

Minutes - Draft

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

Tuesday, June 27, 2023

2:00 PM

Meeting Started At: 2:32 PM

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

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

I. MINUTES

2023-0754 Commission District(s): ALL
Minutes for the June 13, 2023 Planning, Economic Development,
and Community Services Committee Meeting
**MOTION was made by Michelle Long Spears, seconded by
Robert Patrick, that this agenda item be approved. The motion
carried by the following vote:**

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

II. AGENDA ITEM

New Agenda Items:

WorkSource DeKalb

[2023-0613](#) Commission District(s): All
REN - Contract No. 1265085 Workforce Innovation and Opportunity Act (WIOA) One-Stop Operator (Annual Contract - 2nd Renewal of 3 Options to Renew): for use by WorkSource DeKalb (WSD). This contract consists of retaining a one-stop operator to coordinate and manage workforce services as required by WIOA. This request seeks to exercise the 2nd renewal option through June 30, 2024. Awarded to In The Door, LLC. Amount Not To Exceed: \$151,600.00.
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 7/11/2023. The motion carried by the following vote:

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

-information provided by Michelle Butler - Purchasing

DeKalb County Public Library

[2023-0638](#) Commission District(s): 2
RFP - Request for Proposal No. 22-500612 Architectural & Engineering Services for the New Brookhaven Library (Five (5) Year Multiyear Contract): for use by the DeKalb County Public Library (DCPL). Consists of providing architecture and design services for the New Brookhaven library. Recommend award to the highest scoring proposer: Cas Architecture, P.C. Amount Not To Exceed: \$388,000.00.
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 7/11/2023. The motion carried by the following vote:

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

-information provided by Michelle Butler - Purchasing

-additional information provided by Director Weissinger

-Question MLS: could you tell us about the process and identifying this particular vendor?

-response provided by Director Weissinger

-Question MLS: all the projects you have described are libraries?

A Weissinger: yes

Recreation, Parks, and Cultural Affairs

[2023-0504](#)

Commission District(s): 3 & 7

CA - Cooperative Agreement for Playground and Water Play Equipment with Related Accessories and Services (Sourcewell Contract): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). Consists of piggybacking off the competitively let Sourcewell Contract No. 010521-LTS-8 for upgrades and renovations to parks, playgrounds, and recreational areas. This request is for upgrades and renovations to Ellenwood Park Playground. Awarded to Play Power, Inc. c/o Playworld Preferred. Amount Not To Exceed: \$582,629.44.

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 7/11/2023. The motion carried by the following vote:

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

-information provided by Michelle Butler - Purchasing

III. STATUS UPDATE

Decide DeKalb Update: Tax Allocation Districts

-presentation provided by President Dorian DeBarr

-Question MLS: regarding adopting a framework for the TAD advisory committees, when would we come collectively to discuss this?

D DeBarr: I'm working with the County's legal team to decide; until that point we will continue to talk and determine what is best for these advisory committees

-Question MLS: when are you looking to adopt this framework?

D DeBarr: Q4 of this year at the very latest

-Question LF: do you have models that you can share on how those models work in terms of formation of advisory groups?

D DeBarr: yes sir, we are leaning on data from neighboring communities on how they create advisory committees

-Question TT: regarding the TAD advisory committee, I worked with Commissioner Long Spears on the framework for a Market Square TAD advisory committee. Additional comments provided by Commissioner Terry

-LJ: for Law, if commissioners are on the TAD, and we work on issues regarding zoning, what types of issues would that pose in terms of conflict? Long term please think about potential consequences

-additional comments provided by Commissioner Long Spears

-Question MLS: how warm is your board to commissioners of jurisdiction having an appointment?

D DeBarr: we haven't discussed that, at our next meeting in July we will discuss that

IV. AGENDA ITEM

New Agenda Items:

Board of Commissioners - District 1

[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 deferral to the Board of Commissioners, due back on 7/11/2023. The motion carried by the following vote:

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

-information provided by Commissioner Patrick

-Question LJ: how much are you requesting?

R Patrick: \$2 million

-additional information provided by COO Williams

-Question LCJ: we already have these loans that are given on a revolving basis. Are we creating a new program or are we working on the current structure?

-additional comments provided by Commissioner Long Spears

-response provided by Commissioner Patrick

-Question MLS: could you tell us about the BBLP loan program and your role in it?

-response provided by President DeBarr

-Question MLS: if this is approved by the Commission, would Decide DeKalb have a pilot phase?

