

**Minutes - Draft**

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

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Wednesday, July 14, 2021

10:00 AM

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**Special Called Meeting**

*This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available*

*(1) via live stream on DCTV's webpage,  
(2) on DCTVChannel23.TV*

Meeting Started At: 10:01AM

Attendees: Commissioners Johnson, Rader, Davis Johnson, Patrick, Bradshaw, Terry

**Present**        3 - Member Jeff Rader, Chairperson Larry Johnson, and Member Mereda Davis Johnson

**I. MINUTES**

**2021-2792**        Commission District(s): ALL  
Minutes for the June 21, 2021 Special Called Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be approved. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

**2021-2790** Commission District(s): ALL  
Minutes for the June 22, 2021 Planning, Economic Development, and  
Community Services Committee Meeting

**MOTION was made by Jeff Rader, seconded by Mereda Davis  
Johnson, that this agenda item be approved. The motion carried  
by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

## II. STATUS UPDATE

Decide DeKalb IGA

*-presentation from COO Williams and President Dorian DeBarr*

*-Z Williams: we have been focused on what is appropriate and what the administration can support at mid-year. We have begun looking at staffing to bring in 4 key personnel to expand the operation. Our decision is to move forward with preparation of the midyear budget with an increased budget for Decide DeKalb, and an IGA brought forward with Decide DeKalb in the next 60 days*

*-D DeBarr: we will be bringing in additional 4 staff positions, with highlight of the emerging markets position. Bringing in a finance and accounting team*

*-Question JR: we have been focused on objective measures and job-specific outputs, as opposed to solely focusing on inputs. In every contract that we adopt, the focus is on tangible and incremental outputs. I am looking to see how we can incorporate these expectations in the IGA document*

*Z Williams: commissioner we are definitely saying the same thing. We are reviewing the outcomes based on today's investment of less than \$500,000 for that staff personnel. Over the next 5 years, we are ensuring the outcomes make sense; our focus has been what does mid-year look like, and how do we ensure we get the return on investment?*

*-MDJ: regarding the return on investments, we are currently discussing the IGA. I am trying to understand what language can be put in; the return on investment will be determined over a certain period. I do understand the flexibility of the contract, but Commissioner Rader we are talking about language in the contract that outlines return on investment in the contract? Are you suggesting performance standards?*

*JR: there's several ways of dealing with that and goals can change over time. For example if we would like to see specific investments in areas of the county, or specific skillsets targeted, and other collateral benefits of economic development outputs. One of the ways to maintain that specificity is to have an annual negotiation of goals - this could be built into the IGA.*

*MDJ: from my understanding, we are looking at a short period right now for the \$500,000?*

*Z Williams: the focus at midyear would be supporting the foundation of the future IGA. Mr. DeBarr hiring 4 staff, defining certain outcomes we'd like to see. I really see Mr. DeBarr working with Mr. Baker and Mr. Mitchell for economic development and revitalization efforts. Over the next 60 days we see this legal document that is the IGA taking shape that would be voted on.*

*-JR: it is important that we have strong and mutual expectations of each other in this process. As we move forward, and Fulton is discussing this to, it is key that our authority work with the development authority to ensure the tools meet the goals of the government*

*-RP: I'd like to add that the up-funding that we are considering for Decide DeKalb is for building in the infrastructure that gets staff in good footing for next year. My hope is that housing is a big component of that. When those development opportunities happen it gives us the opportunity to address large issues that have been prevalent in years past, regardless of district*

*-JR: Motion to approve up to \$500,000 for staff personnel in the FY21 midyear budget, and referred to the next FAB committee meeting for official committee approval*

*Second MDJ*

*Vote: yes unanimous*

### **III. DISCUSSION**

#### **DeKalb Chamber of Commerce**

*-introduction from DeKalb Chamber President and CEO Frankie Atwater*

*-Commissioner Johnson requests Mr. Atwater return at the next PECS committee meeting to discuss his goals for the Chamber*

*-MDJ: if we could have a one on one meeting in the future I would like to schedule with you in the future*

*-JR: I look forward to a strong relationship with the resurgent DeKalb Chamber*

### **IV. AGENDA ITEM**

*Previously Heard Agenda Items:*

2021-2400

Commission District(s): All Districts  
Resolution of the Governing Authority of DeKalb County, Georgia  
Expressing Condemnation of Hate Crimes, Misogyny and  
Discrimination Targeting Members of the Asian American and Pacific  
Islander Communities.

