

Minutes - Draft

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

Tuesday, December 13, 2022

2:00 PM

Meeting Started At: 2:06PM

Attendees: Commissioners Johnson, Davis Johnson, Rader, Terry, Cochran-Johnson

Present 3 - Commissioner Larry Johnson, Commissioner Jeff Rader, and
Commissioner Mereda Davis Johnson

I. MINUTES

2022-2499 Commission District(s): ALL
Minutes for the November 8, 2022 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 - Commissioner Johnson, Commissioner Rader, and
Commissioner Davis Johnson**

2022-2509 Commission District(s): ALL
Minutes for the November 10, 2022 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 - Commissioner Johnson, Commissioner Rader, and Commissioner
Davis Johnson**

II. AGENDA ITEM

New Agenda Items:

Recreation, Parks & Cultural Affairs (RPCA)

[2022-2428](#) Commission District(s): 4 and 6
To increase horse boarding fees at Little Creek Horse Farm Park
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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Director Ellis

-Question MDJ: are there other sources that provide revenue to that, or will we double the fee?

C Ellis: we will be coming back to you for an increase in the next 4-7 years. Additional information provided by Director Ellis

-Question MDJ: is there a different charge for each horse?

C Ellis: no it is 1 charge

-Question JR: with our other publicly operated recreational enterprise, in addition to the benefit of the clubs, we have the expectation that the benefits to the public will extend beyond membership. If we recover more resources then we can also contribute to capital maintenance of the facilities instead of seeing them deteriorate to the point that tax fund revenues need to be contributed. I think this is a good use of that. This increase is to a \$650 fee?

C Ellis: that's correct

Chief Executive Office

[2022-2563](#) Commission District(s): All
Approval of Amendment No. 2 to Contract 1248319 with the Housing Authority of the County of DeKalb, Georgia ("Housing Authority") for assistance with the Tenant Landlord Assistance Coalition and ratification of work previously performed by the Housing Authority related to assistance with the Tenant Landlord Coalition using Emergency Rental Assistance ("ERA 1/ERA 1 Reallocation").

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by COO Williams

-Question JR: what was the original purpose of the funds that are being reallocated?

Z Williams: the reallocation is where we received more money

-Question TT: these are funds that have already been spent and are being reimbursed?

Z Williams: the funds have been expended. The term reimbursed has a specific federal definition

-additional information provided by Attorney Phillips

-additional comments provided by Commissioner Terry

2022-2564

Commission District(s): All

Approve Emergency Agreement for Provision of Professional Services with the Housing Authority of the County of DeKalb, Georgia (“Housing Authority”) for assistance with the Tenant Landlord Assistance Coalition using Emergency Rental Assistance (“ERA 2”) funds.

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by COO Williams

2022-2565

Commission District(s): All

Approve Emergency Agreement for Provision of Professional Services with Atlanta Legal Aid Society, Inc., for assistance with the Tenant Landlord Assistance Coalition using Emergency Rental Assistance (“ERA 2”) funds.

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by COO Williams

[2022-2566](#) Commission District(s): All
Approve Emergency Agreement for Provision of Professional Services with Goodwill Industries of North Georgia, Inc. (“Goodwill”), for assistance with the Tenant Landlord Assistance Coalition using Emergency Rental Assistance (“ERA 2”) funds.

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by COO Williams

-Question LJ: so this is ERA money?

Z Williams: correct this is ERA 2 money

-Question JR: is Goodwill eligible for ERA funding?

Z Williams: they are eligible. Additional response provided by COO Williams

Planning & Sustainability

[2022-2514](#) Commission District(s): All Districts
Application of the Director of Planning & Sustainability to approve a resolution to join the One Million Trees Initiative of Trees Atlanta, a collaboration across metro Atlanta.

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Director Baker

-presentation provided Sustainability Coordinator Angelo Teachout

-Question MDJ: regarding the partners on the slide, the City of Stonecrest and the City of Lithonia, which are in my district, are not municipal partners. How do they become partners?

A Teachout: it is my understanding that they will need to reach out to Trees Atlanta, and I can provide that information to you

-MDJ: yes please do

-Question JR: ReLeaf DeKalb is a contract we have with Trees Atlanta correct?

A Teachout: that's correct; additional information provided by Mr. Teachout

-Question JR: regarding next steps, are those initiatives by our office of Sustainability or Trees Atlanta?

