

Minutes - Draft

PECS-Planning, Economic Development & Community Services Committee

Commissioner Michelle Long Spears, (Chair)

Commissioner Robert Patrick, Member

Commissioner Steve Bradshaw, Member

Tuesday, June 11, 2024

3:30 PM

Meeting Started At: 3:32PM

Attendees: Commissioners Long Spears, Patrick, Bradshaw, Terry

Present 3 - Commissioner Michelle Long Spears, Commissioner Robert Patrick, and Commissioner Steve Bradshaw

I. MINUTES

2024-0712 Commission District(s): ALL
Minutes for the May 28, 2024 Planning, Economic Development, and Community Services Committee Meeting

MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be approved. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

II. AGENDA ITEM

New Agenda Items:

Chief Executive Office

[2024-0593](#)

Commission District(s): All.

Appropriation of Emergency Rental Assistance (“ERA 2”) funds to several DeKalb Non-Profit Agencies for assistance with the DeKalb County “Integrated Community Care Initiative” in an aggregate amount of \$13,000,000.

MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 6/25/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

-agenda item currently under OIIA audit review

-information provided by COO Williams

-introductions and comments by several members of the partner agencies

-comments provided by Commissioner Terry

-Question TT: this is not money used by TLAC?

Z Williams: that's correct

-Question TT: why were we told the money was going to run out in October but now there is \$13M available? Why did TLAC funding end?

-response provided by COO Williams

-Question TT: we are acknowledging that we won't be able to pay everyone in DeKalb's rent?

-response provided by COO Williams

-Question TT: we received the money in October, has it all been spent?

-A Mitchell: no we are waiting for contracts; but we are getting very close

Community Development (CD)

[2024-0611](#)

Commission District(s): ALL

RFP - Request for Proposals No. 24-500669 Neighborhood Stabilization Program (NSP-1) Implementation: for use by the Department of Community Development (CD). Consists of acquiring, rehabilitating, and selling DeKalb residential properties. Recommend award to the highest scoring proposer: National Property Institute LLC. Amount Not To Exceed: \$6,000,000.00.

MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/25/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

-agenda item award process supported by OIIA
-presentation provided by Director Allen Mitchell - Community Development
-Question MLS: the NSP 1 was 2009, NSP 3 2003 - of the balance of \$7.3M you're requesting \$6 million?
A Mitchell: that's correct; additional information provided by Director Mitchell
-Question MLS: you're targeting DeKalb personnel in this program?
A Mitchell: that's correct; as we're going through the program they will get first dibs; additional comments provided by Mr. Mitchell
-Question SB: are there reasons why a police officer wouldn't want to live in an area where they are policing?
-response provided by Director Mitchell
-RP: there are a couple of properties in District 1 I would like to discuss with you offline
-Question TT: how many public safety employees took advantage of this program in the past?
A Mitchell: a small number; not a lot of people took advantage
-Question TT: if people get a home in DeKalb and they move to a different department in another jurisdiction, they still keep the home?
A Mitchell: yes they still keep the home
-comments provided by Commissioner Terry regarding prioritizing a lower AMI in this criteria
-Question TT: is this for vacant existing homes and not vacant land?
-response provided by Director Mitchell
-Question TT: can you speak about the strategy behind going into one complex and renovating the entire complex?
-response provided by Director Mitchell
-Question TT: have you given thought on completely changing these properties such as Brannon Hills and Whitehall Forest to address the needs?
-response provided by Director Mitchell

Human Services

2024-0653

Commission District(s): All

Acceptance of funds from the Atlanta Regional Commission for DeKalb Senior Services for SFY 2025

MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for approval to the Board of Commissioners, due back on 6/25/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

-information provided by Director Damon Scott, Fiscal Manager Ilma Hodge - Human Services
-Question TT: what percentage of the budget is being spent on personal care services?
-response provided by Director Scott
-Question TT: is there a personal care and transportation line item in this budget?
-response provided by Director Scott, Ms. Hodge
-Question TT: is transportation under supportive services?
D Scott: yes
-Question TT: is personal care under family care support?
I Hodge: we have a portion of the money from Title 3B that would go under personal care services, as well as Home based services
-Question TT: could you all provide how many seniors are being served by this initiative?
-D Scott: 309 in case management thus far, 387 congregate meals, 272 home delivery, 126 in-home, and 247 in transportation, for a total of 1,341 underneath this program right now

Previously Heard Agenda Items:

Community Development (CD)

[2024-0524](#) Commission District(s): All
LB - Invitation No. 24-101631 Plumbing Services for Community Development (DeKalb CARES) (Multi-Year Contract -with 2 Options to Renew): for use by the Department of Community Development (CD). Consists of the installation and repair of plumbing fixtures and ensuring plumbing code enforcement for qualified low to moderate-income households throughout DeKalb County. Recommend award to the lowest, responsive and responsible bidders and reserve the right to transfer funds between contracts based on the needs of the County: J2 Connect, Inc., Facility Maintenance & Services Group, Mighty Plumbing, LLC and Raw Plumbing and HVAC Services, LLC. Total Amount Not To Exceed: \$3,500,000.00.

MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/25/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

*-agenda item amount supported by OILA
-information provided by Director Mitchell, Community Development
-Question TT: regarding the bid tabulation sheet, we selected 4 of the 5 that applied? A Mitchell: that's correct
-Question TT: some may be available based on different skill sets?
-response provided by Director Mitchell
-Question TT: are we looking at the regular pay rate?
A Mitchell: that's correct; additional comments provided by Director Mitchell
-Question TT: can you explain the 13% markup over cost?
-response provided by Director Mitchell
-Question TT: was there something else in this one vendor that didn't qualify them?
-response provided by Director Mitchell
-Question TT: I would like a report back on the markups in the next 6 months
-response provided by Director Mitchell*

Chief Executive Office

2024-0428

Commission District(s): All

DeKalb County Healthcare Asset Mapping and Gap Analysis. Consists of Morehouse School of Medicine (MSM) providing Healthcare Asset Mapping and Gap Analysis services to DeKalb County Government staff. This request will enable the completion of a healthcare delivery strategy.

MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 6/25/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

-comments provided by Commissioner Long Spears

-Commissioner Long Spears requests to have this agenda item sent to OIIA audit for review

-information on the project provided by Dr. Scott of Morehouse

-Question SB: are you suggesting this be subjected to the internal audit review process?

MLS: that's correct

-Question TT: the goal here is to have this done by the end of the year? The initial scope is to have everything done by 6 weeks?

-response provided by COO Williams

-Question TT: could you explain more on distinction between the total investment and overall budget?

-information provided by Dr. Scott

-Question TT: so this articulates that Ernst and Young is reducing their costs

Z Williams: that's what that tends to convey

-Question TT: at the last meeting regarding this, to what extent do the 3 entities of DeKalb Public Health, Claratel, and Grady and the mapping assessments that they have done be factored into the work here? Will it be a new assessment or are we taking pieces of that?

-responses provided by COO Williams and Dr. Ford

-Question TT: regarding Grady, what part of their analysis on clinic locations will inform this analysis?

-response provided by Dr. Ford

-Question TT: regarding team structure, what was the thought for including the other stakeholders such as Claratel, Grady, and others?

-Dr. Ford: this is a countywide initiative that will include many stakeholders from various areas and delivery systems

-Question TT: will the recommendations include policies for the Board to adopt, funding estimates to close gaps? How detailed will that analysis be?

-responses provided by Dr. Ford

-Question TT: will Ernst and Young and Morehouse be drawing upon other jurisdictions to help inform this work?

-Dr. Ford: yes benchmarking is part of this as well

-MLS: my hope is that we can defer this for 2 weeks, allowing time for OIIA to review this and return back to committee at the next meeting

Board of Commissioners - District 2

[2024-0663](#) Commission District(s): District 2
A Resolution Adopting a Contextualization Statement for the Cannon Previously Removed from the Decatur Courthouse Square
MOTION was made by Michelle Long Spears, seconded by Steve Bradshaw, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 6/25/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

-information provided by Commissioner Long Spears

-comments provided by County Attorney Ernestes; a revised copy expected in around 2 weeks

-Question SB: what's the objective of a contextualization statement at this point?

-response provided by County Attorney Ernestes

-Question SB: once we've adopted this contextualization statement, what's the effect?

-response provided by County Attorney Ernestes

-TT: I would suggest that instead of this being a District 2 agenda item, that we as a Board simply support the cannon marker, use the normal budget, and have this as something we could do together

Board of Commissioners - Super District 6

[2023-0835](#) Commission District(s): All Commission Districts
A Resolution to Commit to the Transformation of the South River Forest by Adopting the Recommendations of the "Explore South River Forest" Report and For the Administration to Prepare and Deliver an Implementation Plan
MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 6/25/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

-information provided by COO Williams regarding having the ARC provide a presentation to the Board

-COO Williams requests a deferral until the ARC can present their report to the Board

[2023-0526](#) Commission District(s): District 3, 6, and all commission districts
A Resolution to Encourage DeKalb County CEO Michael Thurmond to End the Executive Order Closing Intrenchment Creek Park and to Reopen It to the Public As Soon As Possible
MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 6/25/2024. The motion carried by the following vote:

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and
Commissioner Bradshaw**

-Commissioner Terry requests deferral 2 weeks

Board of Commissioners - Super District 7

2024-0347

Commission District(s): All Districts
Resolution to Address Eliminating Blight Caused by Unattended
Donation Boxes.

**MOTION was made by Steve Bradshaw, seconded by Robert
Patrick, that this agenda item be recommended for deferral to
the Board of Commissioners, due back on 6/25/2024. The
motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and
Commissioner Bradshaw**

-information provided by Commissioner Terry

-comments provided by Attorney Phillips

III. DISCUSSION

Golf Courses Update

-discussion not heard in committee

Public Private Partnerships Proposed Regulation Update

-discussion not heard in committee

Meeting Ended At: 5:00PM

**MOTION was made by Robert Patrick, seconded by Steve
Bradshaw, that this agenda item be adjourned meeting. The
motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and
Commissioner Bradshaw**

Barbara H. Sanders-Norwood CCC, CMC