

DRAFT Minutes

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

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Ted Terry

Tuesday, September 9, 2025

2:00 PM

Meeting Started At: 2:07 PM

Attendees: Commissioners Massiah, Spears, Terry, Patrick

I. MINUTES

2025-1196 Commission District(s): ALL
Minutes for August 12, 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

2025-1070 Commission District(s): All Commission Districts
Appoint Mr. Stephen P. Smith, Esq. to Post 8 of the Development
Authority of DeKalb County and Post 8 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 9/23/2025. The
motion carried by the following vote:**

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

- the PECS Committee conducted an interview with Mr. Stephen Smith

III. DISCUSSION

TAD Mid Year Financials - VP Tiffany Wills

Presentation provided by VP Tiffany Wills

Wills: Decide DeKalb Staff is working on finalizing the TAD Advisory Committees with Law and BOC Staff, President DeBarr will reach out to request time at a PECS Meeting to discuss.

Q TT: The TAD Funds post 2018 are under the director and control by Decide DeKalb, what about any assets prior to 2018? Wills: Decide DeKalb managed all the awards. If we have a TAD award of 1 million or above; we would request board action. We do need board action for anything prior to 2018

Q TT: Can you be sure to keep commissioners in the loop on allocations? I wasn't aware of the North Druid Hills, can you provide some information.

Wills: we are still waiting for additional information from the applicants ourselves. Once we have that the review would continue and once the details are finalized, we share it with the commissioners.

Q TT: is it the Avondale TAD being considered for affordable housing project?

Wills: yes, Cottages on Midway. Additional information provided.

Q MLS: on slide 1 there is a TBD on the Briarcliff tad expiration date

Wills: yes, when the TAD was finalized State law at that time did not require an expiration date.

Q MLS: in the absence of a date, wouldn't it default to 50 years?

Wills: I can confirm and get back to you

Q MLS: The Decide DeKalb board needs to vote on the TAD Advisory committees however my understanding is there are some things that still need to be ironed between Decide DeKalb and Law. What I'm trying to figure out what the holdup is. MN: As it relates to the TAD Committees I'd like you to have that discussion offline. From what we are hearing there is still work to be done, the purpose of this presentation is to review the financials.

MLS: The purpose of the committees are to advise on projects, several of the projects you have highlighted today I believe would be best suited for public input. I am respectfully requesting to the PECS chair and Decide DeKalb that whatever needs to happen that we get it finalized before the end of the year.

PR: I agree that conversation would be better suited to have with President DeBarr, Chair, when he is ready to have that conversation I would request the committee make time for it.

NM: when they are ready to present we will move forward with a presentation and discussion

IV. AGENDA ITEM

2025-1138

Commission District(s): All

CO - Change Order No. 2 to Contract No. 1294379 In-Home Services for Older Adults, Persons with Disabilities, and Their Caregivers: for use by the Department of Human Services (HS). This contract consists 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 consent to assign the contract and all remaining contract funds and term from Rem-Kiks Health Care Services, Inc. to Coastal Home Care, LLC dba Help at Home.

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 9/23/2025. The motion carried by the following vote:

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

Information provided by Damon Scott, Director Human Services

Q TT: can you breakdown the funding, how much is coming from the ARC Grant and how much from senior funds? Scott: I can get that to you. The in-home services is part of the annual allocation from ARC.

Q TT: in terms of the change of contractor, do we stipulate the minimum wage range for services?

Scott: The County does not stipulate that, I believe home aides are paid around \$13-15/ hour. Provided by the vendor. Comments provided by Commissioner Terry

Q TT: if we are providing the funds, we should stipulate the wage and have our contractors to match our minimum wage. Scott: it is something we can discuss with them and purchasing. Additional details provided

Q TT: when would the next RFP for this contract go out?

Scott: it will expire in the Spring, we would need a contract extension

TT: My hope is that before that happens you all come to committee to take about the scope and specifically the wage range you will be advertising is.

COO Williams: Its something we can talk about in the next budget. There may be an opportunity to set a standard across the board but more conversation is needed

TT: maybe early next year, just share how much is going to the company, the salaries, etc. A little transparency on how they are conducting their business.

NM: I appreciate the sentiment Commissioner, I would add that we may need to get legal involved because when we start to set very specific criteria of salaries and benefits there could be an opening for them to argue that w are directing them as employees and not a vendor. Just want to see some robust conversation there.

