

Minutes

PECS-Planning, Economic Development & Community Services  
Committee

*Commissioner Nicole Massiah (Chairperson)*

*Commissioner Michelle Long Spears*

*Commissioner Ted Terry*

Tuesday, February 10, 2026

2:00 PM

Meeting Started At: 4:02 PM

Attendees: Commissioners Massiah, Long Spears, Terry, Patrick

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

I. MINUTES

**2025-1828**      Commission District(s): ALL  
Minutes for December 9, 2025, Planning, Economic Development,  
and Community Services Committee Meeting,  
**MOTION was made by Ted Terry, seconded by Michelle Long  
Spears, that this agenda item be Approved. The motion carried  
by the following vote:**

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

II. APPOINTMENTS

[2026-0246](#)      Commission District(s): All Commission Districts  
Appoint Ms. Triscilla Weaver to Post 3 of the Development  
Authority of DeKalb County, Post 3 of the Residential Care  
Facilities for the Elderly Authority and Post 3 of the Private  
Hospital Authority.  
**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 2/26/2026. The  
motion carried by the following vote:**

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

*The committee conducted an interview with Dr. Weaver*

*-MLS: motion to approve*

2026-0191

Commission District(s): All Commission Districts

Appoint Mr. Hunter Hines to the Chamblee-Doraville Community Improvement District Board.

**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 2/26/2026. The motion carried by the following vote:**

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

*The committee conducted an interview with Mr. Hines*

*-MLS: motion to approve*

### III. STATUS UPDATE

Comprehensive Housing Plan - Planning & Sustainability

*Presentation provided by Dr. Ferguson & Vivian Palmer Enterprise Advisors & Madison Davis Sycamore Consulting, Inc.*

*Q MLS: Your two-phase approach, is each task per month?*

*VP: That is correct*

*Consultants will return in October to provide an additional status update*

*Q MLS: Have you provided us the map of existing recourses yet?*

*VP: we do not have a polished version yet but we are expecting to this month*

*Q MLS: Are your community meetings in person?*

*VP: Yes, we have the dates, but the locations are not finalized*

*Q MLS: How are you getting residents to engage and showing up*

*MD: As we finalize, we will tap into local schools and faith-based organizations to help us get the word out. Because housing is more tangible and affects everyone, we are hoping to have a turnout. We are hosting a meeting in each district and inviting the super districts, too.*

*Q MLS: Please email me by Friday the list of categories of stakeholder groups you are reaching out to. I want to make sure to support what we can to prompt attendance*

*Q TT: Who is on the housing council?*

*VP: Us or Dr Ferguson can get that list to you*

*Q MLS: Is there an intention to talk about the different housing tools, like the land bank and trust?*

*VP: Yes, absolutely.*

*Dr Ferguson presents on the proposed Housing Investment Bond*

*Ferguson: Our goal is to come back to the committee and discuss in detail the use of these resources.*

*Q MLS: The money you are proposing would come from the general fund?*

*Ferguson: yes that is correct*

#### **IV. AGENDA ITEM**

##### *New Agenda Items*

##### **Planning & Sustainability**

[2025-1706](#) Commission District(s): All  
CO - Change Order No. 3 to Contract No. 1363096 Cooperative Agreement for Public Sector and Education Software Solutions with Related Services (Sourcewell Contract No. 090320-KON): for use by Departments of Planning & Sustainability (P&S) and Geographic Information Systems (GIS). This contract consists of backfile scanning and document digitization services. This request seeks to ratify a previously provided contract extension and increase the contract funds and term through December 31, 2026. Awarded to Konica Minolta Business Solutions USA, Inc. Amount Not To Exceed \$125,000.00.

**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 2/26/2026. The motion carried by the following vote:**

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

*Information provided by Stacy Grear, GIS Director*

*MLS: motion to approve*

#### Community Development

[2025-1820](#) Commission District(s): All Districts  
Local Government Agreement for the DeKalb Regional Land Bank 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 2/26/2026. The motion carried by the following vote:**

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

*Presentation provided by Allen Mitchell, Director of Community Development*

*Q TT: Are we okay with a 45-year contract?*

*AM: State law allows us to do that. The landbank need a municipal partnership, otherwise we would have to dissolve it. We can add more cities*

*Q TT: so Lithonia is the check mark per state law?*

*AM: Correct. Law Department has reviewed this. The landbank has the authority to add more cities during that contract time Q TT: Do other cities want to join?*

*AM: yes, we have been in conversations with Clarkston*

*-TT: motion to approve*

2026-0228

Commission District(s): All  
Purchase of two Vehicles for the Community Development  
Department

