Stat	PG Year 1 July 2007-June 2008	PG Year 2 July 2008-June 2009	CUMULATIVE TOTALS
Recorded Relocations and Expansions	40	72	112
Jobs represented by above	2,918	3,050	5,968
Capital Investment from above	\$150 million	\$176 million	\$326M
Active Projects	54	65	119
Inquiries Responded To	63	51	114
Industry Visits	200	107	307
Broker/Economic Development Partnerships	250	224	474
Recruited Investors	105	55	160
Gwinnett companies counseled in Small Business Resource Center	156	211	367

## FINANCIAL SUPPORT

Amount of funds raised toward goal of \$10 million

\$10 million



**\$8.32 Million Raised\***

\* 92% pledged or committed funds.  
8% leveraged funds.

## EDUCATION & WORKFORCE DEVELOPMENT

- Partnered with Berkmar High School and the Lilburn Business Association to sponsor the Greater Lilburn Business Expo. Over 1,500 members of the community attended the event, including 100 businesses and 300 student workers. The Georgia Department of Education funded the event with a Work & Learn grant.
- Facilitated development of a mentoring and intervention pilot program for Tridcum and Lilburn Middle Schools targeting at risk students to provide leadership development, workplace language, college preparation training, as well as positive role modeling and the benefits of education.
- Secured an additional Innovation Crescent grant to Meadowcreek and Berkmar High School for \$26,000.00 to pay transportation costs for "Saturday School" targeting students falling below grade level testing.
- Through the Certified Work Ready grants, we are developing the curriculum and furnishing lab equipment for a newly approved Georgia Bio Science Career Path in Gwinnett County high schools with the Gwinnett School of Math, Science and Technology, Central Gwinnett, Brookwood, and Peachtree Ridge High Schools as the pilot schools and teacher training and lab equipment for pilot teachers through Gwinnett Tech.
- Secured a U.S. Department of Labor BRAC grant of \$2 million awarded to the Innovation Crescent for retraining of personnel affected by military base closures, adding a logistics overlay to our bioscience workforce development efforts.
- Expanding the role of work-based apprenticeship and internship programs through Gwinnett School of Math, Science and Technology, Gwinnett Tech Business Advisory Board and Gwinnett County Technical Education Board.
- Georgia's newest four-year public institution, Georgia Gwinnett College, received notification from the Commission on Colleges of the Southern Association of Colleges and Schools (SACS) granting initial accreditation less than three years after opening its doors to students.
- Gwinnett Technical College opened the International Education Center at Gwinnett Place Mall, established to prepare residents and businesses for success and prosperity in an increasingly global environment. The center will host a number of Gwinnett Tech's continuing education classes, including language offerings and workforce training courses that support area businesses and meet the needs of Gwinnett's multilingual population.
- The University of Georgia is now offering its Instructional Design & Development graduate program at the UGA Gwinnett campus. Both Masters (M.Ed.) and Specialist (Ed.S.) degrees in Instructional Technology are open to professionals working in business and industry, K-12 education, government, informal education, and other training and education contexts.



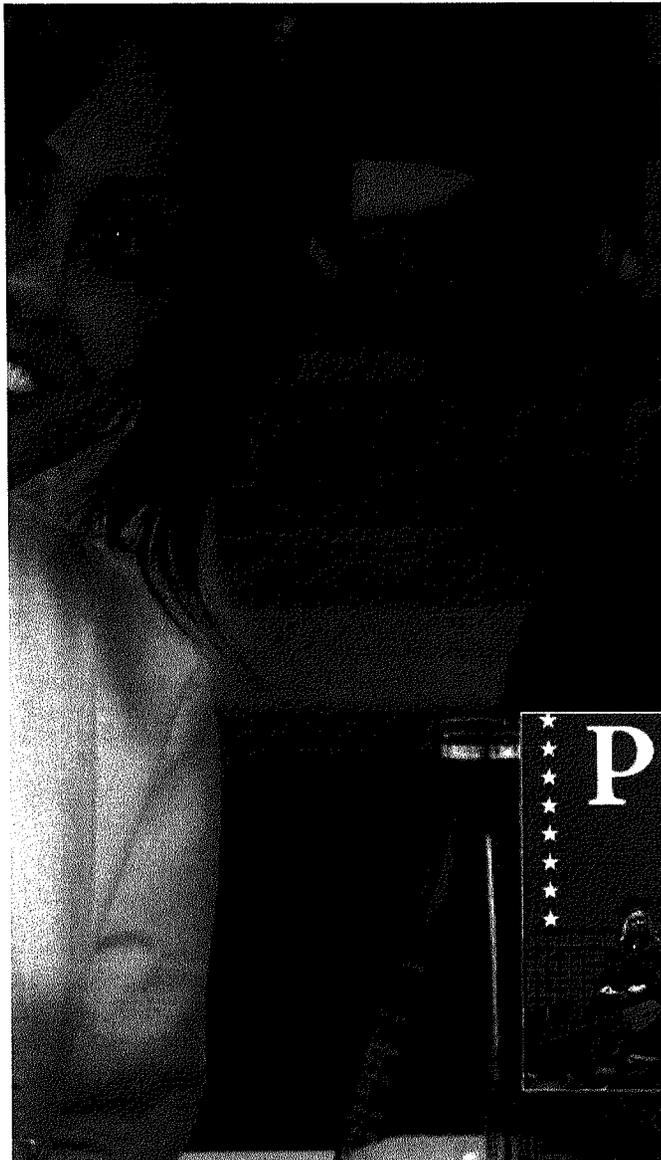


PHOTO COURTESY OF GWINNETT TECH

## PG 09 ANNUAL REPORT

With almost 8,200 graduates leaving Gwinnett County Public Schools in 2009, it is reassuring to know that they have access to high-quality postsecondary education and career opportunities right here in their community. Partnership Gwinnett has been highly instrumental in pushing forward a number of initiatives that are helping to ensure a bright future for Gwinnett's young people.

— J. Alvin Wilbanks, CEO/Superintendent, Gwinnett County Public Schools

- Gwinnett Tech is now offering a college credit certificate in data center training through its Computer Sciences department. Two courses will enable employees to train for data center positions in the information technology field. Gwinnett Tech is the only college in the Southeast to focus on providing a skilled employee workforce for the data center industry.
- Helped launch the Literacy Gwinnett program at Gwinnett Tech, including the creation of literacygwinnett.com.
- Recruited 300 worksites (the most in metro Atlanta) to participate in the Atlanta Regional Commission's 'Summer Jobs for Youth' program, resulting in \$850,000 of investment in workforce training with an emphasis on students at risk of failing to graduate high school.
- Served on the Governor's Commission for School Board Excellency Advisory Committee to develop recommendations for school board governance.

