



DeKalb County Government

178 Sams Street
Decatur, GA 30030

Meeting Minutes - Draft

FAB-Finance, Audit & Budget Committee

Commissioner Ted Terry (Chairperson)

Commissioner Michelle Long Spears

Commissioner Chakira Johnson

Monday, July 13, 2026

2:00 PM

1300 Commerce Drive, Decatur, GA 30030
(BOC Multipurpose Room, 5th Floor)

Meeting Started At: 2:04PM

Attendance: Commissioners T. Terry, C. Johnson, and M. Long Spears

I. MINUTES

- 2026-1111** Commission District(s): ALL
Minutes for the July 6, 2026, Special Called Finance, Audit, and Budget Committee
MOTION was made by Michelle Long Spears, seconded by Chakira Johnson, that this agenda item be Approved. The motion carried by the following vote:

II. DISCUSSIONS

CIP Discussion - BOC Priorities

BOC CIP Priorities list was presented - Confirmed list, will continue to update as needed

Millage Rate (Not on printed agenda):

Corrections to agenda item - Will walk on correction (typo) at July 14th BOC.

CJ: Moved for approval

TT: 2nd motion

III. AGENDA ITEM

New Agenda Items

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 Chakira Johnson, seconded by Ted Terry, 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:

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 Chakira Johnson, seconded by Ted Terry, 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:

Questions/Comments: Item 2026-1043/1044

CJ: When will programs be launched? Within the window to have something launched in 2026? (CHO Dr. Ferguson responded)

MLS: How long is term? 40 years? The goal for total amount of debt service - page 3? (CHO Dr. Ferguson responded)

MLS: RE #2 on page 3 - Bond maturity? What kind of monitors do we have in place? (CHO Dr. Ferguson responded)

MLS: Does not see anything in report regarding quarterly updates - Can this be added to ensure that funding is being executed appropriately etc.? (CHO Dr. Ferguson and County Atty. T. Phillips responded)

MLS: Please advise where IGA is located in doc and requested statement that discusses companion item showing tht this is being monitored; (Atty. Phillips responded)

MLS: Which programs can you still stand up if Millage Rate doesn't pass? (CHO Dr. Ferguson responded)

MLS: Comments

TT: RE Housing Authority Quarterly update - Thoughts? Something that County Atty can help wordsmith? (CHO Dr. Ferguson/COO Williams/Atty. Phillips responded)

TT: Between Law/Treasury it will be figured out? Paying debt service over 40 years? what is ongoing debt service? Coming back to Board for final? The money is not going to be approved until final decision, so does IGA have to be side by side? (Dir. B. Atkins, CHO Dr. Ferguson, and Atty. Phillips responded)

TT: Exhibit A1 - Should money be added for inflation? (CHO Dr. Ferguson)

TT: Comment regarding EAP for employees (CHO Dr. Ferguson)

MLS: RE: County employee incentive open to every employee? Max assistance? Add language for full time employees? (CHO Dr. Ferguson)

TT: RE: Exhibit A , Section 5 -Factoring Land Trust concept? (CHO Dr. Ferguson)

TT: Exhibit A 3/4/5 - Income Affordability Tiers - Can this be adjusted? Eligible (home) repairs, etc.(CHO Dr. Ferguson)

TT: Exhibit A7 - Anything about supporting evictions? Come back to Board to share strategy/legal advice? (CHO Dr. Ferguson)

TT to COO: When can we come back together to discuss housing fund/eviction Center? (CHO Dr. Ferguson)

TT: Exhibit A7 -Transitional Housing/Extended Stay -Rental Payments, paying 30% of income weekly; Any flexibility? Housing assistance for families to support domestic violence housing needs?(CHO Dr. Ferguson)

Meeting Concluded At: 3:34PM

Barbara H. Sanders-Norwood, CCC, CMC