**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-presentation from Commissioner Terry*

*-Question LJ: last year when we passed the resolution declaring racism a public health crisis we focused on some of the past history of discrimination against African Americans. Would this be another aspect to add to that, or do we continue our process. Are we just adding this to give it more clarity?*

*J Manson: we could add this component to give it more clarity*

*-Question MDJ: Is this resolution inclusive of the African American community as well? In this document we don't have a reference to the resolution that was passed previously by the committee. How can we ensure the study would be inclusive of both resolutions? If we pass this resolution that has no mention of the other resolution that was passed, then we would be dealing with two studies that are not connected to each other*

*LJ: yes, this would be another step for them to review as we do our study. This is a separate document from that. Once Procurement reviews we can add in this step.*

*-MDJ: I'm just saying if this was passed separately, then it can be dealt with separately. This could be two separate studies. If it is just a sentence, make a reference to this other resolution document. Otherwise we would have two separate resolutions that would be going on two separate paths. If that is not our intent, then we need to state that with a sentence.*

*M Welch: our cleanest path would be a cross-reference in this resolution that ties into the terms of the previous resolution. They are already moving separately. There would be nothing in the language of this study that prevents this resolution from moving forward in that fashion, but the best path would be a cross-reference.*

*-TT: We can work with Law and Staff to determine what this would look like. I would have no problem with this resolution including a cross reference to the Equity RFP*

*LJ: include a parenthetical footnote to include the previously passed resolution*

*-MDJ: Motion to approve this resolution, with addition of this resolution including a cross reference from Legal to the previously drafted resolution declaring racism as a public health crisis*

2021-2369

Commission District(s): Districts 2 and 6  
Resolution Conveying the Policy of the DeKalb County Governing  
Authority Concerning Property Tax Abatement for the Manor Druid  
Hills Apartment/Hotel/Medical Office Project in the City of  
Brookhaven

**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-JR: We have been successful in keeping this on the agenda so that if there is subsequent action taken to try and advance this tax abatement, that we would have the opportunity to bring it forward and vote on it. I would like to defer and have this remain in the cycle until the issue is fully resolved. There is active development interest in this site; our continued interest would help to get it developed and stay on the tax rolls effectively*

*New Agenda Items:*

[2021-2598](#) Commission District(s): All Commission Districts  
DeKalb County No Net Loss of Trees Policy  
**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-R Cunningham: law has drafted this policy in the right format. We are reviewing to ensure the policy is in concurrence with Chapter 14 - the tree protection ordinance. This policy is a great public statement and does focus on a tree ordinance. We have also just completed the Green Communities classification where we get credit for the policy but we don't get credit for the ordinance.*

*-JR: motion to defer 30 days for Law Department to review and provide further input*

[2021-2734](#) Commission District(s): All Commission Districts  
A Resolution Requesting the DeKalb County Administration Review and Consider Supporting an Amendment to the Code of DeKalb County, Georgia Pertaining to Non-Discrimination; to Prohibit Discrimination by Businesses or others Offering a Public Accommodation; and for other Lawful Purposes  
**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

-RP: this ordinance is something we adopted in Doraville. This was originally intended for the LGBTQ community, but is universally applicable.

-Question JR: I had been working on behalf of the LGBTQ community for 4 years. We were looking to prevent discrimination in our contracting policy, and maintaining equality particularly in the workplace. The expansion into the public accommodation issue has been part of that effort. I would suggest we continue to try to do something comprehensive, but if we do not do this together then it may not go as far as it deserves to go. I would like to propose we hold this in committee for 30 days and seek to marry these two efforts together, and have a framework that is more comprehensive

-RP: I understand the desire for a comprehensive approach; sometimes however if there is a more attainable objective we should focus on that. That won't diminish the work that has already been done. The notion with this is to get it to the administration and receive their input in terms of modifications to make. This document shouldn't have any challenges to go through.

