

DRAFT - Minutes

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

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Ted Terry

Monday, November 3, 2025

11:00 AM

SPECIAL CALLED

Meeting Started At: 11:06 AM

Attendees: Commissioners Massiah, Terry, Bolton, Davis Johnson, Patrick

Present 2 - Chairperson Nicole Massiah, and Commissioner Ted Terry

Absent 1 - Commissioner Michelle Long Spears

I. DISCUSSION

CEO's Sport Commission

Presentation provided by CEO Cochran Johnson and James Tsismanakis- CEO Discover DeKalb

Q NM: What is the kick-off date?

CEO: Thursday, November 6th, at the Chamblee city center. The DeKalb mayors have been invited

Q RP: if we want to try and get local places, like parks, advertised, how can we do that?

CEO: When it comes to parks we need to connect with the party responsible and coordinate with public safety.

We have put a resource directory on the website - if they want to be apart they can review and apply

Q RP: I want to circle back to the idea of branded water bottles. Additional context applied

Response provided by James Tsismanakis- CEO Discover DeKalb

Q RP: this connects with our trail work but what about a biking event touring the cities

CEO: Great idea. Additional comments provided

Q MDJ: is there a jurisdictional type of committee for FIFA? Are we working with Atlanta and the Metro?CEO: yes we are. Ms. Revelo can speak more too it.

Additional information provided by Chief of intergovernmental affairs, Martha Revelo

Comments provided by Commissioner Massiah

Comments provided by Commissioner Terry

Q LB: Will the DeKalb united cite link to FIFA?

CEO: FIFA and the costs associated with the license too expensive. We are otherwise not allowed to use FIFA name or branding. Our intent is to capitalize outside of that use. The other municipality authorized to use it is the City of Atlanta.

Tsismanakis: Our connector will be the Atlanta business bureau

Q LB: I like use to do a FIFA or DeKalb United travel pass which will help them to get to whatever sites in dekalb associated with FIF.

CEO: we are developing a QR Code that will connect to a link tree of all locations but its something we can look into and respond too.

Q LB: Will there be an opportunity for Commissioners to patriciate or get a debriefing on the public safety aspects

CEO: yes we have had several meetings with city of Atlanta and public safety groups and can loop you in if you would like to attend.

Additional information provided by Chief of intergovernmental affairs, Martha Revelo

II. AGENDA ITEM

Board of Commissioners - Districts 2 & Super 6

2024-0935

Commission District(s): All Commission Districts

Resolution Establishing an Affordable Housing Trust Fund for DeKalb County, Georgia

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 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Information provided by Commissioner Terry

Information provided by CHO Dr. Ferguson

Q TT: from your point of view, this can approved by the end of the year allow us to begin Implentation this in January 2026

Ferguson: yes the internal work could be completed by end of January give there is proper board action before the end of the year

Q MDJ: are you in support of the subsistute we have recived?

Ferguson: Yes I am

Q MDJ: is this the most updated version we are reviewing?

SNM: yes this was circulated on the 30th by Dr Ferguson

Q TT: Would a two week deferral slow you down?

Ferguson: there are internal matters we need to work on but a two week deferral will not derail us

TT: Motion to approve the current version and request Commissioners to review and provide feedback between now and November 10th

2024-1548

Commission District(s): All Commission Districts

A Resolution by The Board of Commissioners of DeKalb County Designating 1/8th of the Hotel-Motel Tax Revenue for An Affordable Housing Trust Fund Beginning in 2025, Pending Fund Approval
MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Comments provided by Commissioner Terry

TT: Motion to Withdraw

Recreation, Parks and Cultural Affairs (RPCA)

2025-1206 Commission District(s): ALL
CO- Change Order No.4 to Contract No. 1323040 Comprehensive Trail – Greenway Master Plan (Multiyear): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of providing professional planning services, to include the creation of a comprehensive master plan that will incorporate expansion and creation of future greenways within the County’s existing network of over 33 miles of greenways. This request seeks to ratify a previously provided contract term increase. This request also seeks to extend the contract term through December 31, 2025. Awarded to: Toole Design Group, LLC.
CONTRACT TERM INCREASE ONLY.

