

**DRAFT - Minutes**

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

*Commissioner Nicole Massiah (Chairperson)*

*Commissioner Michelle Long Spears*

*Commissioner Ted Terry*

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Tuesday, June 24, 2025

2:00 PM

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Meeting Started At: 3:05 PM

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

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

**I. MINUTES**

**2025-0884**      Commission District(s): ALL  
Minutes for June 10, 2025, Planning, Economic Development, and  
Community Services Committee Meeting,  
**MOTION was made by Michelle Long Spears, seconded by Ted  
Terry, that this agenda item be approved. The motion carried  
by the following vote:**

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

**II. APPOINTMENT**

2025-0925

Commission District(s): All Commission Districts  
Appoint Ms. Glianny Faundo, Esq. to Post 5 of the Development  
Authority of DeKalb County, Post 5 of the Residential Care  
Facilities for the Elderly Authority and Post 5 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 7/8/2025. The  
motion carried by the following vote:**

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

*Committee conducted an interview of Ms. Fagundo for three 13A Appointments.*

*-MLS: motion to approve*

### **III. DISCUSSION**

Decide DeKalb TAD Financials Report - Tiffany Wills

*Presentation provided by Tiffany Wills - VP of Redevelopment at Decide DeKalb*

*Q TT: What is the project outlined in the Southwest DeKalb?*

*Wills: it is a commercial redevelopment in a pay as you go funding award structure. It would be reimbursed through property tax credits.*

*Q TT: is there an advisory committee for the Southwest DeKalb?*

*Willis: it is my understand is all 5 will have an advisory board. Decide DeKalb will make recommendations and the Commissioners can too. I can confirm with MS DeBarr.*

*Comments provided by Commissioner Spears*

*Comments provided by Commissioner Terry*

*Q MLS: the law department has received the advisory committee final draft. Mr. DeBarr did state that he would like to discuss it with the Development Board, when is the next meeting?*

*Willis: we have a special meeting in July and the following meeting is in September.*

*Q MLS: can you explain the 'total project cost' for the Market Square and Druid Hills TADs*

*Willis: we received two applicants that are estimated at \$23.6 million, they are applying for \$8.2 million in funding.*

*Q MLS: What is the 56,000 in the Market Square TAD?*

*Wills: it is for a small business grant we will be funding*

*Q MLS: when you say County Assets is that through the Tax Commissioner's Office?*

*Wills: correct*

*Q TT: following up on the advisory committee, I have documents from law from March and June of 2024, has anything changed since this draft?*

*Wills: that was before I started, I can follow up with Mr. DeBarr*

*Q TT: has the Development Board seen it?*

*Wills: to my knowledge it has not been presented publicly.*

*TT: Law department get with me to review*

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

#### **Community Development**

2025-0829

Commission District(s): All

Update to the 2024-2028 Consolidated Plan for the Department of Housing and Urban Development (HUD) Programs, including the 2025 Annual Action Plan - Federally Funded, No Cost to the County

**MOTION was made by Michelle Long Spears, seconded by Nicole Massiah, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 7/8/2025. The motion carried by the following vote:**

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

**Abstain: 1 - Commissioner Terry**

*Information provided by Allen Mitchell Director Community Development & Brauwnin Camp - Project Manager*

*Q TT: regarding the ADA ramp, where will it be installed?*

*COO Williams: I believe it is going down into the Maloof annex from the main building*

*Q TT: Are any of the nonprofits listed focused on child homelessness specifically those who live at extended stay hotels?*

*Mitchell: yes, they do, a lot of our programs focus on kids and family support*

*Q TT: is there a specific part of the plan that outlines the strategy that addresses children who live in cars, couch surfing, or extended stays.*

*Mitchell: what is being presented today outlines the budget we have to provide to HUD. The final plan submitted does outline more detail and strategy*

*Q TT: which organizations outlined here address children homelessness?*

*Mitchell: all of them do in some capacity. Additional details provided.*

*Q TT: I'm trying to measure impact, I understand you are trying to manage all these applications and spread out the funds. Do these small grants leverage impact of other funds?*

*Mitchell: We can only allocate out about 15% of our budget. Which breaks down into small amounts over time. Additional information provided.*

*Q TT: 15% of what?*

*Mitchell: \$7.4 Million, our budget.*

*Q MLS: Would it be possible to receive the budget actuals for the 2024 allocations? Could you send it before the next BOC Meeting*

*Mitchell: yes we can provide that data. Additional information provided*

*Q MLS: can you share the number of recipients, number of adults, seniors and children who benefited?*

*Mitchell: yes*

*Q NM: what I'm hearing is when invoices are submitted to you, they also provide information on who exactly benefited. Does that include basic information, like zip code and demographics?*

*Mitchell: yes we call it a direct benefit form. These organizations cannot receive more funds without it,*

*NM: please share that with us.*

*-MLS: motion to approve pending additional information*

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

2025-0836

Commission District(s): Districts 5 and 7

Approval of the Davidson Arabia Mountain Nature Preserve Master Plan.

