DeKalb County Government

178 Sams Street
Decatur, GA 30030

DRAFT -Minutes

PECS-Planning, Economic Development & Community Services Committee

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Robert Patrick

Tuesday, October 27, 2026 **3:30 PM**

Meeting Started At: 4:03

Attendees: Commissioners Massiah, Patrick, Spears, Bolton

I. MINUTES

2026-1529 Commission District(s): ALL
Minutes for August 25, 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. APPOINTMENT

2026-1130 Commission District(s): All Commission Districts
Appoint Ronald Mangum to Post 7 of the DeKalb County Board of Family and Children Services.
MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 11/10/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Committee conducted an interview of Mr. Ronald Mangum
-RP: motion to approve

III. AGENDA ITEM

New Agenda Items

Human Services

2026-1489 Commission District(s): All
Awarding of the 2026 Human Services Grants to Local Non-Profits- At a Cost of $650,000 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 11/10/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

No: 1 - Commissioner Long Spears

Information provided by Damon Scott, Director Human Services & Debra Furtado & Lisa Smith, Staff
Q TT: Can you share any nonprofits that cover homelessness support outside of rental assistance
Response provided by Debra Furtado
Q TT: I'd like the committee to increase the funding from $12,000 to $20,0000 each
Q MLS: your specifically, talking about the 8 providers for homelessness support, only?
TT: I'd like to see the increase across the board
Q MLS: what funding source would you suggest? This would be about a $160,000 increase
TT: General fund is the current source.
COO: what I would suggest, speaking with Dr Ferguson, first to see if it could come from the 13 million we've allocated for housing support
MLS: Are you referring to the Housing Fund?
COO: yes as an additional funding source
NM: I'm willing to support an increase to legal aide services, I'm opening to making an allocation myself RP: I'm going to make an motion to approve the item as presented
MLS: I am going to vote against that, not because I'm not in support of the grants but because I'd like to see an increase

-RP: motion to approve

2026-1492 Commission District(s): All
Awarding of the Victim Assistance Grants for 2026 to State Certified Victim Assistance Non-Profit Agencies-Transfer Funds from the Victim Assistance Fund 206 to the Human Services Grant Fund-Cost Center 67510- At a Cost of $200,000 to the County
MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 11/10/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Information provided by Damon Scott, Director Human Services & Debra Furtado & Lisa Smith, Staff
Q MLS: is this from state funding? Specifically the BOKA Fund
DS: yes some of it. Additional information provided

-RP: motion to approve

Recreation, Parks and Cultural Affairs

2026-1477 Commission District(s): Districts 5 and 7
Approval of the rental agreements between Arabia Mountain Heritage Area Alliance and DeKalb County Government for the use of Retreat House, located at 6420 Rockdale Rd, Stonecrest, GA 30338 (parcel # 16 116 02 006), and Oak Grove Junction, located at 4434 Klondike Rd, Stonecrest, GA 30338 (parcel # 16 113 04 002), facilities.
MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 11/10/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Information provided by Christopher Bass, RPCA Director
RP: motion to approve

Chief Executive Office

2026-1535 Commission District(s): All Commission Districts
Authorization for DeKalb County (the "County") to authorize a Commercial Property Assessed Conservation, Energy, and Resiliency (C-PACER) program under the Georgia C-PACER Act and execute an intergovernmental agreement with Decide DeKalb Development Authority ("DDDA") to administer the program.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/10/2026 .

Presentation provided by Jacob Vallo, Chief Development Officer & Tiffany Wills Decide DeKalb
Q RP: if someone runs behind when it comes to CPACER, what is the recourse?
TW: penalties are negotiated by the CPACE lender, who could foreclose on the property but that does not have an impact on DeKalb County.
Q RP: Do you have any data on foreclosure rates?
TW: we can get some information to you
Q MLS: what is the benefit to DDA to administer this program?
TW: we will earn revenue off the applications, we will also have outside council fees to process transactions? Q MLS: do you anticipate an increase in funding for personal in next year's budget?
TW: no internal capacity, we are in conversation with outside council. The costs should be covered by application fees.
Q MLS: to confirm you shouldn't be asking for additional funding in next years budget?
TW: Correct
Q MLS: How are investors attracted to this program?
TW: it's a tool to assist with energy improvements.
Q MLS: What entities do qualify?
TW: development authorities that have been created under the redevelopments law
Q MLS: applicants have a 24 window to make improvements?
TW: they have a 24 month look back to apply for funding or work is completed.
Q LB: What, if any costs are to the county to participate, tools or resources?
TW: no, none
Q LB: the eligibility page; multifamily rentals are eligible but what about duplexes or condos?
TW: no home owner properties are eligible, unless they are rental communities. That is regulated by state law. Q RP: what is the actual language that goes with this agreement?
JV: yes there is a resolution that's been provided to the County attorney for review
Q RP: and when will we receive the resolution?
JV: you will receive it before the 10th, final vote
RP: I think it would be appropriated to review it through committee first, what is the eta?
COO: we will get it to you as soon as possible
NM: Please keep central staff in the loop for us to review
RP: I can make myself available for a special call meeting to review the resolution
County Attorney: we will follow up quickly to make that determination of need

Held in committee

2026-1537 Commission District(s): All Commission Districts
Authorization for DeKalb County (the "County") to outsource the Office of Economic Development to become the staff of DeKalb Development Corporation ("DDC"), an affiliate of Decide DeKalb Development Authority ("Decide DeKalb") and to provide up to one million nine hundred seventy-five thousand ($1,975,000) dollars of additional annual funding to Decide DeKalb for DDC's operations
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/10/2026 .

