

DRAFT -Minutes

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

Commissioner Michelle Long Spears, (Chair)

Commissioner Robert Patrick, Member

Commissioner Steve Bradshaw, Member

Tuesday, November 12, 2024

3:30 PM

Special Called Meeting

Meeting Started At: 2:00 PM

Attendance: Commissioners Spears, Patrick, Bradshaw, Terry

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

I. MINUTES

2024-1381 Commission District(s): ALL
Minutes for the October 22, 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

[2024-1174](#) Commission District(s): All
To Amend the FY2024 Budget for Economic Development
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 11/19/2024. The motion carried by the following vote:

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

Comments provided by Coo Williams, Director Sigler, Mr. Atwater, DeKalb Chamber, and Mr. DeBarr, Decide DeKalb regarding item

Comments provided by Commissioner Patrick

Question TT: can you provide a breakdown of the funding request. How is the \$200,000 allocated

Sigler: it's \$100,000 for services this year and an additional \$100,000 for next year. Additional context provided Presentation provided by Dorian DeBarr, Decide DeKalb

Question TT: can you expand on the community farmers market

Response provided by Dorian DeBarr

Question TT: how did Decide DeKalb support the AIG?

Staff: We worked closes with the GA Dept of Economic Development and supported the permitting process.

Question MLS: regarding the fiscal impact section of the item, can we be sure its clear; there is a way we could include language that says we are voting on an additional \$100,000

TJ: we can bring a substitute for Tuesdays Meeting

Office of Executive Assistant/COO

[2024-1418](#) Commission District(s): All Commission Districts
Allocate \$3 million ARP funds, with an option to add an additional \$3 million ERA2 funds, to the Housing Authority of DeKalb County, Georgia for Construction and/or Renovation of Transitional Housing.
MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval. to the Board of Commissioners. The motion carried by the following vote:

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

Information provided by COO Williams

Comments provided by Commissioner Terry

Question MLS: why are we including the 'optional' language for ERA 2 funds?

COO: it is because of requirements that need to be met and if by chance we do not meet them then we would not be able to access that funding pool. We have to spend 75% of ERA 2 funds on other programs before we can spend it on housing. We an Additional comments provided

Question MLS: ARP has to be obligated by the end of 2024 and spent by end of 2026?; is there an obligation for ER2 funds?COO: I think mid-September for obligation and spend by January 2026. Additional comments provided

Question MLS: we have not heard from the housing authority yet. Could we get them to come to PECS to talk about it. In the meantime can we get something via email from the housing authority about their perspective of the project and the realistic expectation of the funding and timeline.

COO: we'll try to get Mr. Walker to attend the BOC Meeting next week

-SB: motion to approve

Community Development

2024-1200

Commission District(s): All

Transfer \$996,231 from the General Fund to DeKalb County Community Development to support programs and services for individuals who are homeless or at-risk of homelessness.

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 11/19/2024. The motion carried by the following vote:

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

Presentation provided by Allen Mitchell, Director of Community Development

Question TT: funding is for two additional employees for the street outreach; that would bring it to 4 total?

Mitchell: it's a continuum of funding, we have 3 individuals now. Additional context provided

Question TT: but the funding will cover salary and benefits?

Mitchell: Correct

Question TT: the specialist I position is for the hotline?

Mitchell: for coordinated entry. Additional context provided

Question TT: Does the street counting team honor city boarders?

Mitchell: No we conduct the count for full DeKalb County

Question TT: Did we lower the mileage rate for cities?

Sigler: We did not lower it, I believe it increased but I can provide follow up materials

Question TT: but did the distribution change?

Response provided by TJ Sigler

Question MLS: what's the status on the Decatur shelter reopening?

Mitchell: There is a renovation happening for their kitchen, I can confirm the status of the operations

Question MLS: but the holdup is not the kitchen renovations?

Mitchell: no the kitchen is not the issue is the hurricane damage

Question MLS: the use of the funds; are you referring to this fiscal year or next year?

Mitchell: they will be used from when approved to end of next year's fiscal year

Question MLS: regarding the call line, is the phone line currently operating from 2pm-5pm?

Mitchell: not yet, we have to roll out ICCI funding. Additional context provided.

Additional information provided by COO Williams

Question MLS: So line item 6 that outlines a new employee; they will answer the hotline ?

Mitchell: That is for the coordinated entry.

Question TT: can people text the support number?

Mitchell: no, we can text out but not text in

TT: I would encourage you all to incorporate that and help give people options

-RP: motion to approve

Planning & Sustainability

[2024-1297](#)

Commission District(s): ALL DISTRICTS

Trees Atlanta Contract Renewal

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 11/19/2024. The motion carried by the following vote:

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

Information provided by Cedric Hudson, Planning and Sustainability, Director

Presentation provided by Kathy Reed, Planning and Sustainability, Sustainability Manager

Question RP: is there a plan that looks at the district level and provides recommendations for planting?

Reed: yes, there is a plan to do that review, some cases it is at Trees Atlanta convience. Additional comments provided

Question TT: is the \$800,000 referenced; is that actual cash? Do we have 'iou's from developers outstanding?

Reed: Correct, that is what is in the fund.

