DeKalb County Government

178 Sams Street
Decatur, GA 30030

Minutes

PECS-Planning, Economic Development & Community Services Committee

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Robert Patrick

Tuesday, November 10, 2026 **3:30 PM**

Meeting Started At: 4:13 PM

Attendees: Commissioners Massiah, Patrick, Long Spears, Terry

Present 3 - Chairperson Nicole Massiah, Commissioner Michelle Long Spears, and Commissioner Robert Patrick

I. MINUTES

2026-1622 Commission District(s): ALL
Minutes for October 27, 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

III. STATUS UPDATE

Amplify Georgia

No Discussion

II. AGENDA ITEM

Previously Heard Items

Code Enforcement

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 11/17/2026 .

No Discussion > Held in committee

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.
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 11/17/2026. The motion carried by the following vote:

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

Information provided by Jacob Vallo, Chief Development Officer & Tiffany Wills Decide DeKalb
Q TT: is this funding an aggerate amount is $500 million?
TW: correct if we exceed that we would need to return to the BOC for an extension, this contract is for 5 years. We will also be available to provide quarterly updates to PECS Committee similar to our TADS

Q TT: this is the value of the properties?
TW: value of the debt of each project
Q MLS: any cost to the County?
TW: zero cost to the County. All the individual projects will cover fees.
TW: we have confirmed that in the state of Georgia there have been zero foreclosures on CPACER. In fact its about 3% nationwide
Q RP: and we have parameters in place to ensure no one can just take the money
Details provided by Tiffany Wills

-RP: motion to approve

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 11/17/2026 .

COO Williams: We ask this item be held
Held in committee

2026-1457 Commission District(s): All Commission Districts
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.

Item was approved at Business BOC Meeting 11/10/26 - No action needed

New Agenda Items

Planning and Sustainability

2026-1335 Commission District(s): All
CO - Change Order No. 1 to Contract No. 2000135 for Tree Planting Program: For use by the Department of Planning and Sustainability (P&S) to obtain a tree planting program to increase the planting of shade trees in front yards, side yards and public spaces for increase overall tree canopy coverage in unincorporated DeKalb County. Seeking to increase the contract scope of work, funds and term through March 31, 2030. Awarded to Trees Atlanta. Amount Not To Exceed: $75,000.00
This agenda item was Recommended for approval. to the Board of Commissioners due back on 11/17/2026 .

No Discussion > Held in committee

Human Services

2026-1421 Commission District(s): All
CO - Change Order No. 1 to Contract No. 1349726 In-Home Services for Seniors and Their Caregiver (Three (3) Year Multiyear Contract). For use by the Department of Human Services to obtain in-home services for seniors who need assistance for their daily living. This request seeks to increase contract term through December 31, 2027. Awarded to CSS Corp. dba CSS Healthcare Services. CONTRACT TERM INCREASE ONLY.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/17/2026 .

No Discussion > Held in committee

Recreation, Parks and Cultural Affairs

2026-1479 Commission District(s): 5 & 7
LB - Invitation No. 2026-062 Construction of The Luscious Sanders Recreation Center (480 Days). For use by the Department of Recreation, Parks, and Cultural Affairs (RPCA) to obtain site work preparation and construction of the Luscious Sanders Recreation Center at Lithonia Park. Recommend award to the lowest responsive and responsible bidder: Diversified Construction of Georgia, Inc.: Amount Not To Exceed $9,909,532.00.
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 11/17/2026. The motion carried by the following vote:

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

Item reviewed by OIIA - Supported
Information provided by Christopher Bass, Director RPCA

-RP: motion to approve

2026-1538 Commission District(s): Districts 2 and 6
Briarcliff/North Druid Hills TAD Funding Award - South Peachtree Creek Trails Segments 3 and 5.
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 11/17/2026. The motion carried by the following vote:

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

Information provided by Christopher Bass, Director RPCA

-RP: motion to approve

2026-1544 Commission District(s): All Commission Districts
Building a Sustainably Community Ecosystem. E.M.B.A.R.C. youth farm totaling $278,000.00.
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 11/17/2026. The motion carried by the following vote:

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

Information provided by Christopher Bass, Director RPCA

-RP: motion to approve

Chief Executive Office

2026-1350 Commission District(s): All
RFP - Request for Proposals No. 2026-005 Feasibility Study Community Land Trust. For use by the Office of the CEO to conduct a comprehensive feasibility study evaluating the potential establishment of a Community Land Trust (CLT) serving residential and commercial properties within DeKalb County. Recommend award to the highest scoring proposer: Urban Institute, Inc. Amount Not To Exceed: $123,000.00.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/17/2026 .