Presentation provided by Jacob Vallo, Chief Development Officer
Q RP: If there is a project a commissioner thinks is worth wild, we can come to you and engage?
JV: yes all perspective projects will go through an intentional vetting process. Additional information provided Q RP: we have a lot of economic development origins in the County, will you be engaging with cities, how will we evade jurisdictional issues?
JV: we are working very collaborating with Decide DeKalb, this is an additional tool in the tool box for the county and our partners
Q TT: this is for next year's budget?
JV: yes correct
Q TT: this board of directors are decide dekalb appointees or recommendations?
JV: yes, we thought about using Decide DeKalb's board but that was not advisable
Q NM: you're calling it an corporation, is it a corporation or nonprofit?
JV: yes it is a nonprofit, and in compliance with State law
Q NM: are the final documents being prepared by law or administration?
COO: yes all of the above

Held in committee

2026-1457 Commission District(s): All Commission Districts
A Resolution to approve an operating allocation from the Affordable Housing Fund to support increased Street Outreach, Case Management, Coordinated Entry, HMIS, and Shelter Operations for DeKalb County's Homeless and Underhoused Community.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/10/2026 .

Information provided by Dr. Ferguson, CHO and Allen Mitchell, Director of Community Development
Q NM: these are contractors currently?
AM: they are categorized as temporary employees working full time, do not qualify for benefits
Q NM: And this would make them full time with a salary and benefits?
AM: correct
Q NM: My challenge now is we are constantly building in resources for case management. Are we going to resend other resources, how do we consolidate resources?
AM: this does not include case management, my team has been the leading contract management. The funding for the day center did not budget for community development staff
Q NM: But your staff is being paid, correct?
AM: through federal funds
Q NM: and your department is overseeing the projects?
AM: yes, contract management, invoice processing, long term management and other needs to ensure programs are effective.
COO: The responsibilities for overseeing all the operational aspects of these programs is under community development, through federal fund. What we are looking to do is reduce overhead costs without county funds. And account for all funds, including federal and county. County funds will be used for oversight and outreach. Q NM: So essential in order to provide these services, we will pay additional costs? So salvation army operations for instance, it will take an additional $60,000 to ensure things our partners have previously covered are? My knee jerk is; is this efficient?
AM: a lot of the funding given to shelters like salvation army is reservation of beds for DeKalb citizens, that is not salary.
Q NM: how you have it listed here is for operational costs. Let's continue this offline.
Comments provided by Commissioner Patrick
Q RP: How does transportation come into play, how are we getting folks to resources
AM: for the day center we are using fast track. As far is warming/cooling centers we would with our partners such as frontline. Its already baked into these contracts
Q TT: which of the 5 shelters are non-congruent
AM: Salvation Army, Nichols House and Our House. The only congruent shelter is frontline
Q TT: Can we get a map of all the shelters?
AM: yes
Q TT: The North and South Day center are these additional costs to what is already been budgeted?
AM: yes. Additional details provided.
Q TT: these cost factors are for number of days or fiscal year? How many individuals will this support?
AM: we can get you that breakdown.
TT: I do what to highlight the camping ordinance that was approved today, your department and public safety never sent over an SOP on how to hand the enactment of that ordinance. As soon as it goes into effect it will be important to share how this will impact your efforts. Your input was never provided.
AF: comments were provided by myself and Allen Mitchell, to the board as far back as July. It was made clear by the board that this was not just a housing issue or public safety issues that was trying to be addressed. I can recirculate them.
NM: yes I can confirm they were received, those suggested were acknowledged.

NM: we are going to hold this.

Held in committee

Board of Commissioners - Super District 7

2026-1273 Commission District(s): All Commission Districts
A Resolution of the Board of Commissioners of DeKalb County, Georgia Urging the Administration to Expand the Definition of Data Centers.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/10/2026 .

No Discussion > Held in committee

Previously Heard items

Board of Commissioners - Super District 6

2026-0244 Commission District(s): All Commission Districts
A Resolution Requiring an Independent, Third-Party Health and Environmental Study of Data Centers and Their Possible Impact on DeKalb County and Board of Commissioners Review of the Study Before DeKalb County's Data Center Moratorium Can Be Lifted.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/10/2026 .

No Discussion > Held in committee

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 Recommended holding in committee to the Board of Commissioners due back on 11/10/2026 .

No Discussion > Held in committee

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.

Adjudicated at AM BOC Meeting - no action required

Code Compliance

2026-1058 Commission District(s): All
LB - Invitation No. 2026-042-ITB Nuisance Abatement and Remediation Services (Three (3) Year Multiyear Contract). For use by the Department of Code Compliance and Enforcement (CC) to obtain services to reduce blight in the County including abatement of vacant and abandoned properties (houses and lots). Recommend award to the overall lowest, responsive and responsible bidders: Cascade Services, Inc. and Executive Realty Solutions, Inc.: Amount Not To Exceed: $450,000.00.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/10/2026 .

No Discussion > Held in committee

VI. DISCUSSION

Zone DeKalb

No Discussion

Meeting Concluded At: 5:49 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

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Barbara H. Sanders-Norwood CCC, CMC