Comments provided by TJ Sigler. That is the amount in the fund

TT: Director Hudson, can you review and let us know if there's any outstanding replacements? For example the dekalb farmers market had an iou from their expansion 6 years ago

Hudson: yeah we will research

TT: can you keep the commission offices in the loop, seems like there's enough funds to do a tree planting in every district Comments provided by Commissioner Long Spears

Previously Heard Items

Community Development

[2024-1187](#)

Commission District(s): ALL

CO - Change Order No. 2 to Contract No. 1269307 and Change Order No. 1 to Contract Nos.: 1269304, 1269305, Asbestos Abatement, Demolition and Debris Removal (Annual Contract with 2 Options to Renew): for use by the Department of Community Development (CD). This contract consists of providing asbestos abatement, demolition, and debris removal services. This request seeks to increase funds and extend the contract through December 31, 2025. Awarded to: Southern Demolition LLC., Kissberg Construction Inc., and Diversified Environmental Management, Inc. Total Amount Not To Exceed: \$600,000.00.

This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/19/2024 .

Item not discussed.

Recreation, Parks and Cultural Affairs (RPCA)

- [2024-1127](#) Commission District(s): ALL
CO - Change Order No. 2 for Contract No. 1367273 Demolition of Residential and Commercial Buildings (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This contract consists of providing demolition services for County owned facilities. This request seeks to increase contract funds, through the existing contract term to include asbestos abatement prior to demolition. Awarded to: Complete Demolition Services, LLC. Amount Not To Exceed: \$23,800.00.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/19/2024 .

Item not discussed.

- [2024-1180](#) Commission District(s): All
SWC - Statewide Contract (SWC) 99999-SPD0000175-0003 All-Terrain Vehicles (ATV), Utility Vehicles (UTV), Golf Carts and Low Speed Vehicles (LSV) with Associated Parts, Options and Accessories: for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This request seeks to utilize the SWC for a five (5) year lease of 72 electric golf carts, and 2 utility carts with associated parts, options and accessories for Mystery Valley Golf Course. Awarded to Textron E-Z Go LLC. Amount Not To Exceed: \$760,951.20.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/19/2024 .

Item not discussed.

Board of Commissioners - District 2

- [2024-0935](#) Commission District(s): All Commission Districts
Resolution Establishing an Affordable Housing Trust Fund for DeKalb County, Georgia
This agenda item was recommended holding in committee to the Board of Commissioners due back on 12/10/2024 .

*Presentation provided by Andy Schneggenburger, District 2 Housing Advisor
MLS: lets continue this conversation at the next PECS Meeting*

Holding in Committee; No vote occurred

- [2024-0815](#) COMMISSION DISTRICT(S): All Districts
Application of the Office of Commission District 2 to amend Chapter 27 of the Code of DeKalb County, Georgia, as revised 1988, to reduce the minimum unit size for single-family dwelling units in single-family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot -85) zoning districts.
This agenda item was No recommendation to the Board of Commissioners - Zoning Meeting due back on 11/21/2024 .

Item not discussed.

Board of Commissioners - Super District 7

- [2024-0347](#) Commission District(s): All Districts
Resolution to Address Eliminating Blight Caused by Unattended Donation Boxes.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 12/17/2024 .

Item not discussed.

III. DISCUSSION

Decide DeKalb Update: Tax Allocation Districts

Updated provided by Tiffany Wills, VP Redevelopment & Strategic Initiatives, Decide DeKalb

Question TT: regarding the Kensington TAD, did you connect with the law department before this conclusion?

*Willis: yes, that recommendation is from the perspective of the development authority. Additional context provided
Comments provided by Commissioner Terry*

Question TT: are you all looking to expand the Kensington TAD to incorporate future developments in the memorial drive area?

Willis: we would expect to expedite the use of existing funds; once deployed we would likely request TAD termination from the Board where we would then create a new TAD with expanded boundaries

Question TT: can you use TAD funds on housing or transitional housing? Willis: yes

TT: I'd like to flag that response. I think there could be a good opportunity to review and possibly meet some of the housing plan goals.

Question MLS: When do you expect to begin the TAD re-assessment

*Willis: it is already in progress and likely done by next week. Additional comments provided
Question MLS: Can you speak to the TAD advisory committee?*

Willis: I will hold off, President DeBarr has advisement he will reach out to you

Question MLS: the application for the Briarcliff TAD, that process will open up in Q1 of 2025? Willis: at the latest; our goal is December

Question ML:S how long is the decision process ?

Timeline and details provided by Tiffany Wills.

MLS: please share that information with the Commission

DeKalb Entertainment Commission: Budget Discussion

Presentation provided by Shelbia Jackson, Director of DeKalb Entertainment

Commission Question SB: this request is part of the FY2025?

Jackson: that is correct

Comments provided by Commissioner Patrick

Question TT: regarding shadow box, I just want to mark for a possible follow up conversation; it seemed like there was a disconnect on actual job placement; where is the connection point between these stakeholders and internships?

Response provided by Shelbia Jackson

Question TT: the film related growth you outlined is in DeKalb?

Jackson: correct

Question MLS: is the entertainment council different from the commission? Jackson: yes it is different. Additional context provided

Question SB: how are appoints made to those councils?

Jackson: it varies, many appointees are selected by us based on criteria and requirements. We also get referrals. Additional context provided.

Meeting Ended At: 3:37 PM

MOTION was made by Steve Bradshaw, seconded by Robert Patrick, 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