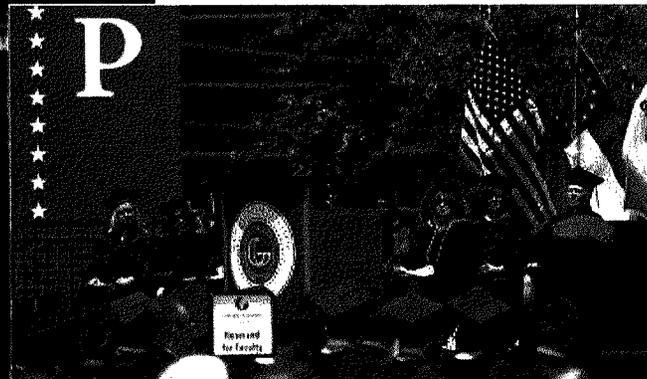
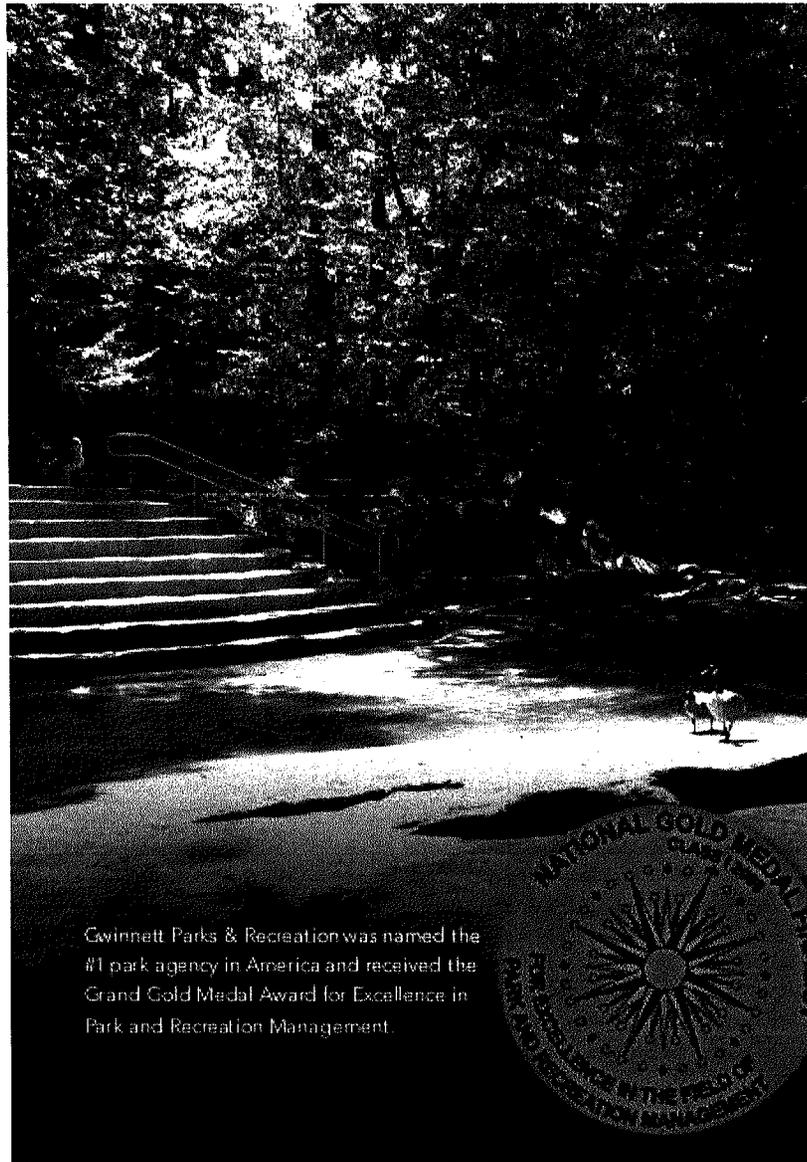


PHOTO COURTESY OF ANTHONY STANCLIP

**FAR LEFT:** Gwinnett Technical College continues to provide strategic programs to fuel the workforce demands of Partnership Gwinnett's targeted industries.  
**LEFT:** Gen. David H. Petraeus addresses the first graduating class of Georgia Gwinnett College.



Gwinnett Parks & Recreation was named the #1 park agency in America and received the Grand Gold Medal Award for Excellence in Park and Recreation Management.

## QUALITY OF LIFE

### **Community Enhancements**

- Gwinnett County Parks and Recreation was recognized as the number one park agency in the nation as it received the coveted Grand Gold Medal Award for Excellence in Park and Recreation Management from the National Recreation and Park Association (NRPA) and the American Academy for Park and Recreation Administration (AAPRA).
- The Atlanta Braves organization's AAA minor league team started playing its first official season in Gwinnett, after moving from Richmond, Virginia. The Gwinnett Braves play home games in a brand new, state-of-the-art, 7,000-seat professional stadium that opened in April 2009. The stadium is located on a 12-acre site near the Mall of Georgia, on Buford Drive/SR20 southeast of I-85.
- Construction contractors are continuing work on the Evermore CID (US78 from East Park Place to Scenic Highway 124). Removal of its reversible lane system will cut down the number of automotive accidents within the corridor. Upon completion, the seven-mile corridor will have three permanent lanes in each direction with 15 signalized intersections and eight additional partial median openings.
- The Gwinnett Place CID completed a number of key improvement projects, benefiting those working and visiting the area. Highlights include the I-85/GA 316 Interchange reconstruction for faster travel, way-finding and signage additions to increase mobility, traffic signal optimization to reduce commuter congestion, and extensive landscaping upgrades along I-85 and throughout the district.
- The Gwinnett Village CID completed an \$825,000 award-winning landscape project for the three southernmost interchanges along its I-85 corridor: Jimmy Carter Boulevard, Indian Trail Road and Beaver Run Road. Gwinnett Village CID is currently making extensive plans to revamp two intersections along Jimmy Carter Boulevard that are identified as critical improvements (at Singleton Road and North Norcross-Tucker Road).
- Gwinnett local leaders in law enforcement created the Crime Control Council to educate area businesses on crime prevention while helping to create a safer community.

