

**Minutes - Draft**

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

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Tuesday, October 12, 2021

2:00 PM

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*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: 2:01PM

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

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

**I. MINUTES**

**2021-3203**        Commission District(s): ALL  
Minutes for the October 1, 2021 Special Called Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be approved. The motion carried by the following vote:**

**Yes:** 2 - Chairperson Johnson, and Member Davis Johnson

**Not Present:** 1 - Member Rader

**II. STATUS UPDATE**

2021 Revitalization Resolution

*-draft resolution update provided by Director Baker*

*-A Baker: after your review we will set a date for the Board to take action*

*-Question LJ: in order for this plan to work, there are many different departments. We need someone who can answer for this plan. Who will be responsible for this revitalization in terms of department heads, and someone who can get the ball rolling, instead of reaching out to several departments.*

*Z Williams: How I envision managing this is through measures, and the data will help us to be aware of what's going on. As Mr. Baker mentioned the elements and measures, I will be receiving these measures, and we will report them in settings such as this. We are saying exactly what we are going to do, and in doing 'this', this is what revitalization will mean. We will have a scorecard that lists what we are doing.*

*A Baker: through the midyear budget, we did request a special projects coordinator for revitalization; that coordinator will go across departments and be able to report directly to Zach.*

*LJ: they will need an administrative assistance for this as well at no extra charge.*

*-JR: my observation is that all the responsible parties are under the direct administration of the DeKalb County governing authority, except for the development authority. I suggest we integrate the responsibility of this role into the IGA we are trying to finalize as a means to focus around this place-based strategy. Without this, it becomes an opportunistic game; the opportunities are more challenging where revitalization is needed. I believe we should reference this revitalization plan and the development authority's role in it as an element of the IGA so that we can be accountable. I continue to believe our economic development strategy needs to be place based, and it needs to reflect the diversity of DeKalb County and be informed by the input of the Commissioners that are involved. We want to make sure those developments are provided where they're necessary but not where development is already occurring.*

*-Question LJ: would it be possible to attach these performance reviews to department heads?*

*Z Williams: it makes perfect sense; to Commissioner Rader's point, the IGA does have place-based measures, and we will ensure that document references this.*

*-JR: Motion to recommend our economic development strategy be place-based, and informed by the input of the commissioners as to the receptivity and preparedness of an area for the stimulation that Decide DeKalb can provide to private investment. I move that we recommend that.*

*-JR: motion to adopt the revitalization strategy, with expectation that it be formally incorporated within the Development Authority of the IGA within the performance parameters of the administration under the control of the governing authority.*

*-Second MDJ*

*Vote: yes unanimous*

*-LJ: Requests initial report in December, and updates every 60 days in committee*

*-LJ: requests Commissioners have copy of this document as it is finalized*

### **III. DISCUSSION**

Proposed Updates to Chapter 14 per GA EPD for Post-Construction Stormwater Management

*-information provided by Director Baker, Frank Houenou*

*-A Baker: when changes are submitted by the state, we must ensure our code is in compliance with the State. We have also run this by the Law department.*

*-LJ: I would like to defer this for 30 days to be sent to the commissioners so that we can vet it and review. Then we can bring it back. Do you have a deadline?*

*F Houenou: we would like to have this done as quickly as possible. We were supposed to do this the previous year*

*-LJ: ok we will defer for 2 weeks then*

*-JR: have we vetted this with stakeholders?*

*A Baker:*

*F Houenou: there hasn't been public input. If the BOC would like public input we can do it. These are requirements from the EPD*

*JR: We ought to put this before the solar and water conservation board, and we should let people take a look at it; not just the presentation but also the full extent of it. It's been my experience in the past that the way we comply affects the way we enforce; we often hear about it on the tail end; we do need a little more visibility of this.*

*LJ: be prepared to give us a deferral time*

*-MDJ: is there any discretion within the EPD guidelines that we could modify or change anything that is in Chapter 14? Do we have discretion to change if we received input from the various stakeholders?*

*A Baker: the changes being presented are put in place to ensure we meet or exceed the state requirements; this presentation shows that we are working to meet what the state requires. We will be glad to also post this document on our website*

*V Ernestes: we'll take a look at the rules and send you a memo of the specific parameters of what is begin adopted and where you have discretion*

*-JR: I don't want to make changes that we'll hear about without understanding what the potential tensions are with those who have substantial interest*

*-LJ: bring this back to the committee in 30 days, giving Planning an opportunity to go back to those entities who may have differing interests*

*-JR: motion for 30 day deferral, and both the presentation and red-line copies sent to development advisory board and solar conservation board with ability to view on Planning's website*

*-Second MDJ*

*-Question MDJ: in 30 days do you think you'll have what you need in order for the committee to make an informed decision?*

