

DRAFT - Minutes

PECS-Planning, Economic Development & Community Services Committee

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Robert Patrick

Monday, June 29, 2026

11:30 AM

1300 Commerce Dr Maloof 5th Fl Conference
Room

Special Called

Meeting Started At:10:34 AM

Attendees: Commissioners Massiah, Patrick, Terry (via telecast)

Present 2 - Chairperson Nicole Massiah, and Commissioner Robert Patrick
Absent 1 - Commissioner Michelle Long Spears

I. MINUTES

2026-0992 Commission District(s): ALL
Minutes for June 9, 2026, Planning, Economic Development, and
Community Services Committee Meeting,
**MOTION was made by Robert Patrick, seconded by Nicole
Massiah, that this agenda item be Approved. The motion
carried by the following vote:**

Yes: 2 - Chairperson Massiah, and Commissioner Patrick
Absent: 1 - Commissioner Long Spears

II. AGENDA ITEM

New Agenda Items

Community Development

2026-0948

Commission District(s): All

Update to the 2024-2028 Consolidated Plan for the Department of Housing and Urban Development (HUD) Programs, including the 2026 Annual Action Plan - Federally Funded, No Cost to the County

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Presentation provided by Director Mitchell and Staff, Community Development

RP: Lets be sure to engage St Vincent DePaul

Q NM: Can you explain the total for salvation army, I see several line items for them

Staff: These are for the shelters, they manage the a family shelter and single men and single women shelter.

Q NM: I'm wondering why these partnerships are not extended to some of the faith based providers in south dekalb, they are missing on this list

Staff: For ESG and CGB funds are eligible to the public, however they have to apply, we don't make grants to those who have not applied.

Q NM: have you advertised these funds?

Staff: yes. We send out applications with deadline information every year to our network, we advertise on our website, workshops and newspaper.

Q RP: is the software unique for ESG?

Staff: it is a part of Georgia's statewide system. Its mandatory to use.

Q NM: what is the annual cost for street outreach?

Staff: roughly \$400,000. This does not fund all of street outreach

COO: maybe a future PECS we can should the broader spending of funds than may not be reflected here. Through Community development we can provide a breakdown of all funding to churches and organizations in south dekalb and throughout the County.

Q RP: COO, is there a way to expand our outreach team to each district?

COO: Its something we can take a look at, however I would not be covered by these funds

Q TT: I agree with commissioner Patrick's point about each district getting an outreach team assigned. Hopefully that can get incorporated into the housing plan.

2026-1023

Commission District(s): Commission Districts 1, 3, 4, 6, and 7

To declare 15 county- owned vacant properties surplus and transfer the County's interest in the Parcels of Real Property from DeKalb County to the DeKalb Regional Land Bank Authority.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Presentation provided by Director Mitchell, Community Development and Tamika Churchill, Landbank Executive.

Q RP: when it comes to selling, do you have a selection criteria?

TC: we have an application process for individual lots. We also will qualify vendors and advertise to them for affordable housing. Additional details provided

Q NM: are the developers and board of directors and contact available on the website?

TC: yes they are

Q NM: why are the majority of the locations district 3?

Response provided by Tamika Churchill, Landbank Executive

-RP: motion to approve the substitute

Recreation, Parks and Cultural Affairs

2026-0800

Commission District(s): 2

CO - Change Order No. 1 to Contract No. 1367184 Sports Lighting Solutions with Related Technology, Equipment, and Services (Cooperative Agreement). For use by Recreation, Parks, and Cultural Affairs (RPCA) to obtain LED sports lighting. Seeking increase in contract funds. Awarded to Musco Sports Lighting LLC: Amount Not To Exceed: \$270,000.00.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Christopher Bass, RPCA Director