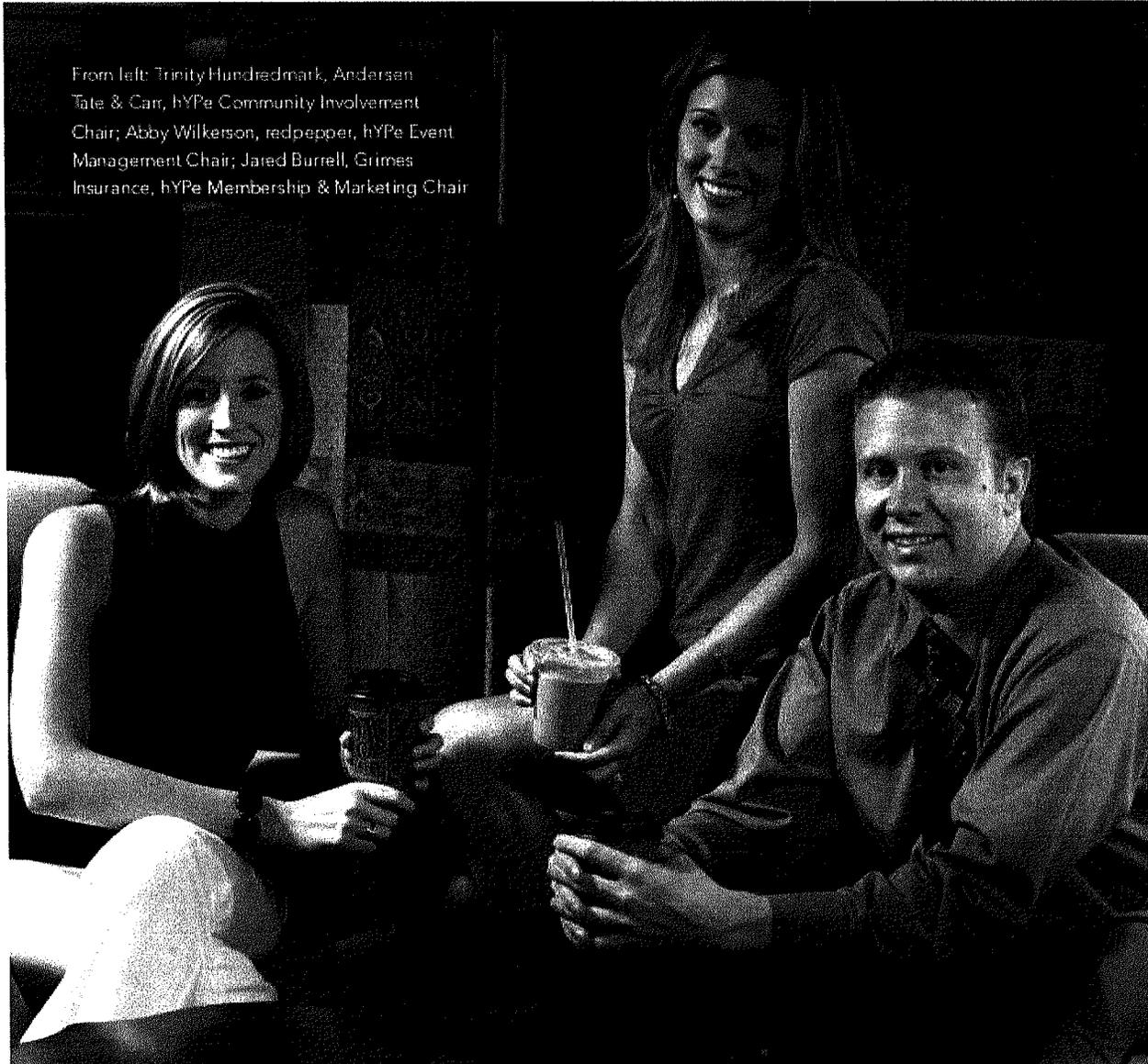
## Public Policy

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- Successfully achieved five of the top six 2009 Gwinnett Chamber/Partnership Gwinnett legislative priorities, including (1) enhancements to the BEST Act, (2) opposing state mandates on health insurance that would have raised premiums by 20 percent, (3) reauthorizing tax allocation districts with local school board approval to revitalize blighted neighborhoods, (4) securing an estimated \$23 million for a statewide trauma care network, and (5) securing \$150,000 for preventative healthcare needs for Gwinnett.
- Worked with the Georgia General Assembly to pass legislation that enhances Georgia's Business Expansion Support Act (BEST) and enables Georgia to position itself as an even more aggressive competitor for economic development projects by updating and improving current tax credit programs for new and existing businesses. This legislation was supported by Partnership Gwinnett through its leadership role in public policy with the Georgia Economic Developers Association (GEDA).
- Along with community partners, successfully promoted the passage of the \$750 million school bond referendum, the countywide Redevelopment Powers Act, the statewide Amendment 2 for revitalization efforts, and the County's \$1.23 billion SPLOST renewal for transportation, recreation and more.
- Partnership Gwinnett, the CIDs, Gwinnett County, and the 15 cities of Gwinnett led marketing efforts to successfully pass the Redevelopment Powers Act, county-wide.
- Established a partnership and leadership role with Get Georgia Moving, a coalition of organizations from across the state pursuing statewide transportation funding solutions.
- Hosted the first Key Leadership Dinner and Gwinnett Day at the Capital, increasing awareness and strengthening the reputation of Gwinnett among top local and state elected officials.

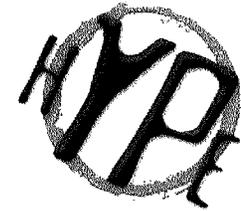
*Gwinnett's quality of life – with the new Gwinnett stadium, the top Parks and Recreation department in the U.S. and a thriving hospitality community, is well-known. Our collaboration with Partnership Gwinnett has allowed us to launch an Arts initiative that will bring our arts and cultural resources to the forefront, increase our quality of life and help guide us to truly becoming a world-class community.*

*— Caryn McGarity, Executive Director, Gwinnett Convention & Visitors Bureau*



From left: Trinity Hundredmark, Andersen Tate & Carr, hYPe Community Involvement Chair; Abby Wilkerson, redpepper, hYPe Event Management Chair; Jared Burrell, Grimes Insurance, hYPe Membership & Marketing Chair

*hYPe is by far the best organization for young professionals looking to network with peers and develop their business opportunities in the Metro Atlanta area. I have seen membership grow exponentially in this last year and I look forward to continued success with hYPe. Thank you for everything you do for Atlanta's young professionals!*

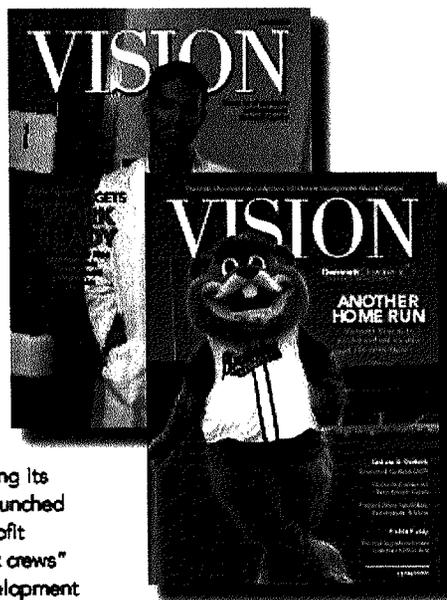


Gwinnett Young Professionals

## MARKETING & OUTREACH INITIATIVES PG 09 ANNUAL REPORT

### Marketing

- Re-purposed and re-designed *VISION* newsletter into *VISION* magazine, a more comprehensive and in-depth economic development publication detailing quarterly successes in each of the four areas of Partnership Gwinnett. *VISION* magazine is produced and distributed to more than 500 international site consultants, and read by numerous existing and potential investors.
- hYPE, Gwinnett's young professional's organization, grew its membership from 90 to 750 members in one year. Among its accomplishments, hYPE held 20 events, launched a website, partnered with multiple non-profit organizations, and developed three "work crews" to promote social networking, career development and community involvement. The organization was developed to establish and cultivate young talent within the community and to build Gwinnett's next generation of community and business leaders. hYPE celebrated its first year of success at Wild Bill's Concert Hall in Duluth.
- Developed an enhanced marketing and public relations strategy for Partnership Gwinnett, including a video release component accompanying major international business and project wins.
- Launched a new media strategy to increase visibility online and across the globe, utilizing social media outlets such as Facebook, Twitter, LinkedIn and YouTube for viral marketing of Gwinnett County.



- Implemented Emag, interactive, user-friendly online software to showcase printed publications online in a more visually-stimulating and attractive manner.
- Achieved the first of what will be many placements in global press publications with *Site Selection Magazine's* November 2008 feature on Suniva, a Georgia-based company that chose to move its permanent headquarters to Norcross, Gwinnett County – a move that will create an initial 100 jobs and \$75 million in capital investment.
- Acquired press coverage in the *Wall Street Journal (WSJ)* with NCR's announcement to relocate 1,500 jobs to Gwinnett County and *USA Today*, premiering Gwinnett as an urban and international development leader in the country.

### Outreach

- Partnered with the Gwinnett Neighborhood Stabilization program to educate nearly 200 real estate agents, brokers and professionals on resources and tools available for aid in the housing market.
- hYPE Young Professionals partnered with the United Way of Gwinnett to support and promote quarterly blood drives with the Red Cross, participate in Gwinnett's Day of Action and host quarterly supply drives that identify and meet the needs of local shelters and needs-based organizations.

facebook

twitter YouTube  
LinkedIn.

## REGIONAL ECONOMIC DEVELOPMENT

Gwinnett continues to promote the concept of regional economic development for Metro Atlanta, leading efforts in recruiting life science companies through the Innovation Crescent Regional Partnership as well as engaging regional partners in the technology industry to showcase Metro Atlanta (and the State of Georgia) assets in digital entertainment and mission critical centers. This year, Gwinnett led or participated in a series of regional efforts:

- Led the marketing strategy for the Innovation Crescent Regional Partnership (ICRP) at the 2009 BIO International Convention, held in Atlanta, May 18-21. New collateral included a promotional video, new literature, magazine feature and business cards, a professional tradeshow booth and sponsorship of the convention's welcome reception. More than 15,000 life science business professionals attended.
- In partnership with Greater North Fulton County, produced the Northeast Metro Atlanta Mission Critical White Paper, showcasing the region's assets in this high-investment cluster-industry for technology.
- Supported Georgia's Gaming Initiative with the development of a comprehensive regional assets piece for international promotion. Georgia (ranked as the No. 4 Highest Industry Compensation Levels by *Game Developer Magazine*) and its gaming industry are now being featured globally, at places like a gaming conference in Seoul, South Korea, during which VP of Economic Development Nick Masino spread the word about the rapidly expanding digital entertainment and gaming industry in Gwinnett and Metro Atlanta.
- In partnership with the Gwinnett Technology Council and the State of Georgia, led the effort to produce the State's first-ever Digital Entertainment White Paper, comprising all of the numerous assets, features and benefits that Georgia offers to companies in this industry looking to relocate or expand.
- Created regional existing industry councils to strengthen foundations in technology, corporate real estate, manufacturing & logistics, healthcare and the life sciences. From the Gwinnett Sustainability Summit — a CEU-approved event attended by more than 130 people — to the creation of white papers (noted above) and education on innovative thinking and operation cost-reducing measures, these councils have produced quality programs and concepts to further build existing industry and attract new business to the region.