JR: I respectfully differ inasmuch as this is a statement that focuses on the public accommodation issue. The information we are getting to the administration focuses on one area and not the other area. We should work with the Law department to focus on the comprehensive approach rather than the public accommodation. I support the public accommodation area of it, but I would like any resolution to include a focus on our contracting policy as well as public accommodation. It is the responsibility of the BOC to draft and adopt legislation that the administration can also advance

-M Welch: I'd like to address a couple of points. To address Commissioner Rader, he is correct. As you recall this Feb a resolution was brought that expanded and made uniform the protections offered throughout the County. That was step 1 of an anticipated 3 part process. The second step would be the contracting process. However, Commissioner Patrick was able to put us in contact with councilwoman Koontz and get this to move forward more quickly. In terms of timing, the third portion has been drafted and will be in your hands soon. To the extent the committee would like to move forward with these together I do not anticipate a delay for the committee to move forward. What's before you is based, in large part, on the Doraville model. The third piece related to contracting has been in effect with the City of Atlanta for years and has not been subject to challenge; that piece is coming soon. To put into context of this resolution, the reason it is drafted the way that it is - the reason why it is being taken to the administration first - is that it sets up a hearing officer process and make the County the gatekeeper of that process. This draft addresses where in the County this would be heard. There are questions as to the implementation, responsibility and follow-through. It was our recommendation that this draft go the Administration for feedback before coming back to the BOC. This ordinance would extend protections offered in DeKalb County, and do a bit of cleanup relating to marital status, and creates a new definition of protected classes.

-LJ: this is only to have you consider it before you take it to the Administration. We can look at Commissioner Patrick's now, and then Commissioner Rader could be the same process that you are doing now. Then you can bring his to the committee of the whole and move it through that process

M Welch: a cross-reference could assist in this as well, to ensure they are considered in tandem

Councilwoman Koontz: things have changed and we've learned a lot. Many municipalities and counties have worked on resolutions like this. This contracting piece can be much less complicated by going through the RFP process and implementing in the RFP policy rather than the ordinance. This isn't just for the LGBTQ community but also for other protected classes.

-TT: I agree and support the ordinance; in Clarkston we passed the same ordinance as well. I would like to point out that Atlanta did amend theirs to include the sources of income to address those who receive housing vouchers. My main concern with that is - do we understand that this is something that is a concern? I don't want to expand the scope too broadly if not necessary. I would ask the administration to work with Mr. Mitchell's office to understand housing access and housing vouchers in DeKalb.

Question MDJ: Mr. Welch please provide the addition that Commissioner Rader discussed, will that prohibit the other from moving forward?

M Welch: this is simply asking the Administration review the attached; we can move this forward by next week the draft that I have. I would suggest the resolution need tweaking of the language and make clear to the Administration that these can be considered in whole or in part by the committee.

-JR: Motion to approve the ordinance with the addition of a reference to nondiscrimination in contracting with the attachment of the code section that the Law Department has developed. Law will tweak the language and make clear to the Administration that these can be considered in whole or in part by the committee.

2021-2665

Commission District(s): Serves All  
Update to the 2019-2023 Consolidated Plan for the Department of Housing and Urban Development (HUD) Programs, including the 2021 Annual Action Plan - Federally Funded, No Cost to the County  
**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-presentation of the 2021 annual action plan by Director Allen Mitchell*

*-Question JR: can you remind me of what municipalities are now within our portfolio*

*A Mitchell: 9 of the 13 cities are with us. The Cities of Atlanta Avondale, Dunwoody, and Brookhaven are not in the portfolio*

*-Question JR: Can we do a comprehensive analysis of the census tracts within the County to identify low-to-moderate income demographics so that we can work in those areas where the need for CDBG resources is emerging?*

*A Mitchell: absolutely. The HUD data is available; they have census tract information that will be ready in September regarding census block groups. The funds will be available to use in September as well. I would like wait further to the beginning of Fall to get access to the newest data from HUD.*