A Teachout: those are options in front of you to consider. Additional information provided by Mr. Teachout and Director Baker

-comments provided by Commissioner Terry

-Question TT: please tell me we are not doing this to check a box and that they are also putting in money? Commissioner Terry requested additional information on the program

-response provided by Director Baker

-Question LCJ: on December 6th the City of Atlanta passed a comprehensive tree plan, and one of the most comprehensive in the U.S. they updated their existing ordinance. Have you viewed that ordinance? Secondly regarding the heat wave areas discussed by Commissioner Terry, those changes are felt more acutely by communities of color. Have you reviewed that ordinance?

-Question LJ: please talk about this resolution. Do we have a resolution that focuses on trees? What more do we need to add?

-response provided by Director Baker

-Question TT: will this be in the CEO's budget?

A Baker: I'll take a look and confirm. Additional response provided by Director Baker

-additional information provided by Attorney Welch regarding a forthcoming substitute agenda item

Community Development

2022-2345

Commission District(s): ALL

REN - Contract Nos.: 1269304, 1269305, and 1269307 Asbestos Abatement, Demolition, and Debris Removal (Annual Contract -1st Renewal of 2 Options to Renew): for use by the Department of Community Development (CD). These contracts consist of providing asbestos abatement, demolition, and debris removal services. This request is to exercise the 1st renewal option through December 31, 2023. Awarded to Southern Demolition, LLC, Kissberg Construction, LLC, and Diversified Environmental Management, Inc. Total Amount Not To Exceed: \$600,000.00.

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Director Mitchell

-Question JR: How many houses will the \$600,000 get us?

-A Mitchell: I would saw about \$30,000 is a unit of 1; sometimes with multi-family projects of 4 you might get a break to do around 19,000 a piece. A minimum of \$20,000-\$30,000 for a single family home, and sometimes you get breaks when you have multiples 6 or 7. The low point is 20, the high point is 30.

-Question JR: What is your target number of structures that you would like to take down?

-A Mitchell: the target number for this year is about 50. Additional information provided by Director Mitchell

-Question JR: do you expect this to be sufficient?

A Mitchell: this would take us through a year-plus; additional information provided by Director Mitchell

-Question LCJ: regarding the severity chart provided for properties that have a level 4 and 5, that would give us 280 properties that we have identified as being in need of demolition. With what you're requesting \$600K, that would allow us to demolish 20 properties. Is that 50 annually that we would like to demolish?

-A Mitchell: In a fiscal year we are trying to do about 50; additional information provided by Director Mitchell

-Question LCJ: with level 5 severity, they are not safe; in that category we have 103 properties. These are abated properties that have fallen under the care of DeKalb County correct?

A Mitchell: I would say no; additional response provided by Director Mitchell

-Question LCJ: how many properties do you have the capacity to abate if you had funds available to do so? Could we demolish 103 properties in the course of a year if DeKalb County could make available the funds?

-A Mitchell: the timeline to do away with 100 would be longer than one year because of the variables in the process. Additional information on the in-rem provided by Director Mitchell

-Question LCJ: Are we placing liens upon properties, if there is an owner willing to express responsibility? are we allowing owners who have accepted responsibility to demolish?

-A Mitchell: Yes, the owner has x amount of days to take it down; if they do not then we will take it down. We always put a lien on properties with all the costs associated with that demolition. Additional information provided by Director Mitchell

-Question LCJ: is it Cyclomedia that we use the technology to identify these abated properties?

A Mitchell: Yes that is correct; additional response provided by Director Mitchell

-Question TT: this represents to me a return on investments; by removing these pockets of blight this can help turn around the tax digest and that area will result in more tax revenues. Of those 600 properties that have been demolished or remedied, what is their status? Could we get an update on properties that have been demolished?

-A Mitchell: The Land Bank could aggregate the costs and follow a foreclosure on those properties; to date we have not been able to go after the properties that have been identified or abated; we could with the right tools and the right lawyers that we use

Question TT: in terms of severity level 4 and 5, are any of those parcels already land bank-held?

Director Mitchell: no; the land bank currently have 7 properties. Additional information on the process provided by Director Mitchell

WorkSource DeKalb

2022-2529

Commission District(s): ALL DISTRICTS

Approval to transfer up to \$500,000 of Workforce Innovation and Opportunity Act (WIOA) funds from the PY21/FY22 Dislocated Worker program to the PY21/FY22 Adult program.

