

**DRAFT - Minutes**

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

*Commissioner Nicole Massiah (Chairperson)*

*Commissioner Michelle Long Spears*

*Commissioner Ted Terry*

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Monday, November 10, 2025

2:00 PM

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Meeting Started At: 2:16 PM

Attendees: Commissioners Massiah, Terry, Spears, Patrick

**I. MINUTES**

**2025-1619** Commission District(s): ALL  
Minutes for October 14, 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

**2025-1646** Commission District(s): ALL  
Minutes for November 3, 2025, Special Called 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

2025-1617

Commission District(s): All Commission Districts  
Appoint Mr. Nick Nicolosi to the Perimeter Community  
Improvement District Board

**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 11/18/2025. The motion carried  
by the following vote:**

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

*-interview conducted by the PECS Committee of Mr. Nicolosi*

*Q MLS: The candidate says he is a resident of Gwinnett County, is that a conflict here, is it a  
requirement for board members to be DeKalb residents?*

*Welch: we are reviewing now, we have not had to address this before and want to be sure, there are  
several enabling legislation documents*

*-TT: motion to approve pending further information from Law Department (Confirm Residency)*

## III. DISCUSSION

Decide DeKalb TAD Financials -VP Tiffany Wills

*-Presentation provided by VP of Development VP Wills*

*Q TT: Have we finalized all the details for the advisory committees? Do we have a final draft?*

*Wills: Yes, we hope to have committees approved and created in the first quarter of 2026*

*Further comments provided by Commissioner Terry*

*Q MLS: Will there be a need for a vote?*

*Wills: yes the board will be conducted to create the committees and add the appointees*

*Q MLS: I have two TADs in my district will I be able to submit an appointee for each one?*

*Wills: yes*

*Q NM: at the Candler crossing project; how is decide dekalb determining who to lease commercial space  
too Wills: we are working on those details now with the property owner, as we finalize the development  
agreement I can reach out and give you better details.*

*Q NM: Will you all be bringing another candidate forward to replace the superintendent who was  
nominated Wills: correct*

*Q NM: do you know who appointed the previous superintendent ?*

*Wills: Let me circle back to you*

#### IV. AGENDA ITEM

##### Planning & Sustainability

[2025-1458](#)

Commission District(s): All Districts

Application of the director of planning & sustainability to Accept into Record the DeKalb County Urban Tree Canopy Assessment and to Adopt the Study's Recommendations.

**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 11/18/2025. The motion carried by the following vote:**

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

*Presentation provided by Kathy Reed, Sustainability Coordinator, Planning & Sustainability*

*Q TT: The story map is showing red dots for decrease, there are a lot here, how did we still get an 2% increase over the last 13 years?*

*Reed: the dots are not scaled, its showing the area where the change occurred but not the number of trees. So one tree could have been removed or 100*

*Q TT: are the gaps from 2010 improved? I guess you can argue the tree would have grew and covered more land*

*Reed: yes that's correct. If a tree is overhanging a parking lot, the canopy would show an increase but other measures could show a decrease for cut backs.*

*Q TT: When was the snapshot taken? Blackbox movies and the public safety training site were built in around 2020, that's roughly 120 acres that were removed. I think we need to review the tree replacement strategy and I'd like us to consider alternatives to how we review and maybe focus more on acreage*

*Response provided by Ms. Reed*

*Further comments provided by Commissioner Terry*

*Q MLS: What data was used to develop slide 4? What was the time frame ?*

*Reed: none of them are older than 3 years, but they are from various time points*

*Q MLS: are you involved in the zoning rewrite?*

*Reed: yes, further comments provided*

*Q NM: I want to better understand the use of the lidar technology*

*Reed: it uses laser pulses to measure distances. It can create 3D models on an area*

*Q NM: Do you have costs associated?*

*Reed: no I don't but I have think some of this could be done in house and coordinate with GIS*

*Q NM: when it comes to the planning actions, and coverage goals, what are the thoughts are working with planning and sustainability, do you plan on working with them?*

*Reed: yes, our new arborist is here who could better expand. Further comments provided*

*Q NM: have you been in discussions with RPCA and coordinating efforts?*

*Reed: no not yet, we would need to coordinate, especially the proposed idea for pocket parks.*

*Q NM: can you provided some additional details about he referenced trainings that are required*

*Response provided*

*Q NM: I'm looking for additional details on what we currently have in place and as they relate to the recommendations here*

*COO: what I would say broadly is the County has done a lot of work historically, to focus on sustainability.*