**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 7/8/2025. The motion carried by the following vote:**

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

*Items 2025-0836, 0835 & 0837 presented and discussed together together*

*Presentation provided by Chuck Ellis, RPCA Director and Presentation provided by David Flaherty, Manager  
RPCA, Paige Singer, PRCA Manager*

*Q TT: Where do the funds come from for these master plans?*

*Singer: its blended, there are some SPLOST dollars, CIP and we go after grants where applicable. It is also why  
we phase these plans out so we can continue to provide funding over time.*

*Q TT: are they phased out in the master plan?*

*Singer: yes, however the master plan is much more broad scoped. We are about 5 years into the 10 year  
spending plan. We revisit and needs change.*

*Q TT: are these developed through park pride?*

*Singer: A lot of these were funded by former commissioners or CIP*

*Q TT: what is the option of Staff and the administration on how we are going to fund all this? We are looking at  
10s of millions in cost. It seems like we focus on neighborhood parks compared to some of neighbors who do  
larger park projects.*

*COO Williams: a couple of points; The regional parks happen do to large unincorporated areas. A lot of our  
large plots of plan have been incorporated by our cities. in the past referendums and bonds were major factors  
in actualizing neighborhood parks. Historically we do focus on neighborhood parks, if we wanted to do large  
scales expansions it will take a large scale infusion of funds.*

*TT: I want to get us out of the 'hurry up and wait' pattern of these plans. We are seeing that a lot of these were  
finalized in 2022 and 2023. It would be great to get feedback on a possible referendum for voters.*

*RP: I think as part of that County-wide look, we could also conder working with municipalities in developing  
these options*

*-TT: motion to approve*

2025-0835

Commission District(s): Districts 4 and 7

Approval of the Hairston Park Master Plan located at 911 S. Hairston  
Road.

**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 7/8/2025. The motion  
carried by the following vote:**

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

*-TT: motion to approve*

2025-0837

Commission District(s): Districts 1 and 7

Approval of the Pleasantdale Park Master Plan located at 3650 Pleasantdale Road.

**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 7/8/2025. The motion carried by the following vote:**

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

*-TT: motion to approve*

2025-0572

Commission District(s): 5

CO - Change Order No. 1 to Contract No. 1373099 Cooperative Agreement for Playground and Water Play Equipment with Related Accessories and Services (Sourcewell Contract Number 010521-LTS-4): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This request seeks to purchase from the competitively let Sourcewell Contract to replace the playground at Biffle Park and Glen Emerald Park and to continue making enhancements at Wade Walker Park. This request seeks to ratify a previously provided contract term increase. This request also seeks to increase contract funds and term through February 17, 2026. Awarded to: PlayPower, Inc. c/o Playworx (subsidiary Little Tikes Commercial). Amount Not To Exceed: \$674,847.00.

**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 7/8/2025. The motion carried by the following vote:**

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

*Information provided by Chuck Ellis, RPCA Director*

*-TT: motion to approve*

[2025-0497](#)

Commission District(s): All Commission Districts

Appoint Ms. Joscelyn C. O'Neil to Post 11 of the Recreation, Parks & Cultural Affairs Citizens Advisory Board.

**MOTION was made that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/8/2025.**

**The motion carried by the following vote:**

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

*Q NM: were you here for the interview of Ms. O'Neil in May?*

*Director Ellis: yes I was*

*Q NM: can you highlight the responsibilities of the Board?*

*Ellis: Staff discussed basic park issues for citizen input and get feedback. Most anything that has to do with Parks is run by them.*

*Q NM: can you speak to the general requirements of an appointee to this board?*

*Ellis: Basic knowledge of their community and of course commitment to be involved and engagement with ideas and issues.*

*Q NM: When it comes to dealing with challenges is the board's responsibly more croqueting or providing solutions?*

*Ellis: I would say it is both, we have a very engaged board at the moment. Homelessness in the parks, park fees and trail master plans are main topics right now.*

*Q TT: who appointed her?*

*Ellis: Legislative Delegation*

*Q NM: Shannon, Do you recall the general response from Ms O'Neil when asked about her role on the board would be?*

