

# DeKalb County Government

## Draft -Minutes

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

*Commissioner Michelle Long Spears, (Chair)*

*Commissioner Robert Patrick, Member*

*Commissioner Steve Bradshaw, Member*

---

Tuesday, October 8, 2024

3:30 PM

---

Meeting Started At: 3:33 PM

Attendees: Commissioners Long Spears, Patrick, Terry

**Present**        2 - Commissioner Michelle Long Spears, and Commissioner Robert Patrick

**Absent**         1 - Commissioner Steve Bradshaw

#### I. MINUTES

**2024-1208**        Commission District(s): ALL  
Minutes for the September 24, 2024 Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be approved. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

#### II. AGENDA ITEM

*New Agenda Items:*

**Planning & Sustainability**

[2024-0868](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of the Director of Planning & Sustainability for a Text Amendment to Chapter 5: Small Area Plans of the DeKalb County Comprehensive Land Use Plan to Consider the GSU/Willow Branch Revitalization Plan Document for Inclusion.

**MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Special Called Meeting, due back on 10/15/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*Presentation provided by Winston Mitchell , Kimley Horn*

*Question RP: Have you considered transportation yet, what about BRT?*

*Mitchell: we focused more on the capacity from a zoning standpoint. Additional context provided.*

*RP: It would be interesting to know what the bus usage is on a daily bases and where the job hubs are in this area. Question MLS: regarding slide 4; can you expand on the outlined ' potential parks'*

*Mitchell: that are parcels that are open right now*

*Question MLS: how many square miles?*

*Mitchell: roughly 2 square miles*

*Question MLS: is that sufficient?*

*Mitchell: this could link to some already established greenspaces and make them more accessible, that is outlined in the trails plan. Additional context provided.*

*Question MLS: Is there a TAD and is this area in the boundaries?*

*Mitchell: I believe so.*

*Additional comments provided by Commissioner Terry*

*Question MLS: is it problematic that the whole area is not in the TAD?*

*Mitchell: not necessarily; additional comments provided*

*Question MLS: can you expand on the referenced community action groups?*

*Mitchell: these are basically focused groups with specific tasks in the area to support revitalization. Legal requirements reviewed by County Attorney*

*MLS: we will continue discussion at the Special called meeting on October 15th*

*-RP: motion to approve -> sent to Special Called Board Meeting  
October 15th*

**Recreation, Parks and Cultural Affairs (RPCA), Police Services (PS), and Animal Services & Enforcement**

[2024-1075](#) Commission District(s): ALL  
SWC - Statewide Contract (SWC) 99999-SPD-SPD0000172-006  
Integrated Security and Surveillance Products and Services: for use  
by the Departments of Recreation, Parks and Cultural Affairs  
(RPCA), Police Services (PS), and Animal Services &  
Enforcement. This contract consists of purchasing from the  
competitively let SWC to purchase security cameras for the Redan  
Recreation Center, South Precinct, and DeKalb Animal Shelter.  
Awarded to Convergent Technologies, LLC. Amount Not To  
Exceed \$128,476.70

**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  
10/22/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*Information provided by Director Ellis, RPCA and Chief Ramos, Police Services and COO Williams*

*Question MLS: are these for outdoor cameras?*

*COO: I believe so*

*Question MLS: one request we had a while back was making the footage available to the public, is  
there an update? Response provided by COO Williams*

*MLS: I'd like to ask district staff to follow up*

*-RP: motion to approve*

### **Community Development**

[2024-1231](#) Commission District(s): 4 & 6  
Appropriation Of Emergency Rental Assistance (ERA 2) Funds to Assist In the Rehabilitation of an Affordable Housing Project - “Willow Branch Apartments” in Clarkston, Ga. The Proposed Multi-Family Rehabilitation Loan is in An Amount Not to Exceed \$2,000,000. This Loan Commitment must be Memorialized in a Letter to the Georgia Department of Community Affairs.  
**MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Special Called Meeting, due back on 10/15/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*Information provided by Allen Mitchell, Director Community*

*Development Comments provided by Commissioner Terry*

*Question MLS: the item states the closing date is October 2025?*

*Allen: that is correct. Additional comments provided.*

*Question MLS: Regarding ERA funds, if something goes sideways and the loan is defaulted, do we lose funds?*

*I'm thinking worst case scenario. This is separate than ARP, we don't have to complete the project?*

*Details provided by Director Mitchell*

*MLS: I have some hesitations on this item. Can we move it without a recommendation to Tuesday's Special Called meeting and receive more supporting documentation*

*County attorney: I sent you a loan commitment letter Friday which outlines the ask of the item. if the transaction is not closing till 2025 you have a plenty of time for due diligence. Additional guidance provided.*

*TT: I would be happy to ask the developer to provide the whole DCA application.*

*-RP: motion to defer to the October 15th Special Called meeting*

*Previously Heard Agenda Items:*

## **Board of Commissioners - District 2**

[2024-0935](#) Commission District(s): All Commission Districts  
Resolution Establishing an Affordable Housing Trust Fund for DeKalb County, Georgia  
**MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 10/22/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Patrick

**Absent: 1 - Commissioner Bradshaw**

*Presentation provided Andy Schneggenburger*

*Question TT: can you speak to the low income tax credit program, and how using a trust fund can benefit those applications? Is that the idea that we would want to leverage some trust funds monies with a DCA application it can fill the gap? Additional context provided by Andy Schneggenburger*

*Question TT: when you say DCA is competitive, what's the number of applications verse awards?*

*Schneggenburger: in general if there are 20 applications submitted 5-6 are awarded around the state. DCA just released its list of awarded projects for applications in April.*

*MLS: I would suggest we defer this 30 days*

*COO: We will touch base on what next steps could be. Additional information provided. MLS: Lets set up a meeting with COO, Director Sigler and Mr. Schneggenburger to discuss*

*-RP: motion to defer for 30 days (November 12th)*

**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 Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 10/22/2024. The motion carried by the following vote:**

**Yes: 2 - Commissioner Long Spears, and Commissioner Patrick**

**Absent: 1 - Commissioner Bradshaw**

*-RP: motion for 2 week deferral*

**III. DISCUSSION**

Housing Plan Implementation Discussion

*Presentation provided by Brian Brewer, Long Range Planning.*

*MLS: I need time to review this. COO I'd like to discuss this at our next meeting, I'd invite you to bring the team presenting today.*

*COO: I can do that. Our goal over the next two weeks is to finalize the scope of work and have something for the Board to review and send to procurement by the end of the month.*

*Comments provided by Andy Schneggenburger, housing advisor*

#### WorkSource DeKalb Quarterly Update

*Presentation provided by Robert Davis, Interim Director*

*Question MLS: can you clarify the slides on pages 4 and 6*

*Response provided by Robert Davis*

*Question MLS: regarding the virtual career academy, is there any in person components?*

*Response provided by Robert Davis*

*Question MLS: regarding page 12; can you speak briefly on your relationship with dekalb chamber of commerce and I would ask that you email commissioners a list of all partners.*

*Response provided by Robert Davis*

*Question MLS: at the next update can you expand on future initiatives*

Meeting Ended At: 4:54 PM

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

**Yes:** 2 - Commissioner Long Spears, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

Barbara H. Sanders-Norwood CCC, CMC