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Director Davis

-Question LJ: that's 3% in some areas unemployment not all correct?

R Davis: that's correct

-Question LJ: could you provide data on how many people have gotten jobs in this program? Next year we'll ask you to come in the first quarter to inform us of where you are. Unemployment and inflation have really affected certain communities of color as well

2022-2530

Commission District(s): ALL DISTRICTS

Approval of Allocation Modifications of the National Dislocated Worker Grant (NDWG).

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Director Davis

Previously Heard Agenda Items:

Planning & Sustainability

2020-1543

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.

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 12/20/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Brandon White

-Question MDJ: are previous issues regarding items in the aisles not on shelves addressed?

B White: no ma'am we didn't address anything related to internal operations of the stores

-Question MDJ: for Law, are we prohibited from making those types of suggestions for retail?

-Law Department provided a response regarding this

-TT: let's get this done and move this forward; additional information provided by Commissioner Terry

Board of Commissioners - District 6

2022-2060

Commission District(s): All Commission Districts

A Resolution Supporting the Creation of a Task Force to Honor the Life of Reverend Dr. Hosea Lorenzo Williams, Sr., and Recognizing His Accomplishments as Worth of an Enduring Memorial

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 1/10/2023. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information and revised documentation provided by Commissioner Terry

-Question LJ: the ones who wanted to do this, this is asking to be part of the bicentennial. Will those people in the Hosea work be in the group for bicentennial?

-responses provided by Commissioner Terry

-Question MDJ: why do we have a resolution for this if a private group will be going forward with this work as well? What is this task force doing when monies are to be raised privately?

-comments provided by Commissioner Rader

-MDJ: I believe that this resolution should be more defined

-additional response provided by Commissioner Rader

-additional comments provided by Commissioner Johnson

-JR: I'm not comfortable with an outside group putting a statue on the square without the Board of Commissioners. It may be appropriate to discuss this with SCLC within that context as well. Additional information provided by Commissioner Rader

III. DISCUSSION

ARP Tranche 2: Community Service Board

-information provided by COO Williams and CEO Van Der Merwe

-JR: one million won't be enough correct?

LJ: that's correct

-JR: we need to look at this in the context of the operating budget as well

-comments provided by Commissioner Johnson regarding working with other counties

-LJ: we need to have a larger discussion on this; let's deal with the \$1M now and you can come back when we have our budget meetings

-comments provided by Commissioner Terry

-JR: motion to support inclusion of this in tranche 2 of ARP

Second MDJ

Vote: yes unanimous

Leaf Blower Legislative Item Discussion

-information provided by Attorney Welch

-additional comments on the draft ordinance provided by Commissioner Terry

-JR: motion to ask this draft resolution developed by DeKalb to the Delegation and interested members of the General Assembly to see if we can receive response regarding whether this is an adequate means to deal with it. We would like to inoculate our legislation against preemption

Second MDJ

Vote: yes unanimous

IV. STATUS UPDATE

Planning & Sustainability - Permitting System

-presentation provided by Director Baker and Staff

-feedback and comments provided by the PECS Committee

-LJ: Mr. Baker we will need to bring forward people who have gone through the permitting process to the next meeting

-Question TT: how long is the review process? Is there not a redundancy potential regarding minor changes?

-response provided by Keedra Harris

-Question LJ: what is the standard turnaround for permitting from one developer?

-Z Williams: each business does have a service level agreement regarding how long it will take them to turn something around.

-Question LJ: can the computer system print out who has not kept their turnaround? I would like that to be brought to the committee meeting going forward

-Z Williams: we can bring that information

Revitalization Strategy

-presentation provided by Director Baker and Staff

-LJ: we will do a review in January on this

-TT: what I'm most concerned about is the person didn't accept the offer who was hired to lead this. This is a major initiative, but if we're not willing to staff the work, we will keep coming back with work that is already happening. There needs to be a deeper dive into this. Why didn't the person accept the job?

-response provided by Director Baker

-TT: I would like to request the finding of a top candidate to onboard a future candidate

Land Bank Authority

-information provided by Director Allen Mitchell

-JR: I can see it almost lifting off and am excited about the progress made

-JR: I would encourage the board to think about how big of size of houses they are looking to build. If you would like to pursue that in the new year I would request for you all to defer that lot coverage item

Meeting Ended At: 4:31PM

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

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

Barbara H. Sanders-Norwood CCC, CMC