*As Gwinnett Medical Center works to meet our community's growing healthcare demands, Partnership Gwinnett supports the community outreach and advocacy needs we require to make these programs a reality. We are proud to support a progressive initiative like Partnership Gwinnett that holds up the needs of the community as its primary goal.*

*— Philip Wolfe, President & CEO, Gwinnett Medical Center*





# PARTNERSHIP GWINNETT INVESTORS (AS OF JULY 2009)

## ANGELS (\$50,000+)

DISCO  
Gwinnett Convention & Visitors Bureau  
Gwinnett County  
Gwinnett County Public Schools  
Gwinnett Medical Center  
IBM

## FOUNDERS (\$30,000 - \$49,999)

Gwinnett Village OD

## PARTNERS (\$20,000 - \$29,999)

City of Duluth  
City of Lawrenceville  
Georgia Power  
Gwinnett Place CID  
Gwinnett Technical College  
Jackson BMC  
John D. Stephens, Co.

## ADVISORS (\$15,000 - \$19,999)

Anderson, Tate & Carr, LLC  
CAB Incorporated  
EZE Resources, Inc.  
Garard Construction Group, Inc.  
Golden Stella  
Gwinnett Community Bank  
Gwinnett PRADO  
SunTrust  
The Brand Branding Company  
United Community Bank  
Wachovia  
WKA

## BUILDERS (\$10,000 - \$14,999)

AT&T  
BB&T  
CEO Business Centers  
City of Buford  
City of Norcross  
City of Sugar Hill  
City of Suwanee

Evermore CID  
Fox Building Company  
Georgetown Bank  
Home Depot  
Horizon Software  
Manpower  
McKenna Long & Aldridge, LLP  
Precision Planning, Inc.  
Primoris  
Quantum Bank  
Sage Software  
Stefel Laboratories  
Stoney Morrow Company

## ASSOCIATES (\$5,000 - \$9,999)

Adreka  
AGCO  
ARCADIS  
Aak Staffing  
Automated Voice & Data Solutions, LLC  
Brimdon's Printing  
Cardiovascular Group P.C.  
CB Richard Ellis, Inc.  
City of Lilburn  
City of Snellville  
Collins, Spectrum & Grubbs  
Council for Quality Growth  
Fast Pro  
Garden Plaza at Lawrenceville  
Georgia Gwinnett College Foundation  
Georgia Trend Magazine  
Habit, Arogeti & Wynne, LLP  
Hiro Dynamics, LLC  
IBM  
Master Works  
Mathias Corporation  
Merid  
Merrill Lynch  
NEO, Inc.  
Pond & Company  
Rob Motola of Weathers Studios  
Russell Landscape Group, Inc.  
Signarama Duluth  
Stephen Gould Corporation  
Street Smarts

Siniva  
PMobile  
Ulma  
Virias Private Research Center

## COMMUNITY INVESTORS (< \$5,000)

Air Harbor  
Aircraft Specialists Jet Center  
AlphaGraphics  
Angus McRae Insurance Brokerage  
Annandale Village  
Aak Staffing  
Atlanta Falcons Physical Therapy Center  
Atlanta Gas Light  
Atlantic Pharmaceuticals  
Aurora Theatre  
AXA Advisors  
BrightStar Healthcare  
Canvas Systems  
Carter-Rockbridge General Dentistry, PC  
CHA  
Chandler, Britt Jay & Beck, LLC  
City of Auburn  
City of Berkeley Lake  
City of Decatur  
City of Grayson  
City of Loganville  
Conway Data / Site Selection Magazine  
Croft & Bender  
CV Transport Inc.  
Cypress Communications  
D&I Communications Inc.  
Development Authority of Gwinnett  
EBS Technologies  
Express Employment Professionals  
Future Security, Inc.  
Gensler  
Georgia BID  
Georgia Jet  
Greenstone Properties  
Grubb & Ellis  
Gwinnett Clean and Beautiful  
Habit, Arogeti and Wynne  
ICS Inc.  
Indoff  
JEM Development  
Jineau Construction  
Kraft Foods  
Mantel Luchs  
Marsh & McLennan Company, Inc.  
MegaMart, Inc.  
Mercer  
Merrill Lynch  
Micromeritics  
Morris Manning & Martin  
Newman Knight Frank  
Noro-Moseley Partners  
Notre Dame Academy  
Office Creations  
Office Depot  
Optimus Solutions  
Performance Improvement Group  
Prudential Georgia Realty  
Quality Technical Services  
Rocket IT  
Site ROI, Inc.  
Syndler Financial Solutions  
Southern Dock Products  
Southern Outreach Group  
Special Response  
Stias and Harbison  
Summit Georgia  
Synergy America, Inc.  
Systemic Inventive Thinking  
Technology Real Estate Advisors  
The Law Group of Geerdes & Kim LLC  
The McCain Group  
Theragenics Corp  
TBS, a division of M.C. DEAN, Inc.  
T-Mobile  
Town of Braselton  
Turner Broadcasting Systems, Inc.  
Waterfield Realty  
Wayne & Anne Shuckstafford  
Winfield Realty Group  
Wolventon & Associates, Inc.

## LOOKING AHEAD

## PG:09 ANNUAL REPORT

The 2009-2010 fiscal year is very important for Partnership Gwinnett, as we continue to move into experienced implementation. With an acclaimed first two years, we have positioned ourselves to succeed and have created a solid foundation for the future. As our plan moves forward, Partnership Gwinnett will:

- Continue to build upon the 150+ action steps begun in years one and two, from business retention and expansion to marketing and lobbying.
- Increase efforts for international job recruitment in Asia, Europe and Latin America.
- Advance foundations in legislative, workforce, and economic development efforts with the school systems, county, municipalities, hospitals, and regional partners.
- Seek out additional opportunities to pioneer and promote regional economic development for Metro Atlanta and the State of Georgia and regional public and private partners.
- Create a redevelopment strategy to address properties impacted by current economic environment.
- Develop and implement innovative strategies for business and industry recruitment.
- Continue to focus Gwinnett Chamber outreach efforts on integrating minority and foreign-owned firms into the local business community.
- Expand ESOL programs for students in Gwinnett County Schools.
- Strengthen partnerships between businesses, educational institutions and job training programs.
- Focus on developing hYPe Gwinnett Young Professionals group to increase membership and position Gwinnett as a premier location for acquiring young, skilled talent.

*Partnership Gwinnett is moving ahead in full force with unprecedented success and it is because of investors like you that we can celebrate such achievement. As this year's chairman, I look forward with great expectation to the positive future that lies ahead for Gwinnett and Metro Atlanta.*

*— Bartow Morgan, Jr., President, The Brand Banking Company*



6500 Sugarloaf Parkway  
Duluth, Georgia 30097  
770.232.3000  
www.partnershipgwinnett.com

Partnership Gwinnett and the Gwinnett Chamber have a business policy to drive continual improvement and success for their investors and members. The information contained in this report is derived from internal research as well as a host of public and private sources. Although we strive to maintain the integrity of every specification and piece of information herein, we are not responsible for any discrepancies found between our report and other sources.

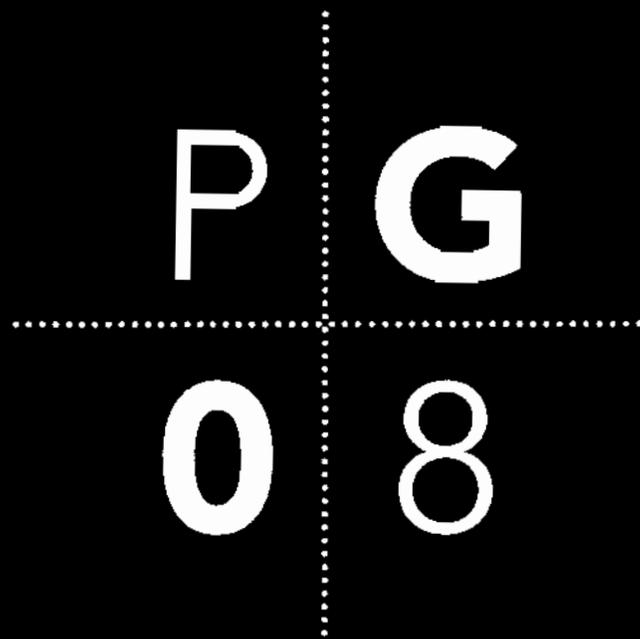


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A N N U A L R E P O R T



Partnership **Gwinnett**



**Partnership Gwinnett Leadership (L to R):**

Nick Masino, Vice President, Economic Development—Gwinnett Chamber of Commerce;

