

Minutes - Draft

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

Tuesday, March 23, 2021

2:00 PM

This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available

(1) via live stream on DCTV's webpage,

(2) on DCTVChannel23.TV

Meeting Started At: 2:00pm

Attendees: Commissioners Johnson, Rader, Davis-Johnson, Bradshaw, Patrick, Terry, Cochran-Johnson

Present 3 - Member Jeff Rader, Chairperson Larry Johnson, and Member Mereda Davis Johnson

I. MINUTES

2021-2323 Commission District(s): ALL
Minutes for the March 9, 2021 Planning, Economic Development, and Community Services Committee Meeting

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be approved. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

II. DISCUSSION

Appointee Interviews - DeKalb County Land Bank Authority

[2021-2288](#) Commission District(s): All
Appointment to the DeKalb Regional Land Bank Authority Board -
Irvin J. Johnson
MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/13/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

*-Questions for Interviewee:
Please tell us about yourself
What best practices would you employ to get the Land Bank off to a strong start?*

[2021-2290](#) Commission District(s): All
Appointment to the DeKalb Regional Land Bank Authority Board -
Brenda Foye Cornelius
MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/13/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

*-Questions for Interviewee:
Please tell us about yourself
What do you think the role of the Land Bank Authority needs to be?*

Appointee Interview - Mayor Beverly Burks to the DeKalb County Board of Health

[2021-2281](#) Commission District(s): All
Appointment to the DeKalb County Board of Health - Mayor Beverly Burks
MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/13/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Questions for Interviewee:

Please tell us about yourself

Understanding the dynamics of the DeKalb BOH within the State government, what advice will you give to the State when it comes to equitable responses to COVID-19?

Place does matter. The facilities in which residents receive their services is so important. Will you work alongside

Commissioner Bradshaw to pursue a bond for health and mental health facilities in the County?

What are opportunities to have the State step up to maximize resources within DeKalb County?

How do you build relationships to have all individuals see the facts of health issues/services and promote fairness in your efforts?

III. AGENDA ITEM

New Agenda Items:

2021-2140

Commission District(s): ALL

LB - Invitation No. 20-101299, Tennis Courts Repair and Replacement (180 days): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). Consists of the repair and/or replacement of various park tennis courts throughout DeKalb County. Recommend award to the sole bidder who is responsive and responsible: McGrath Industries dba Talbot Tennis, Inc. Amount Not To Exceed: \$792,187.00.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/13/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Chuck Ellis: this is for 34 tennis courts

-Question JR: Could you provide us a list of the courts?

C Ellis: I will email those to you

-Question TT: do we have pickleball courts

C Ellis: We are converting some courts to pickleball courts, as it becomes more popular we have the ability to make the transition

2021-2141 Commission District(s): ALL
LB - Invitation No. 20-101300, Basketball Courts Repair and Replacement (180 days): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). Consists of the repair and/or replacement of various park basketball courts through DeKalb County. Recommend award to the sole bidder who is responsive and responsible: McGrath Industries dba Talbot Tennis, Inc. Amount Not To Exceed: \$338,998.00.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/13/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Chuck Ellis: 7 courts at 4 different locations; these are all full repair/replacement

-Please send a list of the outdoor courts that are being repaired/replaced

C Ellis: I will send an email of those locations

-Question JR: Are these all of the outdoor courts the County has?

C Ellis: We have some at NH Scott, that the Atlanta Hawks partnered with

-Question JR: Does the master plan anticipate the need for more courts?

C Ellis: it does speak to lack of courts of North area, and looks at comprehensive review of all our sports. The comprehensive plan first draft should be available within the next few weeks

-Question MDJ: Can we have School Board involved in discussion of the courts?

Commissioner Bradshaw: We can make that an agenda item at one of our joint meetings

2021-2278 Commission District(s): 1, 2, 6 and 7
Project Agreement with PATH Foundation for North Fork Peachtree Creek Greenway Concept Plan

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/13/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-David Pelton: The cost is \$76,600

-Question JR: will this position the project for federal funds through ARC or GDOT?