*McGraw: At the interview it was clear she wanted to provide a response to the questions posed, whether it directly connected or not to the question - I would need to check the tape for exact responses*

*Q NM: do you recall what she hoped to contribute to the board*

*McGraw: I do not off the top of my mind*

*Comments provided by Commissioner Massiah*

*Q MLS: would you like to defer for two weeks and invite Ms. O'Neil to come back? Have you reached out to Rep Davis?*

*NM: I have reached out, and left her voice mails. That would be fine with me*

*Comments provided by Commissioner Long Spears*

*ML:S I believe Ms. O'Neil would be a great addition to any board.*

*NM: I am not questioning her passion but given she was unaware of the basic roles and responsibilities gives me pause.*

*Q TT: Did the delegation vote or did just one State Rep recommend her? The delegation needs to provide someone. Can we get clarity on it?*

*Ellis: When we reached out to ask for a nominee this was received. I'm not sure to your question and I can't speak to the their process*

*Q TT: did you hear from the Chairs of the delegation? Would it be possible to confirm the delegation confirmed it in some capacity.*

*Ellis: we will reach out. The next meeting RPCA Meeting is July 22nd*

*Comments provided by Commissioner Terry*

*No Recommendation - bring item to July 8th PECS Agenda*

## **Board of Commissioners - District 2**



- [2025-0751](#) Commission District(s): All Districts  
A Resolution of the DeKalb County Board of Commissioners to  
Create the DeKalb Arts and Culture Council  
**This agenda item was recommended holding in committee to  
the Board of Commissioners due back on 7/8/2025 .**

*Item not heard - due to a lack of Committee time - Recommend hold in Committee*

**Board of Commissioners - Super District 6**

- [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 7/8/2025 .**

*Item not heard - due to a lack of Committee time - 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 7/8/2025 .**

*Information provided by Commissioner Terry & Interim County Attorney Matt Welch*

*Q NM: the business will receive a \$500 rebate and residents a \$75 gift card*

*Welch: that is the current suggestion given that businesses would have a bigger impact*

*Q NM: how was this structure determined?*

*Welch: we have looked at several example programs in place. It did not originate with the Commissioner.*

*Q NM: do we have an estimate for cost of the County?*

*TT: we were thinking \$100,000 baseline for the FY2026 Budget and it is more popular extend that baseline NM: I would suggest that language is outlined in the resolution it is clear.*

*Q RP: what would be the funding source?*

*TT: we haven't discussed in detail, it would be for unincorporated residents and businesses so maybe unincorporated funds? It would defer to Director Sigler*

*Q RP: is it only for DeKalb County based businesses?*

*TT: if you are a DeKalb County business with a County licenses you would be legible.*

*Q RP: have you spoken with any businesses on converting?*

*TT: we've talked to our landscape vendors at the libraries because it would tie in perfectly with the library transition plan.*

*Q RP: Any conversations about the longevity of batteries or standards on the commercial level*

*TT: the good news the brands have come online with good technology. For the residential side the \$75 gift card will cover a middle tier electric blower and battery provided.*

*Additional Funding details provided by Interim County Attorney Welch*

*Welch: we also need to include an in effect date.*

*NM: we will keep this item in committee for now*

*- Recommend hold in Committee - no vote*

2025-0681

Commission District(s): All Commission Districts

A Resolution Requesting The Administration Reverse The Exchange Of Approximately 40.00 Acres Of Land In The County's Intrenchment Creek Park For Approximately 52.9 Acres Of Adjacent Property Formerly Owned By Blackhall, Reopen Intrenchment Creek Park, And Restore The Park's Land And Trailhead.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 7/22/2025 .**

Chief Executive Office

2025-0657

Commission District(s): All Commission Districts  
Disbursement of \$2,398,131 of opioid settlement funds to Claratel Behavioral Health (\$1,343,742); DeKalb County Sheriff's Office (\$620,035) and DeKalb Public Health (\$434,354) to assist County residents suffering from opioid use disorder, and to provide lifesaving equipment.

**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 7/8/2025. The motion carried by the following vote:**

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

*Context provided by Commissioner Massiah*

*Information provided by Chief Fullum, Fire & Rescue*

*COO Williams: I would apricate a motion that articulates that the administration will bring forward a substitute all eligible expenses under*

*TT: COO, sounds like you all will review this budget and follow up?*

*-TT: motion to approve pending additional information*

Meeting Ended At: 4:56 PM

**This agenda item was adjourned meeting**

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

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Barbara H. Sanders-Norwood CCC, CMC