

Minutes - Draft

**PECS-Planning, Economic Development & Community Services
Committee**

Commissioner Michelle Long Spears, (Chair)
Commissioner Robert Patrick, Member
Commissioner Steve Bradshaw, Member

Thursday, August 8, 2024

2:30 PM

Special Called Meeting

Meeting Started At: 2:32PM

Attendees: Commissioners Long Spears, Patrick, Bradshaw

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

I. MINUTES

2024-0959 Commission District(s): ALL
Minutes for the July 23, 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:

Recreation, Parks and Cultural Affairs (RPCA)

[2024-0822](#) Commission District(s): ALL
CO - Change Order No. 1 to Contract 1323040 Comprehensive Trail - Greenway Master Plan (Multiyear): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of providing professional planning services, to include the creation of a comprehensive master plan that will incorporate expansion and creation of future greenways within the County's existing network of over 33 miles of greenways. This request seeks to increase the scope of work, funds, and term through December 31, 2024. This request also seeks to ratify a previously provided sixty-five (65) day contract term increase, effective as of June 30, 2024. Awarded to: Toole Design Group, LLC. Amount Not To Exceed: \$249,800.00.

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 8/13/2024. The motion carried by the following vote:

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

-information provided by Paige Singer

[2024-0267](#) Commission District(s): ALL
RFP - Request for Proposals No. 23-500654 Architectural and Engineering Services for Recreation, Parks, and Cultural Affairs (RPCA) (Multiyear): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). Consists of providing on-call architectural and engineering design services. This request also seeks to reserve the right to transfer funds between contracts based on the needs of the County. Recommend award to the highest scoring proposers: Columbia Engineering & Services., Inc.; TSW; Kimley-Horn & Associates, Inc.; Foresite Group, LLC; Pond & Company; American Engineers, Inc.; WSP USA Environment & Infrastructure, Inc.; Jericho Design Group, LLC. Total Amount Not To Exceed: \$10,800,000.00.

MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 8/13/2024. The motion carried by the following vote:

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

-this item has been sent to OIIA for audit review

-information provided by Paige Singer

-Z Williams: is it possible to get approval based on contingency? I believe there are some time sensitive aspects of this item

-additional comments provided by County Attorney Ernstes

Previously Heard 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 approval. to the Board of Commissioners, due back on 8/13/2024. The motion carried by the following vote:

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

-presentation provided by Director Mitchell

-Question MLS: the cost for the 90 day time frame is \$500?

A Mitchell: there is \$500 per diem for their cost with regard to care for their animals

-Question MLS: the phone number provided in the presentation - when will the extension of hours into evenings and weekends begin?

A Mitchell: this program we will expand to 5 days a week and will have a FTE of 4-5 people; additional information regarding extended hours provided by Director Mitchell

-Question MLS: can you define when the hours will be, when they will start, and what will that look like?

-response provided by Director Mitchell

-Question MLS: if this passes committee today, can you provide that information prior to the next business meeting regarding the schedule?

A Mitchell: yes

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 8/13/2024. The motion carried by the following vote:

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

- information provided by County Attorney Ernstes
- County Attorney Ernstes requests 30 day deferral
- comments provided by Commissioner Long Spears

- MLS: motion to defer 30 days

2024-0814

Commission District(s): All Commission Districts

A Resolution to Allocate DeKalb County Funding for the Creation of a
Housing Plan for DeKalb County