D Pelton: yes; we are reviewing what can be done for both County and federal funds

-Question JR: this in no way prevents PATH from partnering with us on construction of the paths?D Pelton: That is correct

[2021-2304](#) Commission District(s): District 4
District 4 and 7 Community and Senior Center - HUD Section 108
Loan Guarantee - Pledging of Additional Collateral to Cover the HUD
125% Collateral Requirement - Lou Walker Senior Center
**MOTION was made by Mereda Davis Johnson, seconded by Jeff
Rader, that this agenda item be recommended for approval. to the
Board of Commissioners, due back on 4/13/2021. The motion
carried by the following vote:**

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-presentation from Allen Mitchell, Director - Community Development

IV. DISCUSSION

Decide DeKalb Development Authority - Tax Abatement

[2021-2369](#) Commission District(s): Districts 2 and 6
Resolution Conveying the Policy of the DeKalb County Governing
Authority Concerning Property Tax Abatement for the Manor Druid
Hills Apartment/Hotel/Medical Office Project in the City of
Brookhaven
**MOTION was made by Jeff Rader, seconded by Mereda Davis
Johnson, that this agenda item be recommended for denial to the
Board of Commissioners, due back on 4/13/2021. The motion
carried by the following vote:**

Yes: 2 - Member Rader, and Member Davis Johnson

Abstain: 1 - Chairperson Johnson

-presentation from Dorian DeBarr - Decide DeKalb

-Question Zach Williams: What analysis do you take into consideration when undertaking a project such as this?

D DeBarr: When applying incentives, we review what will ensure that we are strong stewards of county taxes. We take a holistic view and ensure that there is a net benefit in the project's development.

Robert Lann - discussion of fiscal impact analysis model as an additional prong to the analysis used by Decide DeKalb

-D DeBarr: Our top development goals are to create jobs and add revenue and incentives to the County. This project does meet those goals, and goes beyond with an affordable housing component

-Commissioner Rader: are there potential projects that would not be created without the incentives crafted here? Someone has to pay the taxes here (e.g. CHOA & Emory are tax-exempt), and we have to find out ways to bring in the tax revenues. It would be beneficial to show how this project would not have happened with vs. without tax abatements.

-additional housing affordability presentation from Director Allen Mitchell

-presentation from consultant Ed Wall of tax abatements by tax schedule

-commissioners request tax schedule from Dorian DeBarr

-JR: I believe this area does not need an incentive. We need to catchup with the infrastructure before we discuss this type of decision. There is already \$1B of tax free incentives in this area, and we need to catchup from an infrastructure standpoint first.

-Question SB: would this project happen without the abatement?

D DeBarr: From the developers standpoint, this project would not happen without the abatement discussed today. In my professional opinion, this project would not happen without

-Question SB: the efficacy of this abatement was not discussed today. Do you believe this abatement is necessary?

A Mitchell: my focus today was comparing the rent rolls and housing affordability

Z Williams: the assessment that was done was an affordable housing assessment done on an economic development project.

The analogy is that we are using a ruler to take a temperature; there are more components that would have to be considered to take the entire tax abatement into perspective.

-Commissioner Rader suggests that we review what the City of Atlanta has done in establishing an Urban Finance Authority; we are overdue when developing affordable housing policies

-MDJ: go back to the developers to determine what is fair

-Question LJ: Is the \$15M totally for housing?

D DeBarr: this is for 78 units of housing; going forward we could remove the affordable housing component while still going forward with our initial plan. Affordable housing component is not currently a part of DeKalb's process

-Question LJ so you're saying since we have no binding authority or responsibility over Decide DeKalb, you want us to do a vote on the resolution saying the tax incentive should not be done?

JR: in this particular case, yes. In my district, and Commissioner Terry's district, in an area that is booming, and instead let's use our tax incentives for a place that it will actually make the difference as to whether a business comes there because we won't be able to do it forever.

-Question LJ: and you're also saying that the jobs will come regardless if we did the incentive?

JR: There's already 10,000 jobs that are projected as part of the hospital complex, this is 270 jobs that are directly dependent upon that economic stimulus in the tax exempt medical center

-MDJ: in this case, Decide DeKalb should go back to the table with the developers and get something that is fair

-JR: Motion to adopt a resolution that rejects tax abatement as now structured, and that we look for a more cost effective way to develop affordable housing and maintain our tax base, and use the tools we have in terms of our tax allocation district (TAD) to make the improvements necessary

Second MDJ

Vote: yes 2-0-1 (LJ Abstain)

**MOTION was made by Larry Johnson, seconded by Mereda Davis Johnson, that this agenda item be adjourned meeting. The motion carried by the following vote:
Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

Meeting Ended At: 4:01pm

Barbara H. Sanders-Norwood CCC, CMC