**MOTION was made by Michelle Long Spears, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 2/26/2026. The motion carried by the following vote:**

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

**No:** 1 - Commissioner Terry

*Presentation provided by Allen Mitchell, Director of Community Development*

*Q TT: Are these leftover COVID funds?*

*AM: That is correct*

*Q TT: Did Robert Gordon recommend these vehicles?*

*AM: Yes, he did. Additional information provided*

*Q TT: and electric vehicles were not recommended?*

*Additional comments provided by Allen Mitchell*

*-MLS: motion to approve*

**Chief Executive Officer**

2026-0120

Commission District(s): 1 and 7  
Intergovernmental Agreement with the City of Tucker for  
Pedestrian Trail Easement, Public Parking Improvements, and  
Maintenance Responsibilities

**MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 2/26/2026. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Long Spears

*Information provided by Interim Attorney Phillips*

*-TT: motion to approve*

**Recreation, Parks and Cultural Affairs (RPCA)**

[2026-0231](#)

Commission District(s): District 5 and 7

To approve a Tree Trim Easement between DeKalb County and Georgia Power for an easement at 1116 Rock Chapel Road, Lithonia GA, 30002, Parcel ID 18 009 26 001, for \$12,396.00

**MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be Recommended for approval to the Board of Commissioners, due back on 2/26/2026. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Long Spears

*Information provided by Paige Singer, RPCA and Christopher Bass, RPCA Director*

*-TT: motion to approve*

#### Human Services

[2026-0165](#)

Commission District(s): All

CO - Change Order No. 3 to Contract No. 1294379 and Change Order No. 1 to Contract No. 2000353 In-Home Services for Older Adults, Persons with Disabilities, and Their Caregivers: for use by the Department of Human Services (HS). These contracts consist of the provision of In-Home Services (homemaker, personal care, and in-home respite) for Non-Medicaid Home and Community-Based Services (HCBS) to older adults and persons with disabilities who reside in DeKalb County. This request seeks to increase contract funds for CPA 1294379 (Rem-Kiks Health Care Services, Inc.) to allow for the processing of outstanding October and November invoices. This request also seeks to ratify Purchase Order No. 5056985 and increase contract funds and term to June 30, 2027 for CPA 2000353 (Coastal Home Care, LLC dba Help at Home). Awarded to Rem-Kiks Health Care Services, Inc. and Coastal Home Care, LLC dba Help at Home. Total Amount Not To Exceed: \$1,237,000.00.

**MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be Recommended for approval to the Board of Commissioners, due back on 2/26/2026. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Long Spears

*Information provided by Damon Scott, Human Services Director*

*TT: This is just a new vendor taking over the same exact contract?*

*DS: that is correct, the original vendor is no longer providing this service*

*Q TT: How many seniors are we serving with this?*

*DS: 105*

*Q TT: what is the minimum wage of staff under this contract?*

*DS: I can get that to you.*

*TT: I have no problem approving this but I would like to see staff paid a living wage*

*-TT: motion to approve*

2026-0178

Commission District(s): All

Acceptance of Federal Transit Administration (FTA) 5310 Funds from the Atlanta Regional Commission in the Amount of \$73,093.58 for Transportation - at a cost to the County of \$18,273.40.

**MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 2/26/2026. The motion carried by the following vote:**

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

**Absent: 1 - Commissioner Long Spears**

*Information provided by Damon Scott, Human Services Director*

*Q TT: do we have another vendor that is upgrading the transportation app?*

*DS: its being done in house with IT and human services, we received a NACO award for this app in 2025*

*Q TT: before the next BOC meeting can you send us some statistics on trips and who uses this program.*

*DS: yes, this will provided services to 200 seniors and 250 trips*

*Q TT: I want to asset demand here, is there a waitlist? what are the requirements for qualification?*

*DS: We asses everyone to request the service and we will recommend them out based on best fit, through MARTA or Medicare*

*-TT: motion to approve*

#### **Board of Commissioners - Super District 6**

2026-0104

Commission District(s): Commission District 6 and Commission District 4

To allocate \$200,000.00 from CIP Funding to Georgia State University (GSU) for the "Reimagining the Stone Mountain Trail as a Cultural Corridor" Project for Artistic Crosswalks and Path Markings

**MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 2/26/2026. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Long Spears

*Presentation provided by Professor Fernando Rochaix, Georgia State*

*University Comments provided by Commissioner Terry*

*Comments provided by Commissioner Massiah*

*-TT: motion to approve*

Meeting Concluded At: 5:31 PM

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

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

**Absent:** 1 - Commissioner Long Spears

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Barbara H. Sanders-Norwood CCC, CMC