

Minutes

PECS-Planning, Economic Development & Community Services
Committee

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Robert Patrick

Tuesday, March 10, 2026

3:30 PM

Meeting Started At: 3:30 PM

Attendees: Commissioner Massiah, Patrick, Long Spears, Terry

Present 3 - Chairperson Nicole Massiah, Commissioner Michelle Long Spears,
and Commissioner Robert Patrick

I. MINUTES

2026-0465 Commission District(s): ALL
Minutes for February 26, 2026, Planning, Economic Development,
and Community Services Committee Meeting,
**MOTION was made by Robert Patrick, seconded by Nicole
Massiah, that this agenda item be Approved. The motion
carried by the following vote:**

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

II. APPOINTMENT

[2026-0302](#) Commission District(s): All Commission Districts
Appoint Dr. Sara Patenaude to Post 2 of the DeKalb Regional Land
Bank Authority.
**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
3/24/2026. The motion carried by the following vote:**

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

Committee conducted an interview of Dr. Sara Patenaude

-RP: motion to approve

2026-0308

Commission District(s): All Commission Districts
Appoint Rev. Dr. James Todd Speed to Post 1 of the DeKalb County
Hospital Authority.

**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 3/24/2026.
The motion carried by the following vote:**

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

Committee conducted an interview of Rev. Dr. James Todd Speed

-RP: motion to approve

III. STATUS UPDATE

TAD Financials - VP Tiffany Wills Decide DeKalb

Presentation provided by VP Tiffany Wills, Decide DeKalb

Q NM: I'm seeing districts 2 & 6 have more applications and awards, compared to others, can you speak to that?

Wills: There is a \$10 million application in district 2 right now for an infrastructure project which is pending.

We anticipate that to be approved in the next quarter. Small business grants are typically in the 10s of thousands while infrastructure grants are in the millions. Additional details provided.

Q MLS: I appreciate the support for the trail expansions. However can you confirm the TAD acts are going to come online this summer?

Wills: yes that is correct.

Q TT: can you explain why there is a discrepancy in the awards by district number, is that just Lulah Hills?

Wills: yes, Lulah hills is roughly \$900 million in total cost. The base awarded is 35 million over 20 years, because of that there is a loss in value when playing it back so it's equal of \$70 million in that timeframe.

Q TT: Has the board discussed dissolving any of the TADS?

Wills: yes we have discussed Avondale and Kensington, a review is under way, we expect recommendations in May.

Q TT: Are you in connection with the administration on these goals?

Wills: yes we are, Additional details provided.

Q RP: Can you provide us a live link to the map? I cannot open it.

Wills: yes will do.

IV. AGENDA ITEM

New Agenda Items

Recreation, Parks, and Cultural Affairs (RPCA)

[2026-0307](#)

Commission District(s): ALL

REN - Contract No. 2000132, Pressure Washing Services for County Parks (1st Renewal of 2 Options to Renew): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This contract consists of providing pressure washing services for County parks. This request seeks to exercise the 1st renewal option through May 31, 2027. Awarded to Facility Maintenance & Services Group LLC. Amount Not to Exceed: \$63,000.00.

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 3/24/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Information provided by Christopher Bass, RPCA Director

-RP: motion to approve

2026-0395

Commission District(s): ALL

REN - Contract No. 1360830 Tree Cutting and Removal Services for RPCA (Annual Contract 2nd Renewal of 2 Options to Renew): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This contract consists of providing tree cutting and removal services for County owned facilities. This request seeks to ratify a previously provided contract term increase. This request also seeks to exercise the 2nd renewal option through January 31, 2027. Awarded to Sesmas Tree Service LLC. Total Amount Not to Exceed: \$250,000.00.

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 3/24/2026.

The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Information provided by Christopher Bass, RPCA Director

Q NM: how many arborist do we have?

CB: we have two with a 3rd coming online

Q TT: is there anything in this contract to help with debris removal, such as ivy and invasive species?

CB: not this contract but this is something we can look into adding or developing a contract for

Q RP: is this something we can be proactive about?