Sharon Bartels, President—Gwinnett Technical College;

Jim Maran, President—Gwinnett Chamber of Commerce;

Bill McCargo, Vice President, Community Relations—Cisco Systems

07-08

### Partnership Gwinnett Executive Council

- Jim Moran.....  
Gwinnett Chamber of Commerce
- Kerry Armstrong.....  
Duke Realty Corporation  
Partnership Gwinnett Chairman
- Bill McCargo.....  
Cisco Systems  
Gwinnett Chamber Chairman
- Randy Dellinger.....  
Jackson EMC
- Mike Levingood.....  
McKenna, Long & Aldridge, LLP
- Brett Harrell.....  
Evermore CID
- Denise Townsend.....  
Wellsys Corporation
- Charles Bannister.....  
Gwinnett County  
Commission Chairman
- Jock Connell.....  
Gwinnett County Administrator
- Alfie Meek.....  
Gwinnett County Economic  
Development Director
- Mayer Lois Salter.....  
Gwinnett Municipal Association
- Alvin Wilbanks.....  
Gwinnett County Public Schools
- Caryn McGarity.....  
Gwinnett Convention &  
Visitors Bureau
- Phil Wolfe.....  
Gwinnett Medical Center
- Randall Seabolt.....  
IBM
- Chuck Warbington.....  
Gwinnett Place CID

## Partnership Gwinnett

### Pioneer Investors Realizing Success

Thanks to the Partnership Gwinnett Strategy, our dynamic county has experienced a highly successful first year (July 2007 - June 2008) for proactive community and economic development. That success was made possible by more than 100 public and private partners -- the Partnership Gwinnett Investors --- who drive the vision for Gwinnett's future.

We are proud to announce that, despite the economic slowdown and the national problems in the housing industry, the credit crisis, high energy and food costs, Partnership Gwinnett has secured nearly \$8.15 million in commitments and leveraged funds towards its five-year \$10 million goal. Already, the plan has also received national award recognition for its implementation and comprehensive strategy. Receiving the Award of Excellence from the American Chamber of Commerce Executives Association - the highest national award received for economic development campaigns -- has put Gwinnett on the road to becoming a nationally recognized hub for economic and community development.

With these new resources, the Gwinnett Chamber's economic development team quadrupled in size last year with four new business development managers, two project associates, a research manager, external marketing manager, program manager and Vice President for Economic Development.

Through their proactive efforts and those of our economic development allies, 40 companies relocated or expanded major new facilities in Gwinnett. These included major deals attracting over \$150M (Suniva, Inc. at \$75M and Meggitt Training Systems at \$80M) in capital investment and over 500 new jobs. That capital investment alone yields a return of more than \$19 for every public and private dollar invested or leveraged in Partnership Gwinnett.

As we continue to raise the bar for ourselves in economic and community growth, the competition will answer with a directly proportionate response. And with a slowing economy it is more important than ever to market Gwinnett and bring high-wage jobs to our community. But if the first year's successes are any indication, we're on the right track.

Thanks to investors like you, the vision will continue. We are excited to share the Partnership's success in this first year and look for more great things to come as this initiative matures.

*William McCargo*  
Bill McCargo

*Sharon Bartels*  
Sharon Bartels

6500 Sugarloaf Parkway • Duluth, GA 30097 • 866.694.1731 • 678.957.4944  
Gwinnett Chamber

Four-Goal Strategy  
(2007-2012)



Starbucks realized over \$150,000 in transactional savings and its  
thanks the Gwinnett Chamber for providing such great economic support opportunity

Kay Corio, Government and Civic Affairs Manager, Starbucks, Inc.



*"I have never seen a comprehensive strategy that we facilitated be implemented as quickly and effectively as Partnership Gwinnett has done. The new capacity, vision, and direction should allow the Partnership to continue to build on its economic success well into the future."*

—Mac Holladay, CEO of Market Street Services, Inc., a national community and economic development consulting firm that has developed strategies in over 80 communities across the US.

*"The Partnership Gwinnett team went out of their way to welcome us. They provide constant mentoring and friendship that immeasurably impacts the development of key community and county relationships necessary for successful business."*

—Vince Catanzaro  
VICI Real Estate

## Economic Development

- Forty companies relocated or expanded major new facilities in Gwinnett, accounting for more than 2,900 new jobs and millions in new capital investment. Major expansions include Cisco Systems (500 jobs) and Xicom Wireless (100 jobs).
- Successfully closed two major incentive deals: Meggitt Training Systems (400 headquarter & technology jobs) and Suniva Inc. (100 technology jobs)
- Gwinnett received two prestigious rankings by national publications: Suwanee was named the No. 10 Best Place to Live in the U.S. by *Money Magazine* and Buford was named the No. 3 Best City in the Nation to Live and Launch a Business by *Fortune Small Business*.
- Hired 10 new professionals to implement economic development and Partnership Gwinnett initiatives.
- Managed 54 active projects.
- Responded to 63 inquiries.
- Conducted over 200 industry visits and initiated more than 250 broker or economic development partner relationships.
- Generated 131 research reports with more than 97 Georgia Resource Center sessions attended.
- Recruited over 100 investors, totaling \$8.15 million in pledges or leveraged funds.

## Entrepreneurship and Small Business Development

- Counseled 156 Gwinnett companies in the Small Business Resource Center, assisting them with marketing and business development needs and research.
- In partnership with UGA's Small Business Development Center, the Entrepreneurial Development Certificate Program – a six-week business program – graduated 16 entrepreneurs.
- Launched the Small Business University, assisting 420 start-up and growth-stage small businesses in the areas of marketing, finance, legal issues, succession planning, operations, human resources, and more.
- In April, the 2nd annual Pinnacle Small Business Awards recognized the 25 most successful, privately held businesses in Gwinnett. These high-growth companies collectively employ 2,934 people and reported aggregate revenues of \$706 million.





Meggitt Training Systems, formerly fats, Inc., relocated its corporate headquarters to Gwinnett in August 2007, bringing 400 new jobs and \$80 million in capital investment to the community.

PHOTO: COURTESY OF MEGGITT TRAINING SYSTEMS

## Business Recruitment, Retention & Expansion

**Meggitt Training Systems**, formerly fats, Inc., an international leader in live fire and virtual weapons training technology, target systems, controls and services, moved its facilities to Gwinnett County in August 2007.

Rich Haddad, President of Meggitt Training Systems, said, "Gwinnett offered the best package for Meggitt's relocation, the ideal community for our employees to live in and the strongest environment for business development and growth in our future. We are glad to be part of such an innovative and progressive business community."

**Suniva, Inc.**, a leading developer and manufacturer of high-efficiency solar power generation that will create an initial 100 jobs and \$75 million in capital investment, moved its headquarters out of the ATDC (Advanced Technology Development Center) in downtown Atlanta to Gwinnett County in June 2008.

Norcross Mayor, Bucky Johnson, said of Suniva, Inc., "This relocation realizes the vision Norcross had when it invested in Partnership Gwinnett, and it indicates the City's value as an emerging location for business. We saw Partnership Gwinnett as a way of developing and expanding our own economic initiatives for the City."

**Gwinnett Medical Center** is completing construction



of its 155-bed patient tower in Lawrenceville. The expansion, expected to be complete in 2009, symbolizes plans and opportunities to attract and create new high-wage health care related jobs to Gwinnett

**Cisco Systems**, formerly Scientific Atlanta, is building its sixth facility on the Gwinnett Campus, creating 500 new technology jobs in the community. The building will be LEEDs certified.



**mi micromeritics**  
The Science and Technology of Small Particles™

"The ability to create an increased awareness of Micromeritics' immediate needs and facilitate the expediting of county processes was a tremendous benefit. They ensured our immediate and continued growth through the expansion of our business."