-RP: motion to approve

2026-0856

Commission District(s): 2 & 6

CA - Cooperative Agreement - Playground, Water Play, and Aquatic Equipment, Site Amenities, and Outdoor Fitness Equipment with Related Accessories and Services (Sourcewell Contract No. 101625-LSI). For use by Recreation, Parks, and Cultural Affairs (RPCA) to replace the Frazier Rowe Park playground. Awarded to Landscape Structures Inc: Amount Not To Exceed: \$295,533.60.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Christopher Bass, RPCA Director

-RP: motion to approve

2026-0900

Commission District(s): ALL

CA - Cooperative Agreement - General Services Administration Multiple Award Schedule (GSA Contract No. GS-35F-0124U). For use by Recreation, Parks, and Cultural Affairs to obtain recreation management software. Awarded to CivicPlus LLC: Amount Not To Exceed: \$112,890.01.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Christopher Bass, RPCA Director

Q RP: this will allow for reservations?

CB: the goal is all points of sale come online. Locations have different needs and will be rolled out in phases.

-RP: motion to approve

2026-0901 Commission District(s): All Districts
EcoAddendum Greenspace Restoration Cohort (Stewardship Invasive Removal Training Program); total donation value is \$33,884.00.
MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Christopher Bass, RPCA Director

-RP: motion to approve

2026-1012 Commission District(s): All Districts
To approve an agreement between How Big Is Your Dream, Foundation, Inc and DeKalb County for \$135,000.00 to conduct youth workshops with music, arts, diversity, and equity at Porter Sanford Performing Arts Center. The program will take place from April 6, 2026 to December 31, 2026.
MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Christopher Bass, RPCA Director

-RP: motion to approve

WorkSource DeKalb (WSD)

2026-1015 Commission District(s): All
CO - Change Order No. 2 to Contract No. 1265085 Workforce Innovation and Opportunity Act (WIOA) One-Stop Operator. For use by WorkSource DeKalb (WSD) to obtain coordination and management of workforce services as required by WIOA. Seeking increase in term through September 28, 2026. Awarded to In The Door, LLC. CONTRACT TERM INCREASE ONLY.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Michelle Bulter, CPO

-RP: motion to approve

GIS

2026-0802 Commission District(s): ALL
CO - Change Order No. 1 to Contract No.: 1347014 Geographical Information Systems Enterprise License Agreement (Sole Source). For use by the Department of Geographical Information Systems (GIS) to obtain the use of proprietary software that allows the County the capability to create publicly accessible GIS Apps/Dashboards/Maps, deploy software, and is fully integrated into other departmental workflows and business systems. Seeking increase in contract funds and term through November 13, 2029. Awarded to: Environmental Systems Research Institute (ESRI), Inc. Amount Not To Exceed: \$3,900,000.00

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended holding in committee to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Item pending review by OIIA

Information provided by Stacy Grear, Director, GIS

-RP: Holding in Committee

Chief Executive Office

[2026-1043](#)

Commission District(s): All Commission Districts

A resolution (i) approving the issuance of the “Housing Authority of the County of DeKalb, Georgia Taxable Revenue Bonds (Housing Investment Bond Program) Series 2026” in the aggregate principal amount not to exceed \$25,000,000, for the purpose of funding the Housing Investment Bond Program and (ii) authorizing the execution and delivery of an Intergovernmental Housing Cooperation Agreement between the County and the Housing Authority of the County of DeKalb, Georgia.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Presentation provided by CHO Dr Alan Ferguson, and Bob Akins, Deputy CFO

Q RP: can you provide a one pager about the 3 initiatives to help us relay the information to constituents.

AF: certainly, we will provide.

Q RP: Can you clarify the financials outlined in this resolution. over all the bond is about \$155 million? How does the other funding outline here come into play.

BA: Some of the funding is speaking to the Par amount, usable by the program, the \$27 million speaks to the cost of insurance. We can review and double check before coming for a final vote.