*-Question JR : would this be something you can include in your plan or is that something we could prioritize and expect a report on that in the committee? I'm looking for ways we can identify displacement; we don't want to force our workforce to commute long distances because we've squeezed them out of hot areas in the County. Please keep that in the plan or have means to effectively address these needs.*

*A Mitchell: we can do both; it is always good to have a plan of implementation and also identify areas of service gaps. The biggest gap we have the county is the rental component. I can bring an update from myself and Dr. Ritz to discuss affordable housing and rental component as well, which has been discussed in an affordable housing study that he did; he is providing me a quote we will fund through our admin expenses. Having the conversation with you would be great too to ensure the scope that he uses for that will be a great scope, and you can weigh in*

*-JR: Please look to develop this after the new map and data is in to identify those areas of low-to-mod is included*

*-MDJ: I want to echo the things that you've said commissioner about Mr. Mitchell and the department and the great work they've done.*

*-Question TT: regarding the grant to Atlanta Legal Aid could you provide information on that? Also information of the grant for transitional housing that the CSB is receiving. Curious to know the interplays between short term housing and marrying that with the underlying issues of why they are short-term housing and have it addressed within the lens of CSB to address the root causes. We can take that conversation offline.*

2021-2706

Commission District(s): Commission Districts 1 and 6  
Approval of Contract with the City of Chamblee for the Hardee Avenue Sidewalk Project  
**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-Question JR: did the City of Chamblee handle the project identification and any public outreach necessary to ensure support?*

*A Mitchell: That is correct; we also ensured they followed our Procurement rules, and this has been vetted with the community*

2021-2775

Commission District(s): Districts 4 and 6  
Avondale Dunaire Master Plan

**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-presentation from Vineet Nagarkar, Marvin Billups, Paige Singer - RPCA*

*-Question JR: regarding the site layout, have you all considered connections via footpath into the nearby neighborhoods?V*

*Nagarkar: we are proposing 2 bridges that are walkable and has points of access to the nearby neighborhood*

*-Question JR: we are anticipating the Parks master plan. I am interested to know how this responds to the master plan?*

*M Billups: this plan aligns with the master plan in that available property within the County are difficult to find. What we did was expand on an existing park and expand the usage of that space. We are embracing the idea of opportunities that allow us to expand existing parks.*

*-Question JR: I am looking forward to with the master plan is identifying areas with greenspace deficiencies and not have constituents travel long distances to reach these spaces. With the master plan are we calculating for this park and our other systems an ongoing capital maintenance need?*

*M Billups: we are making the effort to do that. The SPLOST program was intended to ensure we maintain what we have. At the same time a challenge we have is ongoing maintenance; once we get facilities up to standard we need the resources to maintain those as well.*

*JR: requests Parks Department bring these challenges back to the committee to understand what the maintenance challenges are*

2021-2817

Commission District(s): All Districts

A Resolution of The Governing Authority of DeKalb County, Georgia  
Opposing Big Truck Size or Weight Increases

**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-JR: Motion to defer 30 days*



2021-2693

Commission District(s): 1 & 6

A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 4046 Parsons Drive, Chamblee, GA, 30341, Parcel Identification Number 18-334-01-082.

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 2 - Member Rader, and Chairperson Johnson**

**Not Present: 1 - Member Davis Johnson**

*-C Bell: The petitioner is seeking that the BOC declare the parcel as surplus and pay the fair market value of the parcel. The parcel has been identified by the petitioner as part of a proposed assemblage of parcels for a mixed-use development within Chamblee.*

*-Question JR: have we seen the development proposal?*

*C Bell: I have not seen the final development plans; have only read about it from the City of Chamblee. From having eyes on the ground seeing that property, it seems that it would be a buffer, not supporting too much infrastructure.*

*-JR: I would appreciate a presentation of the development the developer proposes to put in there. I am concerned that if this is an area of affordability that we end up seeing displacement as a possibility. I would like to know more about what we're contributing to*

*-JR: Motion to defer 30 days to receive additional information for further information from the proposed buyer*