**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 8/13/2024. The motion
carried by the following vote:**

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

- presentation provided by Natallie Keiser, Executive Director - HouseATL
- comments provided by Director Keiser regarding the PECS agenda items related to housing plan, zoning code update, housing trust funds
- MLS: I will be preparing a substitute for this item, and we will discuss the substitute at the next meeting as it will map out the components of a housing plan and address the issues related to housing. I also hope to explore tiny homes through the issue of 'tiny circles'. I would like to invite you to the next PECS meeting on Tuesday. Additional comments provided by Commissioner Long Spears
- information on housing plans in the context of the 2050 Unified Plan provided by Larry Washington of the Planning & Sustainability Department
- Question RP: regarding updating the zoning ordinance, where are we on getting contractors for this work?
- Rachel Bragg: we have been working with Purchasing and Contracting on the RFP and hope to have a selected vendor by this fall and hope to kick that off; additional comments provided by Ms. Keeter
- Question RP: have you seen anything that prohibits minimum floor requirements for new construction?
- response provided by Ms. Bragg
- Question RP: Director Mitchell, how are things going with the Land Bank?
- information provided by Director Mitchell
- Question RP: madam chair perhaps we could have an update from the Land Bank for an update and discuss the work as
- Question MLS: will that individual be able to come to committee soon or will more time be needed?
- A Mitchell: perhaps the Board chair
- MLS: I'll work with Central Staff on that offline on when they can come and discuss their work in the juxtaposition of an overall housing plan

- MLS: motion to defer to the next PECS meeting (August 13th PECS)

[2024-0815](#)

Commission District(s): All Commission Districts
Ordinance to Amend Chapter 27 of the Code of DeKalb County,
Georgia, as Revised 1988, and for Other Purposes

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 8/13/2024. The motion carried by the following vote:

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

*-Question MLS: Commissioners would you like to defer this to Tuesday's meeting so that you have time to review?
SB: yes*

-MLS: motion to defer to the next PECS meeting (August 13th PECS)

[2024-0935](#)

Commission District(s): All Commission Districts
Resolution Establishing an Affordable Housing Trust Fund for DeKalb
County, Georgia

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 8/13/2024. The motion carried by the following vote:

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

- presentation provided by Director Mitchell
- MLS: I do want to bring in Dorian DeBarr at a different date to provide us his perspective on a housing trust fund
- Question RP: would this be for unincorporated DeKalb or could benefits residents anywhere in the County?
- A Mitchell: yes - residents anywhere in the County; additional comments provided by Director Mitchell
- Question SB: regarding the proposal for the 2% allocation, I see that Atlanta has a stairstep; what does the 2% come from - who else uses that as a percentage?
- response provided by Commissioner Long Spears
- MLS: a good next step would be to hear from someone in the City of Atlanta in terms of how they established that program
- Question SB: who would administer those funds?
- response provided by Commissioner Long Spears
- Question MLS: COO Williams could you explain the document on housing trust fund allocation methods that has been shared with the committee?
- information provided by COO Williams
- Question MLS: did Broward County have a housing trust fund?
- response provided by COO Williams
- Question MLS: what is your recommendation?
- Z Williams: my recommendation is that we go back and talk about and come back with a recommendation
- Question SB: does your sheet anticipate an offset in the millage rate somewhere else?
- response provided by COO Williams
- Question MLS: Zach could you provide an update on your discussions within the Administration at the second meeting in August?
- Question MLS: Ms. Keiser could you give some context on the creation of Atlanta's affordable housing trust fund?
- information provided by Director Keiser - HouseATL
- Question MLS: what other jurisdictions have housing trust funds in the State?
- N Keiser: Savannah and Macon-Bibb
- Question MLS: does Invest Atlanta manage Atlanta's trust fund?
- N Keiser: they manage a portion of it; additional comments provided by Director Keiser
- Question RP: have you all thought of ways to address when housing product is no longer 'affordable' when it is time to sell?
- information provided by Director Keiser

- MLS: motion to defer to second PECS meeting in August (August 27th PECS)

III. DISCUSSION

DeKalb County Public Library Update

- presentation provided by Director Weissinger - DeKalb County Public Library
- Question MLS: for SPLOST I how much money did you all receive?
- A Weissinger: we received about \$2M; additional comments provided by Director Weissinger
- Question MLS: one of the new features of the design you're displaying is that the first floor is for community meetings, so you can shut off energy at the top floor when that happens?
- response provided by Director Weissinger
- Question MLS: are there strategies given regarding green infrastructure such as permeable parking lots?
- response provided by Director Weissinger

Meeting Ended At: 4:00PM

Barbara H. Sanders-Norwood CCC, CMC