Q TT: I'd like to highlight here the opportunity to use these funds to increase the strength of the outreach teams

AF: in august/September timeframe we will be bringing forward specific allocations out of the funding, outreach team funding is a part of that

Q RP: we do a point and time count for the summer as a part of that funding

AF: yes I think that could be incorporated. The annual point in time count is a requirement of HUD but if we wanted to do it more, we can discuss expanding that

Q RP: I also want to highlight the expansion of point in time to motel/hotel populations.

AF: yes motel/hotel residents are excluded yes, we can looking to that.

Q NM: what type of oversight do we have for outreach teams?

AF: Outreach teams are managed by community development.

Q NM: from a housing standpoint, do we have data on the types of the programs have helped house people? AF: I agree we need to have a more robust tracking and data collecting system.

Q RP: How do we get to that goal of \$1.2 Billion?

AF: leveraging our real estate and funding. Additional details provided.

AF: Our goal is that with every \$1 invested, \$12 is returned

-RP: motion to approve

2026-1044

Commission District(s): All Commission Districts

A resolution authorizing the initial implementation of the DeKalb County Housing Investment Bond Program by approving the creation and implementation of the Multifamily Acquisition Fund, DeKalb Housing Catalyst Multifamily Gap Financing Program, DeKalb HomeStart Down Payment Assistance Program, DeKalb BrighterHome Owner-Occupied Rehabilitation Program, Revive DeKalb Multifamily Blight Redevelopment Program, the Transitional Housing and Homelessness Program, and Housing Capacity Seed Fund Program (collectively, the “HIB Initial Programs”). The resolution further approves the initial allocation of Affordable Housing Fund resources to support these initiatives; authorizes delegated approval authority, where applicable, to the Primary Program Administrator and designated Sub-Program Administrators for administration and project approvals consistent with adopted guidelines regarding the HIB Initial Programs; and authorizes initial expenditures from the Affordable Housing Fund to support operational capacity, systems development, technical services, legal services, advisory services, and homelessness services necessary to advance affordable housing production, preservation, neighborhood stabilization, and homelessness response efforts throughout DeKalb County.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by CHO Dr Alan Ferguson

Q RP: similar to my request to on the other item, could we get a one pager breakdown to help us communicate the need and impact of this item as well

AF: yes we can provide

Q NM: Who are the administrators of these funds?

AF: Our subprogram administrators are Decide DeKalb, Housing authority affiliate, housing cooperation and Land Bank. Down the road, more will be launched through community development or human services.

Q NM: Who is providing legal services? This authorizes legal council outside of our law department?

AF: yes for specific initiatives. Anything my office is responsible for will go through the county legal department. But example the land bank, you have a judicial process, these funds will help expedite that process by bringing on. Other issues we might need outside council that we would want to tap into.

Q NM: Is road to home a partner?

AF: yes, they are in there.

-RP: motion to approve

Previously Heard Items

Recreation, Parks and Cultural Affairs

2026-0864

Commission District(s): 3 & 6

CO - Change Order No. 2 to Contract No. 2000011 Pool

Renovations at NH Scott Park (Multiyear). For use by Recreation, Parks, and Cultural Affairs to obtain renovation services of the pool and pool site. Seeking increase in contract term through December 31, 2026 and ratifying previous term increase. Awarded to Summit Properties and Development Co. LLC. Contract Term Increase Only.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/7/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Christopher Bass, RPCA Director

-RP: motion to approve

2026-0843

Commission District(s): 3, 4, 5, 6, & 7

CO - Change Order No. 2 to Contract No. 2000464 Court Construction and Maintenance (Cooperative Agreement). For use by the Department of Recreation, Parks and Cultural Affairs to obtain as needed court construction and maintenance. Seeking increase in contract funds and term through June 12, 2027. Awarded to Signature Tennis Courts, Inc.: Amount Not To Exceed: \$137,600.00.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Christopher Bass, RPCA Director