No Discussion > Held in committee

Community Development

2026-1485 Commission District(s): ALL
CO - Change Order No. 1 to Contract No. 1382513 Neighborhood Stabilization Program (NSP-1) Implementation. For use by the Department of Community Development (CD) to obtain services acquiring, rehabilitating, and selling DeKalb residential properties. Seeking increase in contract term through December 31, 2027. Awarded to National Property Institute LLC. CONTRACT TERM INCREASE ONLY.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/17/2026 .

No Discussion > Held in committee

2026-1462 Commission District(s): All Commission Districts
Contract with Frontline Response to provide "Warming and Cooling Center Services to Homeless citizens of DeKalb County encountering potential health risks due to inclement weather during the winter of 2026/ 2027 and the summer of 2027 for an amount not to exceed $612,000.
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 11/17/2026. The motion carried by the following vote:

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

Information provided by CHO Dr. Ferguson & Allen Mitchell, Director of Community Development
Q TT: What are the 5 locations?
Response provided by Allen Mitchell

-RP: motion to approve

2026-1498 Commission District(s): All Commission Districts
Contract with Frontline Response to provide "Unhoused Assistance Services" to Homeless citizens of DeKalb County by providing Emergency / Temporary Housing (400 Bed Shelter) with wrap around services for an amount not to exceed $800,000.
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 11/17/2026. The motion carried by the following vote:

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

Information provided by CHO Dr. Ferguson & Allen Mitchell, Director of Community Services
Q TT: I'd like to get more details on the monitoring and scope of work of this project. More details on things emergency repairs and things like that. I wouldn't want quality of life to degrade at the shelter just because it was not covered in the contract
AF: yes we can provide a memo outlining that request

NM: please provide that to all commissioners and have central staff help you circulate
Q MLS: the item states the money will cover the full fiscal year, does it begin in January of 2027?
AF: it's a 12 month contract, the funding expires at the end of November so funding would pick up in December
MLS: I'd like to see that be explicit in the item, since it states its for a fiscal year which does not align
Q MLS: this is general funds?
AF: yes
Q MLS: any funds from the housing fund supporting this?
AM: no, the funding from the housing funds will cover services in the item passed this morning, not this contract.

-RP: motion to approve

2026-1584 Commission District(s): All Commission Districts
This agenda item authorizes the allocation and expenditure of an amount not to exceed One Million Dollars ($1,000,000) from the Affordable Housing Fund for due diligence, professional, and legal expenses associated with the "Revive DeKalb" Blighted Property and Redevelopment Program ("Revive DeKalb"), implemented jointly by the DeKalb Regional Land Bank Authority and the CEO's Office of Housing.
MOTION was made that this agenda item be Recommended holding in committee to the Board of Commissioners, due back on 11/17/2026. The motion carried by the following vote:

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

No Discussion > Held in committee

2026-1586 Commission District(s): All Commission Districts
This agenda item approves an allocation of up to Two Hundred Fifty Thousand Dollars ($250,000) from the DeKalb County Affordable Housing Fund for the development, implementation, and initial operation of a compliance monitoring, activity reporting, and communications system (the "DeKalb Housing Platform") for the County's Housing Investment Bond Programs.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/17/2026 .

No Discussion > Held in committee

2026-1587 Commission District(s): All Commission Districts
This agenda item approves an allocation of Five Hundred Thousand Dollars ($500,000) from the DeKalb County Affordable Housing Fund to the DeKalb Regional Land Bank Authority (the "Land Bank") to support increased public land disposition activity and related expenses for housing.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 11/17/2026 .

No Discussion > Held in committee

Board of Commissioners - District 3

2026-1611 Commission District(s): All Commission Districts
A Resolution to Approve Funding for and Implementation of the Road to Home / Safe Space DeKalb Initiative Addressing Vehicular Homelessness Among Individuals and Families;
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 11/17/2026. The motion carried by the following vote:

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

Information provided by CHO Dr. Ferguson
Q MLS: Who is receiving the monthly and quarterly reports listed?
AM: the service providers offer it to the housing office and we will share that information to commissioners and the DeKalb Housing Council
Q MLS: you'll be doing this on a monthly bases?
AM: yes as we receive feedback I can provide it.
Q MLS: when will the funding begin?
Additional details provided by Dr. Allen Ferguson

-RP: motion to approve
Meeting Concluded At: 4:52 PM

MOTION was made that this agenda item be Adjourned meeting. The motion carried by the following vote:

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

Barbara H. Sanders-Norwood CCC, CMC