-TT: motion to approve with the stipulation that the administration will come back to discuss the next pending RFP

2025-1135

Commission District(s): Districts 1 and 7
CO - Change Order No. 1 to Contract No. 2000067 for RFP No. 24-500667 Presidential Parkway - Embry Hills Arts & Culture Small Area Plan (SAP): for use by the Department of Planning & Sustainability (P&S). This contract consists of providing professional services for creating, revitalizing and/or recreating the brand of the Presidential Parkway/Embry Hills Regional and Town Center. This request seeks to increase the scope of services and contract funds. Awarded to: Pond & Company, Inc. Amount Not To Exceed: \$110,000.00.

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 9/23/2025. The motion carried by the following vote:

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

Presentation provided by POND & Company Staff

Comments provided by Commissioner Terry

Comments provided by Commissioner Patrick

Q RP: I want to confirm this plan will include residential in unincorporated DeKalb

Staff: that is correct

-TT: motion to approve

2025-1190

Commission District(s): District 6
To Appropriate \$50,000 Of General Fund- Planning Fund And \$2,128.44 Of District 6 Reserve For Appropriations, Totaling \$52,128.44, To Farmer D Consulting To Begin Development Of A Bouldercrest Overlay District Master Plan As Part Of The Village Conservation Community As Outlined In The DeKalb 2050 Unified Plan.

MOTION was made by Ted Terry, 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 9/23/2025. The motion carried by the following vote:

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

Information provided by Commissioner Terry

Comments provided by Commissioner Massiah

TT: The motion is to approve the item pending a substitute for the 9/23 BOC to include an additional \$50,000 in funding for the planning process. We would like the administration and planning department to review and fine tune the substitute and include The Sigma Works group in the planning process.

-TT: motion to approve pending additional information (substitute)

2024-1237

Commission District(s): All Districts

A Request for the Director of Planning & Sustainability to amend the DeKalb County Nuisance Ordinance to Add a Closure of Chronic Nuisance Properties Ordinance Chapter.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/23/2025. The motion carried by the following vote:

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

Information provided by Terry Phillips and Nicole Aigner, Law Department

Terry Phillips: We have a scheduled discussion for later this week to finalize and ask for a deferral to allow us time to conduct that discussion

MLS: I'd request Law schedule a meeting with my office to review these items

-TT: motion to defer for 30 days

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/23/2025. The motion carried by the following vote:

2024-1238

Commission District(s): All Districts

An Ordinance to Amend Chapter 18 of the Code of DeKalb County, Georgia, as Revised 1988, to Add a New Article IX Related to Blighted Property to Allow A Millage Rate Increase for Blighted Properties and Other Purposes.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/23/2025. The motion carried by the following vote:

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

Information provided by Terry Phillips and Nicole Aigner, Law Department

-TT: motion to defer for 30 days

2024-1239

Commission District(s): All Districts

An Ordinance to Amend the Code of DeKalb County, Georgia, As Revised 1988, Chapter 18, Article III, Property Maintenance to Establish Minimum Standards for Vacant Property, Require Property Owners to Apply for a Board-up Permit, and for Other Purposes.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/23/2025. The motion carried by the following vote:

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

Information provided by Terry Phillips and Nicole Aigner, Law Department

Phillips: the law department is in a position of support of the item however we know that department of code enforcement and planning would like to weigh in

-TT: motion to defer for 30 days

2025-0681

Commission District(s): All Commission Districts

A Resolution Supporting The Administration's Decision To Take Action To Recover Land Traded To Blackhall Real Estate Phase II, LLC In Its 2021 Land Exchange With DeKalb County And For Other Purposes.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/23/2025. The motion carried by the following vote:

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

Information provided by Commission Terry

TT: the administration is still in negotiations on this issue. I'd like to defer for 60 days

-TT: motion to defer for 60 days

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 Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/23/2025. The motion carried by the following vote:

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

Information provided by Commission Terry

TT: the law department distributed a memo on these items yesterday and have asked for more time. I would ask Commissioners to review the memo and reach out with questions. I want to ensure each commissioner is comfortable with what we are trying to do.

Comments provided by Attorney Welch

-TT: motion to defer for 30 days

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 Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/23/2025. The motion carried by the following vote:

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

Information provided by Commission Terry -

TT: motion to defer for 30 days

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

Barbara H. Sanders-Norwood CCC, CMC