2021-2673

Commission District(s): All

Revenue Contract between DeKalb County and the Georgia Department of Human Services to provide Transportation Services to Seniors and Individuals with Disabilities- at a Cost to the County of \$538,645.50

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 2 - Member Rader, and Chairperson Johnson**

**Not Present: 1 - Member Davis Johnson**

*-D Scott: there is an amendment to this item; Law recommended that 2 changes be made to the contract*

*-JR: motion to approve the substitute*

[2021-2574](#) Commission District(s): 3 and 6  
CA - Cooperative Agreement No. 060518-CSC: Athletic Surfacing with Related Materials, Supplies, Installation and Services for use by the Department of Recreation, Parks and Cultural Affairs. This contract consists of the design, purchase, construction, and installation of recreational wood flooring at Exchange Intergenerational Center: Awarded to: Southeastern Surfaces & Equipment. Amount Not To Exceed: \$176,295.00.

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes:** 2 - Member Rader, and Chairperson Johnson

**Not Present:** 1 - Member Davis Johnson

*-Question JR: was this particular project one that was identified in the SPLOST inventory at the beginning as a main project? P Singer: we had a building category that was not identified; this is coming from a facilities building category. The category itself was identified, but it was a bit more lumpsum that we had a bit more movement to than some other categories*

[2021-2592](#) Commission District(s): All  
RES - Invitation No. 19-101126 In-Home Services for Seniors (Annual Contract with 4 Options to Renew): for use by the Department of Human Services (HS). Consists of the provision of personal care tasks, homemaker tasks and respite tasks as supportive services to allow seniors to age at home. This request is to rescind the award to Medi Caregivers, Inc.

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes:** 2 - Member Rader, and Chairperson Johnson

**Not Present:** 1 - Member Davis Johnson

*-Question JR: do we have a means of being able to provide these services with this rescinded?*

*CPO Horner: yes we do; we do have a second awardee under the solicitation who will take up the slack. We are also working with Human Services to develop a new RFP to get more services in place*

*-Question LJ: regarding in-home services, do you have someone that monitors if seniors are dealing with addiction or opioid abuse? Is that part of in-home services?*

*D Scott: it is not directly tied to this contract; however if it does arise in our case management assessment, we will deal with it at that time*

2021-2691

Commission District(s): All  
REN - Demolition of Residential and Commercial Buildings (Annual Contract - 1st Renewal of 2 Options to Renew): Contract Nos.: 1220672 and 1220675 for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). These contracts consist of asbestos abatement, demolition of commercial and residential buildings and debris removal. Awarded to: Complete Demolition Service, LLC and Diversified Environmental Management, Inc. Total Amount Not To Exceed: \$70,000.00.

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/27/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

-No additional Information Requested

Other Business:

*-LJ: I would like to have a special called meeting to focus on the permitting process. We have previously set up a business advisory group to be part of that discussion with Mr. Williams, Cunningham, and Baker. I would like to review your process and understand what we need to work on. There is a lot of new technology on permitting; I want to make sure we are moving toward the future. Let's hone in on how we can make sure that staff can maintain a timeline on paperwork and processes. I would like to do that in July.*

*-LJ: another part of that special called meeting will be to bring in Invest Atlanta to discuss economic development approaches in our region; awaiting feedback on her if she can attend*

*-JR: we have seen a lot of best practices that are applicable in DeKalb County; we need strong metrics that are able to evaluate the variety of different problems that people may run into*

*-Commissioner Johnson requests Central Staff work with the committee to bring a special called PECS with Planning & Sustainability and economic development agencies*

*-Z Williams: I would propose that Staff can bring back to PECS the update, progress that is being made, and the timeline, then maybe after that scheduled meeting with outsiders we want to have that internal discussion*

*LJ: that would be fine*

Meeting Ended At: 12:21PM

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be adjourned meeting. The motion carried by the following vote:**

**Yes: 2 - Member Rader, and Chairperson Johnson**

**Not Present: 1 - Member Davis Johnson**

Barbara H. Sanders-Norwood CCC, CMC