AES Clean Technologies  
American Express  
Airline Transport Professionals  
Atlanta Falcons Physical Therapy Center  
CAB Incorporated  
Consumer Credit Counseling Service  
Cypress Care  
DeVry Institute  
Elesys North America, Inc.  
Georgia Force  
Green Financial Resources, LLC  
Habasit Belting  
Hire Dynamics  
Horizon Software  
Kaiser Permanente  
Logical Choice Technologies  
Merial, Inc.  
Micromeritics Instrument Corporation

Mitsubishi Southern Zone Sales Office  
Mycoal Products Corporation USA  
Peak 10  
Quality Technology Services  
RICOH  
S1  
Sage Software  
Siemens Power Generation  
Spinner Atlanta  
St. Leo University  
Steelcraft/IR  
StreetSmarts  
Tacora Wireless (now Xiocom Wireless)  
Terminix  
Time Warner, Inc.  
Uline Shipping Supplies  
Vici Real Estate  
Woodgrain Distribution

— James M. Modak, Chief Financial Officer of Suniva, Inc.

**Vice President  
Nick Masino**

**Business Development**

**Research**

**External Marketing/  
Programs**

Business Dev. Mgr.  
Advanced Comm. & IT  
**Melissa Spradell**

Research Manager  
**Mark Parmer**

External Marketing  
Manager  
**Lisa Chertman**

Business Dev. Mgr.  
Health & Environmental  
**Christina...**

Communications  
Director  
**...**

Marketing  
Programs  
Manager  
**...**

Business Dev. Mgr.  
Public Policy  
**...**

Communications  
Manager  
**...**

Business Dev. Mgr.  
Marketing  
**...**

**Vice President  
Demming Bass**

**Public Policy**

**Leadership & Education**

**Marketing Communications**

**Sm. Business Development**

Program Manager  
Public Policy  
**Natalie Stone**

Director of Leadership  
and Education  
**Gail McCreary**

Creative Director  
**Ken Rutherford**

Communications Manager  
**Delaine Gray**

Program Manager  
**Melissa Britt**

Graphic Designer  
**Melissa Stinson**

## Progress Summary

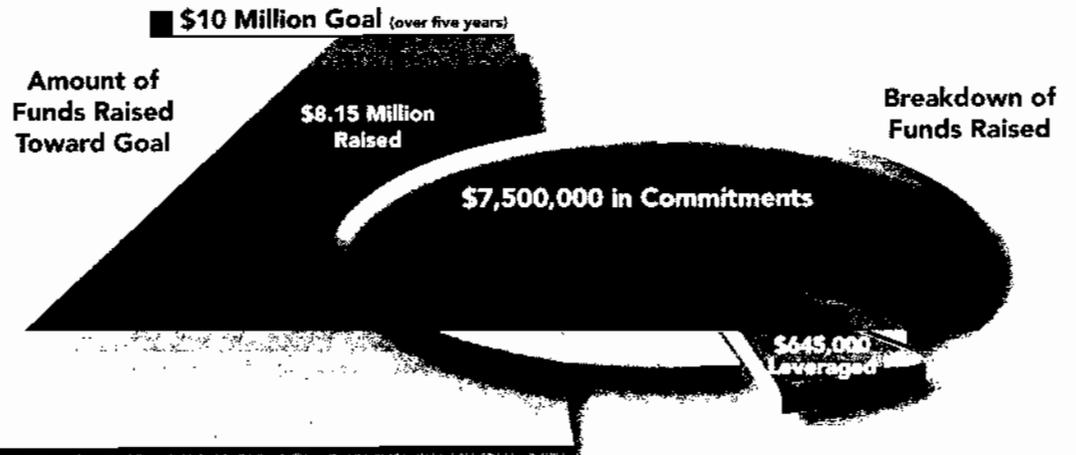
The new Partnership Gwinnett team actively completed more than 75 goals in this first year, carrying out the following activities:

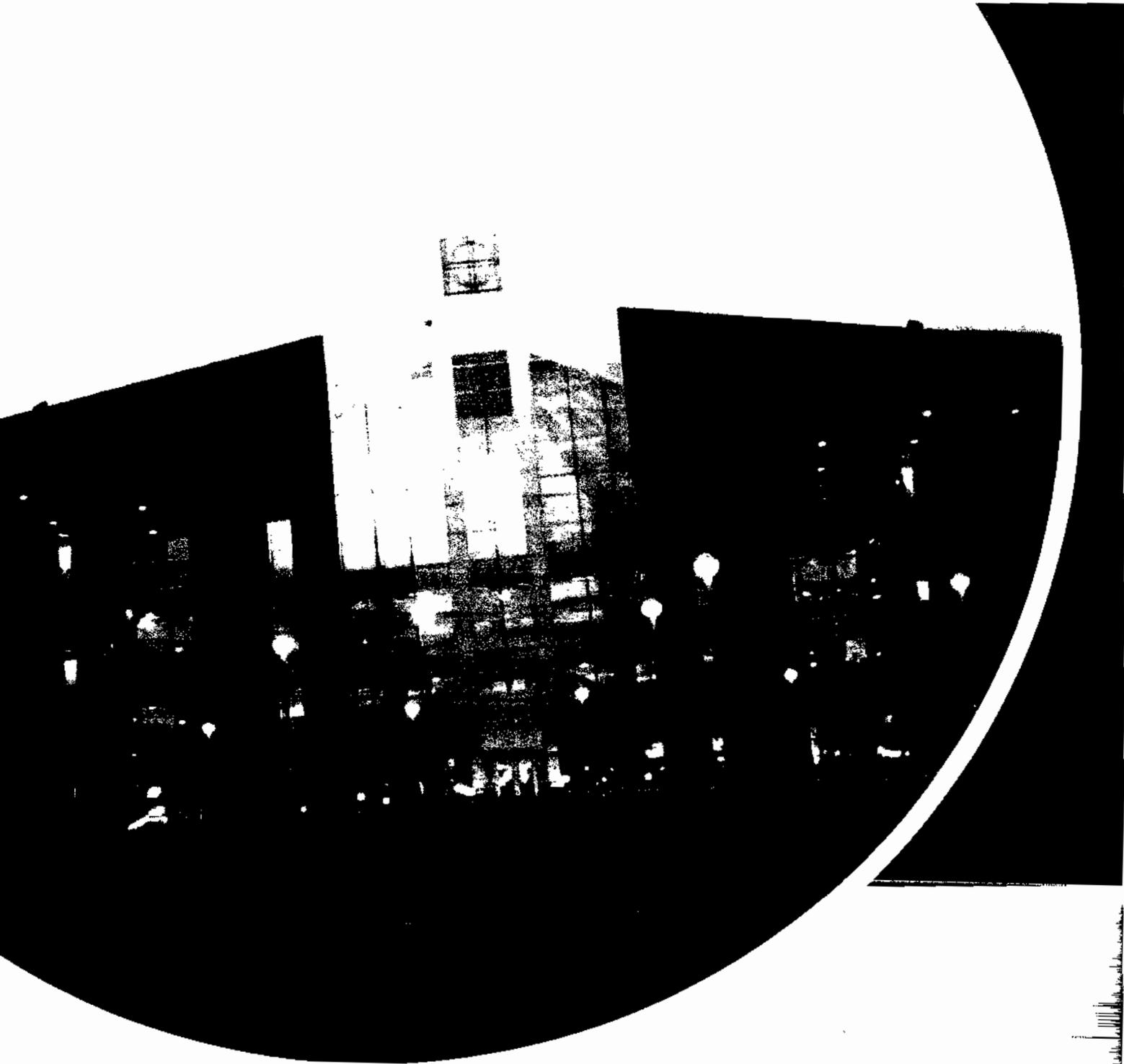
### Action Items

40  
2,918  
54  
63  
200  
250  
131  
97  
105  
156

## Financial Support

Partnership Gwinnett has attained \$8.15 million of its \$10-million, five-year goal, in either leveraged or committed funds





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## Education and Workforce Development