*Ms. Reed is an example of that.*

*Q RP: Can you verify, I thought we had a tree city certification before?*

*COO: Yes we have*

*Q RP: Do you all review trees in the right of way specifically if they are diseased?*

*Arborist: correct*

*-TT: Motion to recommend approval of the study and adopt recommendations prioritizing 1, updating tree bank language, specifying that developers can submit funds, and peruse the tree city accreditation, and for the administration to use the Lidar and that through the zoning rewrite*

Chief Executive Officer

[2025-1657](#)

Commission District(s): All Commission Districts  
Contract with Frontline Response to provide "Unhoused Assistance Services" to Homeless citizens of DeKalb County by providing Emergency / Temporary Housing (Shelters) with wrap around services; and to provide Permanent Supportive Housing Transitional Services for an amount not to exceed \$570,000.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 11/18/2025. The motion carried by the following vote:**

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

**Abstain:** 1 - Chairperson Massiah

*Presentation provided by Director Mitchell, Community Development and Terry Tucker, CEO Frontline Response*

*Comments provided by Commissioner Massiah*

*Q TT: I haven't heard of Golden Door before. This is near the South Dekalb Mall. Do we own the property?*

*Mitchell: we do not, it's a private Entity*

*Q TT: Is the renovation complete?*

*Tucker: no we just got authorized for renovation, right now we are only using one open space as a short term warming center*

*Q TT: Who is paying for the 200 units?*

*Tucker: golden door bought the property and is not contracted with us for the wrap around services.*

*Q TT: who funds an individual staying there?*

*Tucker: it can be like any other program, subsidized by us, community development or a sponsorship with a church or nonprofit*

*Q TT: I'd like some more detail into the ongoing service strategy? I am envisioning this going to be a multi-year endeavor*

*Response provided by Terry Tucker*

*Q TT: is peace Baptist a warming center?*

*Tucker: Yes*

*Q TT: Are you in partnership with Flowing with blessings?*

*Tucker: yes*

*Q MLS: what is the start date of the contract and the duration?*

*Mitchell: the start date is as soon as it is signed off by Law and the board.*

*COO: it would go through the end of 2026*

*Q MLS: the cost for 13 months seems incredibly ambitious; what type, if any, requirements do you have for people who need assistance?*

*Tucker: you can show up as you are, we will work with people but we require that individuals maintain the serenity of the environment*

*Q MSL: do you have a partner for mental services?*

*Tucker: we do, Claratel, mercy care and Grady are our partners however we have not decided who to bring on site*

*Q MLS: how do you pay for services?*

*Tucker: it varies depending on the partner. Additional details provided*

*Q MLS: The bathrooms at the Gershman location; I've heard it is inconsistent*

*Tucker: we have 7 toilets and 9 showers*

*Q MLS: the last audit I have been able to find was 2022, do you have a 2023 or earlier?*

*Tucker: 2023 is in progress and expected to be complete this year; it was delayed due to our transfer of leadership. 2024 will begin in 2026*

*-MLS: to defer for two weeks*

**Board of Commissioners - Super District 6**

2025-1523

Commission District(s): All Commission Districts

A Budget Amendment to Increase the General Fund, Community Development Fund to Fully Fund and Expand the Street Outreach Team, Ensuring All Employees are Full Time and Entitled to the County's Full Benefit Package and to Expand the Street Outreach Team by Two Additional Individuals.

**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 11/18/2025. The motion carried by the following vote:**

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

*Information provided by Commissioner Terry*

*TT: We can defer this item, I believe director Mitchell is working on this now*

*Mitchell: I can email you a full progress report. Additional details provided*

*NM: I'd like to hold this in committee for now*

*-TT: motion to defer with request for the Administration to come back with the full scope outlined*

2025-1528

Commission District(s): All Commission Districts

To Allocate an Amount Not to Exceed \$56,160 to Compassionate Atlanta to Coordinate a Living Sculpture on the Stone Mountain Trail and Coordinate Community Workshops and Programs, Ultimately Implementing a Compassionate Corridor from Clarkston to Scottdale

**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 11/18/2025. The motion carried by the following vote:**

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

**Abstain: 1 - Chairperson Massiah**

*Information provided by Commissioner Terry*

*-MLS: motion to approve*

[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 11/18/2025 .**

*No action taken due to lack of time > Held 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 11/18/2025 .**

*No action taken due to lack of time > Held in Committee*

Meeting Concluded At: 4:08 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**

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Barbara H. Sanders-Norwood CCC, CMC