

Minutes

PECS-Planning, Economic Development & Community Services  
Committee

*Commissioner Nicole Massiah (Chairperson)*

*Commissioner Michelle Long Spears*

*Commissioner Ted Terry*

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Tuesday, August 12, 2025

2:00 PM

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Meeting Started At: 2:16 PM

Attendees: Commissioners Massiah, Terry, Spears, Bolton, Patrick

**Present**      3 - Chairperson Nicole Massiah, Commissioner Michelle Long Spears,  
and Commissioner Ted Terry

**I. MINUTES**

**2025-1109**      Commission District(s): ALL  
Minutes for July 22, 2025, Planning, Economic Development, and  
Community Services Committee Meeting,

**MOTION was made by Ted Terry, seconded by Nicole  
Massiah, that this agenda item be approved. The motion  
carried by the following vote:**

**Yes:** 2 - Chairperson Massiah, and Commissioner Terry

**Absent:** 1 - Commissioner Long Spears

**II. APPOINTMENTS**

2025-0922

Commission District(s): All Commission Districts  
Appoint Mr. Cornell McBride Jr. to Post 2 of the Development  
Authority of DeKalb County, Post 2 of the Residential Care  
Facilities for the Elderly Authority and Post 2 of the Private  
Hospital Authority

**MOTION was made by Ted Terry, seconded by Michelle Long  
Spears, that this agenda item be recommended for approval. to  
the Board of Commissioners, due back on 8/26/2025. The  
motion carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and  
Commissioner Terry**

*-interview conducted by the PECS Committee of Mr. Cornell McBride*

*-TT: motion to approve*

2025-0995

Commission District(s): All Commission Districts  
Reappointment to the Historic Preservation Commission - Ms. Olivia  
Hallquist.

**MOTION was made by Michelle Long Spears, seconded by Ted  
Terry, that this agenda item be recommended for approval. to the  
Board of Commissioners, due back on 8/26/2025. The motion  
carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and  
Commissioner Terry**

*-interview conducted by the PECS Committee of MS. Olivia Hallquist*

*-MLS: motion to approve*

### III. DISCUSSION

#### GIS Update

*Presentation provided by Stacy Gear, Director GIS*

*RP: What is the process for foreclosures?*

*Gear: We secure the documentation. If the property changes owner, we update our systems. This occurs when we receive the deed.*

*RP: What is the turnaround time?*

*Gear: Once it's scanned in, about a week or two*

*Q NM: Can you speak to why there has been a decline in foreclosures?*

*Gear: There have been many squatters in the past, which is my first thought. The legislature passed updated requirements for proof of ID and other identifiers, which helped us a lot.*

*Q LB: Are these new foreclosures or all active?*

*Gear: No, these are new each year*

*Q LB: You are showing a significant increase in property sales for 2025; have we adjusted for inflation? I would like to know if we are selling more properties or if they are more expensive.*

*Gear: The volume is pretty steady; this increase for 2025 is because a particular property is being sold.*

*Q NM: What if anything, are you all working to approve, or any room for growth?*

*Gear: outreach and education. One thing we are considering starting is a GIS Steering Committee.*

*Q TT: I have a request for GIS - can we get an overlay map for SPLOST I & II so we can see clearly where the money is being spent. Additional details provided.*

*Gear: Yes, that's something we can work on.*

*Q MLS: Where do you see the GIS department in the next 3-5 years, including the use of AI*

*Gear: We need to expand our infrastructure to prepare for more AI use. I also want us to be more active in public safety and emergency response too. Additional details provided.*

*RP: Following up on Commissioner Terry's SPLOST request, can we also incorporate LMIG funding and sidewalk projects*

#### IV. AGENDA ITEM

##### *New Agenda Items*

2025-0915

Commission District(s): All Districts

Acceptance of the Livable Centers Initiative Grant from the Atlanta Regional Commission in the Total Amount of \$200,000.00 for the Kensington LCI Full Update, with a Local Match of \$50,000.00 Required.

**MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/26/2025. The motion carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Terry**

*Information provided by Aprell King, Long Range Planning and Sustainability*

*TT: How does the acquisition of the 4380 Memorial factor into this?*

*King: We are working with Mr. Vallo to incorporate it into a larger master plan*

*TT: what is the order of operations? Do we need to do the LCI First?*

*COO Williams: I believe they can be done in tandem. Our goal is to update the LCI and finalize the master plan for 4380 Memorial.*

*TT: will the master plan be a separate vendor?*

*COO Williams: Yes*

*-TT: motion to approve*

2025-1008

Commission District(s): All

CO - Change Order No. 4 to Contract No. 1226949 Meal Services for Seniors: Provision of Congregate & Shelf-Stable Meals for Senior Centers (Annual Contract with 2 Options to Renew): for use by the Department of Human Services (HS). This contract consists of the provision of congregate and shelf-stable meals for seniors in DeKalb County. This request seeks to increase the contract funds and ratify Purchase Order No. 5039593. Awarded to Meals On Wheels Atlanta, Inc. Amount Not To Exceed: \$715,000.00.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/26/2025. The motion carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Terry**

*Information provided by Damon Scott, Human Services Director*

*-MLS: motion to approve*

*Previously Heard Items*

2025-0920

Commission District(s): Districts 3 and 7

Approval of the Shoal Creek I, Shoal Creek II and John Evans Legacy Parks Master Plan (formerly Shoal Creek III) located at 3630 and 3643 Glenwood Road and 3095 Wadsworth Mill Place, Decatur, GA 30032.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/26/2025. The motion carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and  
Commissioner Terry**

*Items 2025-0920 and 2025-0940 were presented on by RPCA and discussed together*

*Presentation on both master plans provided by Caleb Wittenmyer, RPCA Staff*

*-MLS: motion to approve*

2025-0940 Commission District(s): Districts 3 and 6  
Approval of the DeKalb Memorial Master Plan (2019) located at 353  
Wilkerson Drive, Atlanta, GA 30317.  
**MOTION was made by Michelle Long Spears, seconded by Ted  
Terry, that this agenda item be recommended for approval. to the  
Board of Commissioners, due back on 8/26/2025. The motion  
carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and  
Commissioner Terry**

2025-1064 Commission District(s): Commission District 5  
Expansion of the East Metro Community Improvement District  
(CID)  
**This agenda item was recommended holding in committee to  
the Board of Commissioners due back on 8/26/2025 .**

*Item not heard - Recommend hold in Committee*

2025-0015 Commission District(s): All Commission Districts  
An Ordinance to Amend The Code of DeKalb County, Georgia  
Chapter 16 Pertaining To Regulation Of Sound And For Other  
Purposes.  
**This agenda item was recommended holding in committee to the  
Board of Commissioners due back on 8/26/2025 .**

*Item not heard - Recommend hold in Committee*

- 2025-0017 Commission District(s): All Commission Districts  
A Resolution to Create an Electric Landscape Maintenance Device  
Rebate Program, to Encourage Switching from Gas-Powered  
Landscape Maintenance Devices, and for Other Lawful Purposes.  
**This agenda item was recommended holding in committee to the  
Board of Commissioners due back on 8/26/2025 .**

*Item not heard - Recommend hold in Committee*

- 2023-1137 Commission District(s): All Commission Districts  
Allocate an amount not to exceed \$300,000.00 to the following  
organizations for the provision of comprehensive reproductive care and  
access to Plan B for women in DeKalb County:
1. Feminist Women's Health Center (FWHC) - amount not to exceed  
\$250,000.00
  2. ARC-Southeast - amount not to exceed \$50,000.00.
- MOTION was made by Ted Terry, seconded by Michelle Long  
Spears, that this agenda item be recommended for approval upon  
receipt of additional information to the Board of Commissioners,  
due back on 8/26/2025. The motion carried by the following vote:**

**Yes: 2 - Commissioner Long Spears, and Commissioner Terry**

**Abstain: 1 - Chairperson Massiah**

*Information provided by Commissioner Terry*

*TT: I have been asked to rescue the request to \$150,000 total*

*Q RP: Is there a benefit as a stand-alone, or could we dovetail it into the previously discussed program?*

*TT: The law department crafted it specifically. Health advocates say that there are not enough facilities.*

*This funding would be specifically for DeKalb residents. This item is one-time funding.*

*Q RP: Is there a way to align with MERCK and their prerogatives?*

*TT: There are reporting requirements on these funds. I'm sure we can get HIPAA- approved data that  
aligns with MERCK*

*Comments provided by Commissioner Spears*

*Comments provided by Commissioner Massiah*

*TT: Motion to approve with a reduction in total to \$200,000 (\$150,000 to the Feminist Women's Health  
Center and \$50,000 to ARC-Southeast) (Substitute Pending)*

Meeting Concluded At: 3:35 PM

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be adjourned meeting. The motion carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Terry**

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Barbara H. Sanders-Norwood CCC, CMC