- Launched SchoolLink, an initiative to recruit and place business people in the HOSTS mentoring program at Lilburn Middle School to help keep at-risk students in school and raise achievement scores. To date, 125 volunteers are engaged.
- Hosted the largest Principal for a Day program in Georgia with Gwinnett County Public Schools, placing more than 100 senior executives and CEOs from our Board and Chairman's Club into local schools and creating our first-ever waiting list.
- Helped Gwinnett Technical College successfully lobby to fund its Life Science Building, positioning the request for funds at the top of the Governor's budget priority list in 2010.
- Supported the Gwinnett County Public School's move to build a 400,000 square foot facility for its new charter high-school, the Gwinnett School for Math, Science and Technology. This school provides early-stage, advanced workforce qualification to high-school students who exhibit accelerated learning curves and specific career interests.
- Created an advocacy partnership between the *Gwinnett Daily Post* and *Kidsville News*, for elementary-age literacy promotion, distributing grade-school newspapers to numerous schools, business offices, waiting rooms and restaurants.
- Gwinnett Technical College (GTC) focused on programs geared toward three of the five targeted industries outlined in Partnership Gwinnett:
  - **Healthcare:** GTC received funding to start a two-year nursing program this year.
  - Life Sciences:** GTC lobbied for and received funding approval from the Governor's office for a new Life Science building in which to start its Georgia BioScience Technology Institute (GBTI).
  - Technology:** GTC has structured a new science school for Digital Entertainment and Scientific Gaming, a regionally recognized cluster industry in Gwinnett.
- Georgia Gwinnett College (GGC), heralded as the *Campus of Tomorrow*, achieved the following for workforce development:
  - ⌚ Was accepted as a candidate for accreditation (to be complete in 2009) and conducted its inaugural commencement exercises in June 2008.
  - Lobbied for and received funding to implement its final layer of curriculum at the sophomore level, offering all four years of study at GGC.
  - Offers strategic industry workforce development within its School of Science with focuses on Biotechnology or Biology.
- Gwinnett has begun the process to become a certified "WorkReady" region, receiving \$500,000 in grants to develop a process for qualifying workforce for specific careers in the Life Science industry. This grant was secured by leveraged Partnership Gwinnett funds.

Georgia Gwinnett College (GGC), the first four-year institution of higher-learning to be chartered in the state of Georgia in over a century, has been heralded as the "Campus of Tomorrow."

PHOTO COURTESY GWINNETT MAGAZINE



—Dr. Daniel J. Kaufman, President, Georgia Gwinnett College



GWINNETT STADIUM

PRO SHOP

GWINNETT  
Braves

G

## Quality of Life

### Community Enhancements

- The Atlanta Braves organization announced the relocation of its AAA minor league team to Gwinnett from Richmond, Va. and is building a professional stadium to open in April 2009. To encourage the move, the Chamber led a Strategic Leadership Visit to Collin County, Texas, showcasing that community's minor league baseball stadium to Gwinnett's business and community leaders
- Gwinnett was recognized as the leading participant among metro-Atlanta counties in carpooling, partnering with the Clean Air Campaign, for a green-friendly community.
- Conducted TAD (Tax Allocation Districts) education meetings, in coordination with Gwinnett's municipalities, with the result of all nine TADs passing where the motion lay on the ballot.
- Attracted more than 800 nominations for Leadership Gwinnett and graduated 36 leaders in the 2008 class. There are now more than 780 alumni.
- Three Community Improvement Districts (CIDs) in the Gwinnett area have all taken initial steps toward redevelopment:
  - Gwinnett Place CID invested in branding its physical location with new signage and landscaping.

- Gwinnett Village CID invested in new landscape and is working on a plan for its interstate 85 corridor.
- Evermore CID (US 78 from East Park Place to Scenic Highway 124) began removal of its reversible lane system to cut down the number of automotive accidents within the corridor and improve traffic.

### Public Policy

- Created the Chamber's first Legislative Agenda and Transportation Strategy focusing on investments in water and transportation infrastructure, education and workforce, small business and economic development, and quality of life issues.
- Lobbied for the following 3 legislative issues that were adopted:
  - Creating a statewide comprehensive water plan and expediting the creation of new reservoirs.
- Advancing Gwinnett Technical College's Life Science Training Center to the top of the Governor's funding priority list.
- Placing a motion on the July primary ballot allowing for TADs in unincorporated Gwinnett.
- Partnered with Gwinnett Medical Center to rally the business community's support for the Hospital's successful bid to secure open heart surgery in Gwinnett
- Led the Chamber's largest delegation to date on the Strategic Leadership Visit to Collin County, Texas, to study best practices in economic development, transportation, arts and tourism, revitalization, minor league baseball and major league soccer. As a result, Gwinnett landed the new AAA Gwinnett Braves, launched the Innovation Crescent Regional Partnership, conducted the Shapiro Study with the CVB to create a Gwinnett-focused arts initiative, and let bids for Gwinnett's first public-private partnership to join Ronald Reagan Parkway to I-85.
- Organized and led Georgia's largest Chamber sponsored delegation on the annual Washington DC Fly-In to discuss important federal issues affecting Gwinnett.
- Established a partnership and leadership role with Get Georgia Moving, a coalition of organizations from across the state pursuing statewide transportation funding solutions.
- Led the effort in Gwinnett to rally business support for Delta's successful bid to secure an air route to Shanghai, China.

In February 2008, the Atlanta Braves announced the relocation of their AAA minor league team from Richmond, Va., to Gwinnett.

— Jock Connell, Gwinnett County Administrator

Gwinnett County, Georgia USA

The new *Success Lives Here* brand was launched in February 2008 delivering a strong message to market Gwinnett regionally, nationally and globally.

# Success | lives | here™

## gwinnett county georgia

Put us on your short list

Gwinnett County. Nationally recognized for success in business, education, and quality living by *Money*, *Newsweek*, and more. Predicted to become Georgia's largest county in less than five years. Metro Atlanta's leading community for job growth. Strategically located between Georgia Tech and Emory University in Atlanta and the University of Georgia in Athens. Access to the world's busiest airport and fastest growing seaport. A business-friendly and affordable business climate. World-class schools. A highly educated workforce. And a quality of life you'll find rivalling.

See why Gwinnett has emerged as metro Atlanta's leading success story for companies large and small. For more information, visit [gwinnetteconomicdevelopment.com](http://gwinnetteconomicdevelopment.com).



**Gwinnett Chamber**  
ECONOMIC DEVELOPMENT



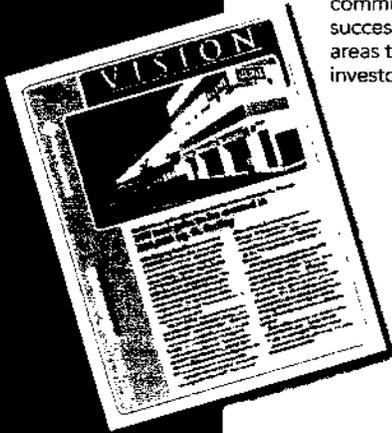
Gwinnett Chamber of Commerce • 4540 South of Peachtree • Cumming, Georgia, GA 30041  
770.424.5862 • [gwinnetteconomicdevelopment.com](http://gwinnetteconomicdevelopment.com)

success | lives | here

## Marketing and Outreach Initiatives

### Marketing

- Launched the new *Success Lives Here* brand as a regional, national, and international marketing campaign targeting corporate decision makers and site selection consultants.
- Hosted more than 1,000 economic development partners, prospects, and elected officials at Partnership Gwinnett's 18th Green Skybox during the 4-day PGA golf tournament, the AT&T Classic at TPC Sugarloaf.
- Produced and aired three episodes of *VISION TV* in partnership with Gwinnett County and TV Gwinnett, explaining Partnership Gwinnett's goals and accomplishments in detail to the community.
- Produced and distributed four issues of the *VISION* newsletter communicating quarterly success in each of the four goal areas to existing and potential investors.



- Created a public relations strategy to communicate the successes of Partnership Gwinnett and the Chamber's economic development efforts to more than 300 media and editorial contacts and 10 economic development media outlets across the world.
- Created and launched hYPe, Gwinnett Young Professionals, with the goal of cultivating young talent in the community while building Gwinnett's next generation of community and business leaders. In just two months, 300 professionals — ages 21-39 — had joined

### Outreach

- Hosted the "Up With People" organization in October 2007. This diverse group of young men and women enter communities, get involved in local service groups and culminate with a performance of music and dance promoting diversity and a global-minded approach to community living.
- Teamed with Gwinnett's "Great Days of Service" to increase community participation. In addition, the Cross Cultural Coalition has been formed and is assessing priorities for how it can promote minority and international involvement in the community.
- Sponsored the Atlanta Regional Commission's LINK Trip to Denver, CO to study regional best practices in economic development, transportation and health care.