-D DeBarr: I think we should utilize a pilot program and come back to this body to review the process and determine whether we were successful in that. Additional comments provided by President DeBarr

-comments provided by Commissioner Terry

-TT: I would like to understand from Planning & Sustainability how a technical assistance program might intersect with the Planning Department's process, and what might be Decide DeKalb's role. I think there may be some intersections there

-Question TT: for Watershed, is the oversized grease-trap regulation still relevant? If it is great, if not, let's reevaluate and determine whether there is a different level discharge from a small café to a big restaurant. Could this idea of the grease trap be better served with some sort of agreement with the Watershed Department where it can be paid through the water and sewer bills? Regarding funding, I think we should ask the Administration and Law, if there was a countywide millage rate for economic development purposes, what would that deliver? Additional comments provided by Commissioner Terry

-additional information provided by Mr. DeBarr, and VP Randi Mason - Decide DeKalb

-LJ: we can defer this for 30 days and bring back a plan of action

-RP: motion to defer 30 days

Community Development

[2023-0686](#)

Commission District(s): All

Update to the 2019-2023 Consolidated Plan for the Department of Housing and Urban Development (HUD) Programs, including the 2023 Annual Action Plan - Federally Funded, No Cost to the County

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 7/11/2023. The motion carried by the following vote:

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

-presentation provided by Director Mitchell, Braunwin Camp - Community Development

-comments provided by Commissioner Patrick

-A Mitchell: anything over \$100,000 that you see today will always come back to the Board. So we won't just get approval today and disappear; every item we have in our plan over \$100,000 will come back one by one to get approved

-Question MLS: has the public service cap always been in place?

A Mitchell: yes it has always been that way for per the regulations for HUD; we wish it was higher but it has always been 15%

-Question MLS: does the aid to community based organizations go to them in the form of a grant, and they report back to you how they spend those dollars? Is there a federal template that you manage for them?

A Mitchell: absolutely; each organization has to get back to us with not only invoices to get reimbursed, but the public benefit statements - we know how many people are served, the income they make is monitored, and we get input from the agencies in what they do, otherwise they don't get paid. Also they are audited. We haven't had an issue with agencies being able to comply with regulations

-Question MLS: I count 12 different agencies that are providing homeless assistance in DeKalb County?

-response provided by Director Mitchell

-Question MLS: are most of those organizations 501c3?

A Mitchell: absolutely, you must be in business at least 2 years, have a business license, and work within other regulations

-Question MLS: you facilitate convening activities such as a summit?

A Mitchell: we have summits, invite speakers from around the US, utilize Porter Sanford to work with others in guiding them in this area of work. Additional information provided by Director Mitchell

-LJ: I hope that you all apply for NACo awards next year so that you all can show best practices to the rest of the nation

-Question TT: what would be the estimated increase if Dunwoody is joining with their population?

A Mitchell: I can only guess; they were offered about \$300,000 but turned it down due to administrative issues, and are working with HUD through that. That number could be higher, but I could see at least an additional \$300,000-\$400,000 coming our way.

-Question TT: what cities do not participate? Do those cities apply on their own?

A Mitchell: Atlanta, Avondale, and Brookhaven. Additional response provided by Director Mitchell

-Question TT: now that we are inviting Dunwoody to join for at least a 3 year period, will we be able to work with the City of Dunwoody on their needs/project ideas and incorporate them in some budget at a later time?

A Mitchell: that's correct, we will

-Question TT: regarding demolition and blight in your budget, are those the funds that we are using for demolition contractors to do the work? Are we still putting a lien on the property for demolition?

A Mitchell: yes, the CDBG funds are to deal with blight; it's not abatement. Additional response provided by Director Mitchell

-additional comments provided by Commissioner Terry

-LJ: regarding mental health, to get the clinicians there is a shortage. In rural Georgia they have no services. That is something that we need to take up in our meeting with the State Department of Mental Health soon, probably in August. We will take up a lot of these suggestions. I'm building a good coalition of suburban and urban partners around mental health to raise the salaries, increase the amount of beds that we get. We will work on that

Previously Heard Agenda Items:

Board of Commissioners - District 1

[2023-0464](#)

Commission District(s): All Districts

To explore the option of including additional fees for expedited plan reviews for development and building permits

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 7/11/2023. The motion carried by the following vote:

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

-Question LJ: at the next meeting COO Williams can you have the timeline for work for this?Z

Williams: yes sir

-MLS: as well as an analysis of what neighboring counties are doing for this, if anything at all?

C Hudson: 30 days

-Question LJ: in two weeks can you get us a plan that we can review?

Z Williams: yes sir

-RP: motion to defer 30 days

Meeting Ended At: 4:03PM

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, Long Spears, and Patrick

Barbara H. Sanders-Norwood CCC, CMC