CB: this contract is from a maintenance standpoint, like dead/dying trees or after a serve storm

Q RP: is there capacity for proactive review of trees?

CB: I believe that is addressed in a maintenance standpoint for our accreditation, however let me get with the team and review and I can provide a more in dept response

-MLS: motion to approve

[2026-0426](#)

Commission District(s): ALL

CO - Change Order No. 3 to Contract No. 1269307 and Change Order No. 2 to Contract Nos.: 1269304, 1269305, Asbestos Abatement, Demolition and Debris Removal (Annual Contract with 2 Options to Renew): for use by the Department of Community Development (CD). This contract consists of providing asbestos abatement, demolition, and debris removal services. This request seeks approval to ratify a previously issued contract term increase and provided services. This request also seeks approval to increase contract funds and term through December 31, 2026. Awarded to: Southern Demolition LLC., Kissberg Construction Inc., and Diversified Environmental Management, Inc. Total Amount Not To Exceed: \$480,525.00.

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 3/24/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Presentation provided by Allen Mitchell, Director Community Development

Q NM: Can we get a breakdown of demolitions occurring on a yearly bases

Q RP: is there a way to connect with code enforcement and public safety to reduce the time it takes to get to demolition, lets say after a fire.

AM: yes, law department is also apart of that process. Once it is in front of a judge and a decision is made, it will order the property owner to come into compliance or in a certain number of days the governing authority will step in likely demoing the property.

Additional detail provided by County Attorney Phillips

Q RP: then maybe this is more for the COO, is there a way to set up that process for all stakeholder departments to engage early. Lets say 30 or 60 days and engage with insurance companies. The goal would be efficiency

COO: We can take a look

-RP: motion to approve

Human Services

2026-0461 Commission District(s): All
To Appropriate SPLOST II Funding to Purchase, Install and Repair
Lou Walker Kitchen Equipment

**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
3/24/2026. The motion carried by the following vote:**

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

*Information provided by Damon Scott, Director Human Services and Ms. Cane, Lou Walker Director Q MLS:
can you confirm the kitchen has been closed for three years?*

DS: that is correct

Q RP: can we confirm the dollar amount? This is listed as \$276,000

Additional details provided by Chris Kingsbury, SPLOST Program Manager

*CK: I would not change the numbers now, we are close enough to the final number needed as listed Q RP: is
there a plan to address the "Critical need" costs at lou walker?*

DS: yes we are addressing these things at stages

-MLS: motion to approve

Chief Operating Officer

2026-0458 Commission District(s): All Commission Districts
Authorizing \$9,067,525.00 of SPLOST II Funding for Facilities
Improvements to Include Roofing and HVAC System Repairs and
Replacements for DeKalb County Physical and Mental Health
Facilities.

**This agenda item was Recommended holding in committee to
the Board of Commissioners due back on 3/24/2026 .**

Information provided by COO Williams and Chris Kingsbury, SPLOST Manager

COO: we will be bringing a substitute for this item increasing the total to roughly \$13.5 million

NM: please send that substitute and outline to commissioners for review

Q RP: Does this need audit review?

COO: I believe the request has been made and if you are holding it then we are fine with getting his feedback

RP: please provide us a Excel sheet so we can review the outlined costs better

Held in committee - no action

Board of Commissioners - District 2

[2026-0385](#) Commission District(s): All Commission Districts
A Resolution of the Governing Authority of DeKalb County,
Georgia, Urging Adoption of the Unhoused Support and Services
Plan; Establishing Implementation Expectations and Accountability;
and for Other Lawful Purposes

-RP: motion to 2 weeks

MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 3/24/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Previously Heard Items

Extension Service

[2025-1752](#) Commission District(s): All Districts
Memorandum of Understanding Between The Board of Regents of
the University System of Georgia by and on Behalf of the
University of Georgia Cooperative Extension and DeKalb County.

Item approved at 3/10 BOC Meeting - no action needed

[2025-1774](#) Commission District(s): All Districts
Annual Financial Agreement between The Board of Regents of the
University System of Georgia by and on behalf of the University of
Georgia Cooperative Extension Service and DeKalb County.