Gwinnett Young Professionals



— Abby Wilkerson, redpepper inc.



# innovation crescent

G E O R G I A

Where life science grows

ATLANTA

GWINNETT

ATHENS

*"The Innovation Crescent Regional Partnership marks the first time that a collection of Georgia communities has come together to market its collective workforce assets with a regional brand. The Innovation Crescent is a model for success to the other Work Ready Regions emerging across Georgia, boldly and aggressively demonstrating what can be achieved when visionary leaders create synergy around common workforce goals enabling borders to be invisible and opportunity to be embraced by all.*

## Regional Economic Development

### A Regional Partnership that Works

Communities across the country are awakening to economic development opportunities that unfold when leaders look beyond borders and limits and work together across county lines.

While few have fully embraced the spirit of regional collaboration, Partnership Gwinnett has played an influential role in establishing the Innovation Crescent Regional Partnership.

This past year, 13 communities came together and produced a regional branding campaign, known as the Innovation Crescent, to promote Life Science Business growth under the leadership of the Atlanta Regional Commission and the Governor's WorkReady initiative driving qualified labor pool in this industry.

In less than two months, the partners identified a brand, developed collateral, attended a major tradeshow and launched a Web site, [www.georgiainnovationcrescent.com](http://www.georgiainnovationcrescent.com)

Georgia's Innovation Crescent marketing campaign was launched at the June 2008 International BIO Convention in San Diego.

### The Innovation Crescent Regional Partnership (ICRP) comprises the following organizations:

- Georgia Bio
- Georgia Department of Economic Development (GDEcD)
- Atlanta Regional Commission (ARC)
- Atlanta Development Authority (ADA)
- Metro Atlanta Chamber of Commerce (MACOC)
- Athens-Clarke County Economic Development Foundation
- Barrow County Chamber of Commerce
- Clayton County Economic Development
- Cobb County Chamber of Commerce
- DeKalb Office of Economic Development
- Greater North Fulton Chamber of Commerce
- Gwinnett Chamber of Commerce
- Jackson County Chamber of Commerce
- Oconee County Board of Commissioners
- Oglethorpe County Chamber of Commerce



## Partnership Gwinnett Investors (as of July 2008)

### **ANGELS (\$50,000+)**

Cisco Systems  
Crescent Communities  
Gwinnett Convention & Visitors Bureau  
Gwinnett County  
Gwinnett County Public Schools  
Gwinnett Medical Center  
IBM

### **FOUNDERS (\$30,000 - \$49,999)**

Gwinnett Village CID

### **PARTNERS (\$20,000 - \$29,999)**

Bowen Family Homes  
City of Duluth  
City of Lawrenceville  
Georgia Power  
Gwinnett Place CID  
Gwinnett Technical College  
Jackson EMC  
John D. Stephens, Co.

### **ADVISORS (\$15,000 - \$19,999)**

A.L. Grading Contractors, Inc.  
Andersen, Tate & Carr, LLC  
BB&T  
CAB Incorporated  
E2E Resources, Inc.  
Garrard Construction Group, Inc.  
Golden Stella  
Gwinnett Community Bank  
Gwinnett PRADO  
SunTrust  
The Brand Banking Company  
United Community Bank  
Wachovia  
Waterfront Lanier Harbor Marina  
WIKA

### **BUILDERS (\$10,000 - \$14,999)**

CEO Business Centers  
City of Buford  
City of Norcross

City of Sugar Hill  
City of Suwanee  
E.R. Snell Contractors, Inc.  
Evermore CID  
Fox Building Company  
Georgian Bank  
Home Depot  
McKenna Long & Aldridge, LLP  
Precision Planning, Inc.  
Primerica  
Quantum Bank  
Sage Software  
Stiefel Laboratories  
Storey Morrow Company

### **ASSOCIATES (\$5,000 - \$9,999)**

ARCADIS  
Brandon's Printing  
Cardiovascular Group P.C.  
CB Richard Ellis, Inc.  
City of Lilburn  
City of Snellville  
Colliers, Spectrum & Cauble  
Council for Quality Growth  
CTR Partners LLP  
First Pro  
Garden Plaza at Lawrenceville  
Georgia Gwinnett College Foundation  
Georgia Trend Magazine  
Habif, Arogeti & Wynne, LLP  
Hire Dynamics, LLC  
Master Works  
Mathias Corporation General Contractors, Inc.  
Merial  
Rob Mottola of Weathers Studios  
Russell Landscape Group, Inc.  
Street Smarts  
Target Market Trends  
Tillman Allen Greer  
Tim Minard of Cadillac Jack  
Uline Shipping Supplies  
WIKI Instrument Corporation  
Yerkes Primate Research Center

### **COMMUNITY INVESTORS (< \$5,000)**

Ace Truck Body & Trailer Repair, Inc.  
Adobe Systems Incorporated  
AlphaGraphics  
Angus McRae Insurance Brokerage  
Annandale Village  
Atlanta Falcons Physical Therapy Center  
Atlanta Gas Light  
Atlantic Pharmaceuticals  
Aurora Theatre  
Chandler, Britt Jay & Beck, LLC  
City of Auburn  
City of Berkeley Lake  
City of Dacula  
City of Grayson  
City of Loganville  
Conway Data / Site Selection Magazine  
CV Transport Inc  
Cypress Communications  
EMS Technologies  
Georgia BIO  
Gwinnett Clean and Beautiful  
Gwinnett Industrial Authority  
JEM Development  
Lynx Real Estate Ins.  
Marian Lucia  
Newmark Knight Frank  
Noro-Moseley Partners  
Optimus Solutions  
Performance Improvement Group  
PGA Golf and Tennis Store  
Prudential Georgia Realty  
Rocket IT  
Site ROI, Inc.  
Skyrocket Financial Solutions  
Summit Georgia  
Synergy America, Inc.  
The McCart Group  
Theragenics Corp  
TIBS, a division of M.C. DEAN, Inc.  
Town of Braselton  
Wakefield Beasley  
Wayne & Anna Shackelford  
Winfield Realty Group

## Looking Ahead

The 2008-2009 fiscal year will be pivotal for Partnership Gwinnett, as we move into experienced implementation. With an acclaimed first year, we have positioned ourselves to succeed and have laid the foundation for the future. As our plan moves forward, Partnership Gwinnett will:

- Continue to build upon the 70+ action steps begun in year one, from business retention and expansion to marketing and lobbying.
- Launch international job recruiting efforts in Asia, Europe and Latin America.
- Strategically enhance the arts and culture in Gwinnett and the region with a revamped Council for the Arts that consolidates and promotes all art programs in the community.
- Lobby for new transportation funding for the region and partner with regional transit efforts. We will continue to work with county to fund local congestion projects for increased mobility.
- Coordinate and strengthen legislative, workforce, and economic development efforts with the school systems, county, municipalities, hospitals, and regional partners.
- Expand peer-to-peer and adult/student mentoring programs with the goal of raising achievement scores county-wide.
- Create and operate, in partnership with Georgia Tech, an Advanced Technology Development Center and small business incubator in Gwinnett including a digital gaming incubator in partnership with Gwinnett Tech.
- Launch a Council for Entrepreneurship with the goal of identifying, enabling, and promoting innovative, high growth companies and foster and accelerate the region's entrepreneurial culture



— On accepting the role as Chair for Partnership Gwinnett 2008,  
Kerry Armstrong with Duke Realty Corporation.

Partnership**Gwinnett**

**Gwinnett** Chamber 

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Duluth, Georgia 30097

770.232.3000

[www.partnershipgwinnett.com](http://www.partnershipgwinnett.com)

*The Gwinnett Chamber of Commerce and Partnership Gwinnett have a business policy to drive continual improvement and success for their members and investors. The information contained in this report is derived from internal research as well as a host of public and private sources. Although we strive to maintain the integrity of every specification and piece of information herein, we are not responsible for any discrepancies found between our report and other sources.*

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And Campaign Finance  
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Atlanta, GA 30334