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 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Comments provided by Paige Singer, RPCA

TT: Motion to Approve

2025-1306 Commission District(s): ALL
CO - Change Order No. 1 to Contract No. 2000041 and Change Order No. 2 to Contract No. 2000037, Architectural and Engineering Services for Recreation, Parks, and Cultural Affairs (RPCA) (Multiyear): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). Consists of providing on-call architectural and engineering design services. This request seeks to increase contract funds to support Corps Water Infrastructure Financing Program (CWIFP) application. Awarded to American Engineers, Inc. and Kimley-Horn & Associates, Inc. Total Amount Not To Exceed: \$1,264,700.00.

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 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Comments provided by Paige Singer, RPCA

TT: Motion to Approve

2025-1370

Commission District(s): ALL
CO- Change Order No. 1 to Contract No. 1301248 Feed, Hay and Shavings for Little Creek Horse Farm (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This contract consists of the purchase and delivery of feed, hay, and shavings for Little Creek Horse Farm. This request seeks to ratify a previously provided contract term increase. This request also seeks to extend the contract term through August 31, 2026. Awarded to: Conyers Pet and Livestock Supply, Inc. dba The Stock Market. Amount Not To Exceed: \$200,000.00.

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 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Comments provided by Paige Singer, RPCA

TT: Motion to Approve

2025-1494

Commission District(s): All Commissioners
To Approve The 2025/2026 Agreement with DeKalb County School Nutrition Services For \$70,470.00 To Furnish After School Snacks For The Department Of Recreation, Parks And Cultural Affairs

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 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Comments provided by Paige Singer, RPCA

TT: Motion to Approve

[2025-1492](#)

Commission District(s): All Districts

To approve The American with Disabilities Act (ADA) Transition Plan prepared for Recreation, Parks, and Cultural Affairs by Bureau Veritas

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 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Comments provided by Paige Singer, RPCA

TT: Motion to Approve

Board of Commissioners

[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 Nicole Massiah, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Items 2024-1237, 1238 and 1239 discussed together

Information provided by Commissioner Patrick & Attorney Terry Phillips & Nicole Aigner

Q TT: The two ordinances you mentioned are based on state law?

Aigner: yes the blight tax is authorized for local governments, the other one is in compliance with a state law.

Additional comments provided by Terry Phillips

Q TT: have we monitored the City of Atlanta blight tax, I have not seen anything

Phillips: no we are not aware of lawsuits, court responses or issues.

TT: I am in favor of it. Additional comments provided

Phillips: we have been able to share the legislation with the administration and associated departments. I would defer to the user departments in timing of coming online

TT: Madam Chair, can COO address the implantation concerns

COO: the question at hand is 180 days appropriate to come online? The most idea situation would be for us to give input of actualizing before the ordinance is passed and implemented.

Q TT: do we know how many properties have unresolved issues?

Q RP: It will take time for them to get that report; maybe that is something that could be worked on in that 180 days prior to implementation.

Phillips: the fundamental component is Court action. I'm hesitant to prescribe an exact number of visits.

Commissioner Massiah provided feedback on several sections of ordinance

NM: we need to define specifically what a closure is under this ordinance (1237)

Phillips: yes we can look at that

Comments provided by Commissioner Patrick

Phillips: We would like a deferral of the Closure ordinance (2024-1237) till the December 16th BOC meeting .

TT: Motion to defer to December 16th BOC with prior stop in PECS December 9th

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 Nicole Massiah, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

TT: Since the ordinance appears to be ready for action; outside of the 120 days for implantation. That could be worked out before Mondays meeting?

COO: 180 days takes us through the budget cycle

TT: Motion to Approve with change to 180 days upon enactment

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 Nicole Massiah, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 11/10/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

TT: Motion to defer to December 16th BOC with prior stop in PECS December 9th

Meeting Concluded At: 12:42 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 - Chairperson Massiah, and Commissioner Terry

Absent: 1 - Commissioner Long Spears

Barbara H. Sanders-Norwood CCC, CMC