-RP: motion to approve

2026-0844

Commission District(s): ALL

CO - Change Order No. 1 to Contract Nos.: 2000038, 2000039, 2000040, and 2000045; Change Order No. 2 to Contract No. 2000041; and Change Order No. 3 to Contract No. 2000037 Architectural and Engineering Services for Recreation, Parks, and Cultural Affairs (RPCA) (Multiyear). For use by the Department of Recreation, Parks, and Cultural Affairs (RPCA) to obtain on-call architectural and engineering design services. Seeking increase in contract funds. Awarded to American Engineers, Inc., Columbia Engineering & Services Inc., Foresite Group LLC, Jericho Design Group LLC, Kimley-Horn & Associates, Inc., and WSP USA Environment & Infrastructure Inc.: Total Amount Not To Exceed: \$3,297,250.00.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended holding in committee to the Board of Commissioners, due back on 7/7/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Item pending review by OIIA

Information provided by Christopher Bass, RPCA Director

Item held pending Audit Review

Board of Commissioners - District 3

2026-0550

Commission District(s): District 3

To Adopt an Ordinance to Amend the Code of DeKalb County to Address Public Safety, Drifting, Unauthorized Camping and Certain Public Nuisance Behaviors.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by Commissioner Massiah

Comments provided by Chief Padrick

Comments provided by Deputy Sheriff Akins

Q NM: did you all engage with legal to flush out your concerns?

Comments provided by Deputy Chief Sheriff Atkins

COO: my request would be to give us a couple of weeks to review and connect internally.

NM: I do agree with of connecting with the Solicitor and judges

Q RP: Last year the committee had a presentation about the cost different services provided are, from detention to outreach, if possible if we could bring that back? I think it would be helpful in the context of this ordinance.

Comments provided by Commissioner Massiah

Board of Commissioners - Super District 6

2026-0982

Commission District(s): All Commission Districts

A Resolution Urging The Administration Implement The Specific Recommendations Outlined In The DeKalb County Racial Equity Study As Adopted In 2025.

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 7/14/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Information provided by COO Williams

COO: we have made efforts on the study, what we request a 60 day deferral for us to provide an update on what we have done, planning to do and maybe choosing not to.

NM: I am fine with that, I understand the administration is doing their level set best. Do we believe this is urgency is necessary.

COO: we do not. what we would do in 60 days in provide a status update. Whether the item is on the agenda or not we can provide an update.

NM: lets aim for that update to be provided at committee on August 11th

2025-0015 Commission District(s): All Commission Districts
An Ordinance to Amend The Code of DeKalb County, Georgia
Chapter 16 Pertaining To Regulation Of Sound And For Other
Purposes.

**This agenda item was No recommendation to the Board of
Commissioners due back on 7/7/2026 .**

COO: we would like to give the new sustainability officer the opportunity to review.

No recommendation > BOC

2025-0017 Commission District(s): All Commission Districts
A Resolution to Create an Electric Landscape Maintenance Device
Rebate Program, to Encourage Switching from Gas-Powered
Landscape Maintenance Devices, and for Other Lawful Purposes.

**This agenda item was No recommendation to the Board of
Commissioners due back on 7/7/2026 .**

COO: we would like to give the new sustainability officer the opportunity to review.

No recommendation > BOC

2026-0341 Commission District(s): All Commission Districts
A Resolution Of The DeKalb County Board Of Commissioners
Requesting The Administration And Planning Department To Update
The Recommended Substitute For Text Amendment 2025-0972
Regarding Data Center Regulations.

**This agenda item was No recommendation to the Board of
Commissioners due back on 7/7/2026 .**

Q RP: To legal, where does this stand in light of the recent denial.

COO: my thinking is that even though the item is here the anchoring item is not.

Law Department Staff: my understanding of this item was to make changes to an item that is no longer active, making it a moot.

NM: great, we will move on and removing this from committee.

RP: for now, lets move this item forward without a recommendation and discuss with the board on Tuesday.

No recommendation > BOC

Meeting Ended At: 12:29 PM

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Adjourned meeting. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Barbara H. Sanders-Norwood CCC, CMC