

Minutes - Draft

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

Monday, December 18, 2023

9:00 AM

Special Called Meeting

Meeting Started At: 9:00AM

Attendees: Commissioners Johnson, Patrick, Long Spears, Cochran-Johnson, Bradshaw, Terry

Present 3 - Commissioner Larry Johnson, Robert Patrick, and Michelle Long Spears

I. MINUTES

2023-1609 Commission District(s): ALL
Minutes for the December 12, 2023 Planning, Economic Development, and Community Services Committee Meeting
MOTION was made by Robert Patrick, seconded by Larry Johnson, that this agenda item be approved. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Patrick

Not Present: 1 - Long Spears

II. AGENDA ITEM

Previously Heard Agenda Items:

Chief Executive Office

[2023-1473](#)

Commission District(s): All Commission District

To set a public hearing for December 12, 2023, for consideration of approval of the DeKalb County Tax Allocation District #5: Southwest DeKalb TAD Redevelopment, a precursor step to the creation of the Southwest DeKalb TAD.

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 12/19/2023. The motion carried by the following vote:

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

-presentation provided by Yvette Humphries of Decide DeKalb Development Authority, Tyrone Rachal of Urban Key Capital, and Jonathan Gelber of KBA Group

-comments provided by Commissioner Patrick

-Question TT: regarding the economic development impacts when it comes to sales tax, when you look at retail, commercial, housing, what would the sales tax impact be?

-response provided by Mr. Gelber

-Question TT: regarding public safety investments, can we articulate what the public safety facilities may look like over the next few years?

-response provided by COO Williams

-comments provided by Commissioner Cochran-Johnson

-Question MLS: regarding the advisory committee, would it make sense to have an advisory committee woven into the proposed plan that defines the committee, the purpose, how seats are appointed, etc.

-response provided by Mr. Rachal

-Question MLS: why would you recommend it not be woven into the redevelopment plan?

-response provided by Mr. Rachal

-MLS: perhaps another option to include in the redevelopment plan is that the advisory committee be created by x. Additional comments provided by Commissioner Long Spears

-response provided by President Dorian DeBarr

-Question MLS: so all 5 of the TADs will have advisory committees next year?

-D DeBarr: that is correct; additional comments provided by Mr. DeBarr

-Question MLS: madam County Attorney do you have the language necessary for those advisory committees?

-response provided by County Attorney Ernestes

-comments provided by Commissioner Johnson

Recreation, Parks, and Cultural Affairs (RPCA)

[2023-1100](#)

Commission District(s): 4 and 6

To Increase Monthly Horse Boarding Fees at Little Creek Horse Farm

MOTION was made by Michelle Long Spears, seconded by Robert Patrick, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 12/19/2023. The motion carried by the following vote:

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

- presentation provided by David Flaherty - Division Manager, RPCA
- comments provided by Commissioner Patrick
- Question MLS: why is there a capacity differential in horses available and max capacity?
- response provided by Mr. Flaherty
- Question MLS: regarding the fee increase proposal, how did you land on going up \$100 per month?
- response provided by Mr. Flaherty
- Question MLS: did you do any surveys with the boarders to see if they could accommodate an additional increase?
- response and comments provided by Mr. Flaherty
- comments provided by Commissioner Long Spears
- Question MLS: have you floated the idea with the boarders regarding the program mentioned in the presentation?
- response provided by Mr. Flaherty
- Question SB: regarding the philosophical approach to the program, is that in line with what other barns in the area are doing?
- response provided by Mr. Flaherty
- comments provided by Commissioner Terry
- Question TT: regarding the arena and stall capacity, is there a master plan for the horse farm?
- response provided by Mr. Flaherty
- Question TT: regarding stormwater impacts, what other investments should we be considering regarding runoff and other disturbances? Is that something that could be addressed in the master plan?
- response provided by Mr. Flaherty

Board of Commissioners - District 1

2023-1200

Commission District(s): All Districts

A Request for the Director of Planning & Sustainability to amend the text of the DeKalb County Zoning Ordinance to expand commercial filming opportunities.

MOTION was made that this agenda item be recommended holding in committee to the Board of Commissioners, due back on 12/19/2023. The motion carried by the following vote:

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

- presentation provided by Director Hudson, Yvonne Trammell
- comments provided by Commissioner Patrick
- Question MLS: regarding your anticipated project timeline, this will be heard in front of community council meetings?
- response provided by Ms. Trammell
- Y Trammell: this will go to the Planning Commission on January 9, and then the subsequent Board meeting
- comments provided by Commissioner Long Spears
- comments provided by Commissioner Johnson
- comments provided by Commissioner Terry
- Question TT: as we go forward I have some questions: do we think there are not enough sound stages to meet demand? Do we have concerns that the State Legislature may want to put a cap on the tax credit? Additional comments provided by Commissioner Terry
- comments provided by Commissioner Terry
- Question LCJ: are these change strictly for the development of studios?
- Y Trammell: that is correct
- comments provided by Commissioner Cochran-Johnson
- recommended holding in committee

[2023-0792](#) Commission District(s): District 1
2023 Mid-Year Budget Request to Support the Creation of a Small Business Revolving Loan Fund and Technical Assistance Program to Expand Decide DeKalb's Local Business Resources
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 12/19/2023. The motion carried by the following vote:

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

-presentation provided by Randi Mason, VP of Economic Development, and Geoffrey Loften, Equitable Economic Development Division Manager of Decide DeKalb Development Authority

-Question MLS: what is a mission focused funder?

-response provided by Geoffrey Loften

-Question MLS: how will you evaluate and monitor the TA program?

-response provided by Geoffrey Loften

-Question MLS: how will you monitor the entities that you outsource this work to?

-R Mason: we will write metrics into the contract during the RFP process with the selected vendor

-Question MLS: why are you proposing loans up to \$150,000?

-response provided by Ms. Mason

-Question MLS: could you share the data that prompted you to have the threshold?

-response provided by Ms. Mason

-comments provided by Commissioner Terry

RP: motion to approve substitute for \$2.5M for the program

Board of Commissioners - District 4

[2023-1403](#) Commission District(s): All Commission District are affected by this item.
An Ordinance to Amend the Code of DeKalb County, as Revised 1988, Chapter 18 Pertaining to Dwellings, Rooming and Boarding Houses, and for Other Purposes.
MOTION was made by Michelle Long Spears, seconded by Robert Patrick, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 12/19/2023. The motion carried by the following vote:

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

-discussion provided by Law Department

-comments provided by Commissioner Johnson

[2023-1405](#)

Commission District(s): All Districts are affected by this item.

Adoption of the 2018 International Maintenance Code

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 12/19/2023. The motion carried by the following vote:

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

-discussion provided by Law Department

-Question TT: what happens when citations are levied? Could you all articulate what the current fine structure is?

-response provided by Director Hardy

III. DISCUSSION

DeKalb CSB Update

-presentation provided by CEO Van Der Merwe of DeKalb CSB

-comments provided by Commissioner Terry

-Commissioner Johnson requests Mr. Van Der Merwe continue this presentation the first PECS in January 2024

Meeting Ended At: 11:11AM

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: 3 - Commissioner Johnson, Patrick, and Long Spears

Barbara H. Sanders-Norwood CCC, CMC