Item approved at 3/10 BOC Meeting - no action needed

Board of Commissioners - District 6

[2026-0244](#) Commission District(s): All Commission Districts
A Resolution Requiring A County Wide Health And Environmental
Impact Study Before Issuance Of A Land Disturbance Permit
(LDP) For A Data Center

**MOTION was made by Robert Patrick, seconded by Nicole
Massiah, that this agenda item be Recommended for deferral
to the Board of Commissioners, due back on 3/24/2026. The
motion carried by the following vote:**

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Items 2026-0244 & 2026-0245 discussed together

-RP: motion to defer to the April 28th BOC Meeting with a Stop in PECS on April 14th

[2026-0245](#) Commission District(s): All Commission Districts
An Allocation Not To Exceed \$15,000 Of The DeKalb County General
Fund To Be Considered For The 2026 Budget To DeKalb Public
Health To Conduct A Study On The Known Health And
Environmental Impacts Of Data Centers On Local Communities.

**MOTION was made by Robert Patrick, seconded by Nicole
Massiah, that this agenda item be Recommended for deferral to
the Board of Commissioners, due back on 3/24/2026. The motion
carried by the following vote:**

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and
Commissioner Patrick

Items 2026-0244 & 2026-0245 discussed together

Presentation provided by Amy Sharma, Science For Georgia

Q MLS: Do you have a list of stakeholders already or is that in process?

AS: we would be looking for recommendations from the Board. We are aware of some advocacy organizations and state and local health agencies but community wise we would want recommendations on who to engage

Q MLS: what is the process for making the recommendations?

AS: if the contract is agreed upon we can put a two week limit on recommendations and move from there

Q MLS: have you discussed this with Board of Health?

AS: not yet, that is also pending approval, we have access to publicly available data sets however, if there are specific things you want to see requiring their engagement we will

Comments provided by Dr Paxton, Director Board of Health

Dr. Paxton: yes we will work with Science for Georgia to the extent we can. Additional details provided

Q MLS: Can you expand on the optional townhalls?

Additional details and cost provided by Amy Sharma

Q NM: looking at the potential costs and data needs, if you get a lot of public information would that cost decrease?

AS: yes a lot of that is labor costs. Someone has to still think through the data and analyze it

Q NM: what is the methodology for analysis

Details provided by Amy Sharma

Q RP: do you have access to the information on water, and the amount of water data centers use?

AS: no, its kind of mystery but we have averages verse how much water available

Q RP: regarding contamination, what would you be adding outside of already set standards?

AS: we would be testing to see if treating is occurring and making recommendations on what you should be looking for

Q RP: when and where would you be measuring for noise and light pollution and where would the comparison be?

Details provided by Amy Sharma

RP: I like the idea of doing a baseline of particulate matter county-wide, would that be something you could do?

AS: yes, that is right in our wheelhouse, we pulled together a high-level baseline in district 6 with recommendations last year. Additional details provided.

RP: Are you comfortable with the item coming back to committee the second meeting in April?

TT: The goal of this is related to the issuance of a land disturbance permit, so there are more steps needed, it would be good to have some preliminary review before the data center ordinance returns

Planning Staff: Data Center ordinance returns May 12th

-RP: motion to defer to the April 28th BOC Meeting with a Stop in PECS on April 14th

[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.

**MOTION was made by Robert Patrick, seconded by Nicole
Massiah, that this agenda item be Recommended for deferral to
the Board of Commissioners, due back on 3/24/2026. The motion
carried by the following vote:**

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

TT: We can hold these items

Q RP: my one question, we can include enforcement as part of the conversation of this ordinance change

-RP: motion to defer to April 14th BOC with prior stop in PECS March 24th

[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.

**MOTION was made by Robert Patrick, seconded by Nicole
Massiah, that this agenda item be Recommended for deferral to
the Board of Commissioners, due back on 3/24/2026. The motion
carried by the following vote:**

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

-RP: motion to defer to April 14th BOC with prior stop in PECS March 24th

Meeting Concluded At: 5:22 PM

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

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

BARBARA NORWOOD-SANDERS, CCC