*-F Houenou: that is fine; we will let the EPD know we are in the process and that we are working on this, while providing them the updates on where we are*

*-Vote: yes unanimous*

## Workforce Housing Ordinance

*-information provided by Laurel Corrao, Cedric Hudson*

*-Question JR: it would be a great advantage to circulate this information ahead of time rather than absorbing real-time.*

*Z Williams: we will work with Central Staff to ensure that before items get placed on the agenda this information is brought forward*

*-JR: how did the definition of workforce housing match the income profile of County residents? They may be at 40% or 50% rather than the definition provided. Secondly, I am aware that the ARC has done housing demand data across the region; we better understand the demand for housing across the board from market-rate to affordable; I would like to know where those demands are most acute. Thirdly, we are talking about new housing; have we given thought to the improvement and preservation of naturally occurring affordable in the County that's not well-taken care of, and can be improved to be safe and more habitable. That issue of preserving the availability of that housing in areas where we're trying to revitalize and put more economic pressure there. Next, it appears to me that we do have a fair amount of naturally occurring, there is a phenomenon of people with higher incomes under-housing themselves in order to save money. Is there any way we can work with landlords to say that we want to reserve a portion of their workforce project so that the people with higher incomes and better credit don't push them out of the workforce housing? I'm thinking of credit enhancements in exchange for some transaction that we can get these landlords to house more people that need that price point within an employment center that the lower income person would like to be resident to. Regarding the issue of dealing with affordable housing within the county. We need a strategy to preserve the housing stock. It would be helpful to break affordability down and come back to the committee with decision tree questions; the decisions we see on paper reflect a series of decisions to which we may have some input.*

*-LJ: I recommend that Laurel and Cedric you meet with all the commissioners on this*

*-MDJ: I would like to see Dr. Obeng and COO Williams to communicate better with committee presentations and discussions. My recommendation is for Dr. Obeng and Zach to communicate prior to these discussions so that we have the information we need from Central Staff prior to these meetings.*

*-TT: I fully believe in this strategy and this approach; I believe we should talk about the below 50% AMI piece; this market is at a \$22,000 market deficiency; there are middle class jobs but we have a lot of residents below this AMI and are paying more of their income to live in their housing. This is a very comprehensive issue; we should consider a special committee to spend more time on this. I think housing is one of our top issues that impacts economic development to supporting local businesses.*

*-MDJ: we should utilize what we have rather than create more committees*

*-K Obeng: This is the conversation that Mr. Williams and I have been having over the past week. Based on some of the meetings last week Staff has modified some of our processes. One thing I did want recognize is Administration Staff has a lot on their plates, and we want to coordinate our requests better. A lot of times, Staff is trying to accommodate us and trying to pull together information quickly to make the meetings. It's going to be a fine dance of accommodating our requests and their schedules. It's definitely something we recognize and have been working on.*

*Z Williams: these committees are so important to the work we're doing; ensuring we have meaningful conversations; I would suggest to have presentations laid out a quarter at a time, so that staff has time to prepare and disseminate information*

*-JR: I would like to remind commissioners that community development that Emory University has worked with Michael Rich on an update on a previous housing affordability study that should also inform this process.*

#### IV. AGENDA ITEM

*Previously Heard Agenda Items:*

[2021-2598](#)

Commission District(s): All Commission Districts  
DeKalb County No Net Loss of Trees Policy

**This agenda item was no official recommendation**

*-item not heard in committee;*

- [2021-2853](#) Commission District(s): All  
A Request to Consider Establishing a Sidewalk Mapping System  
**This agenda item was no official recommendation**

-item not heard in committee;

*New Agenda Items:*

- [2021-3120](#) Commission District(s): All  
Awarding of the 2021 Human Services Grants to Local Non-Profits-At  
a Cost of \$617,808 to the County  
**This agenda item was no official recommendation**

-item not heard in committee;

- [2021-3121](#) Commission District(s): All  
Awarding of the Victim Assistance Grants for 2021 to State Certified  
Victim Assistance Non-Profit Agencies- Transfer Funds from the  
Victim Assistance Fund 206 to the Human Services Grant Fund- Cost  
Center 67510- At a Cost of \$139,644 to the County  
**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 10/26/2021. The motion  
carried by the following vote:**

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

*-information provided by Director Scott, L Thomas*

*-Question JR: are there any new grantees?*

*L Thomas: This year no; they are all returning grantees. The change was last year, we were at around \$10K-12K. This year we started around \$12K, and the highest grant was around \$15K.*

*-Question TT: have you had discussion on change for what we are trying to accomplish with these individual grants? In the future we could consider different levels to measure larger impact for particular areas, and could fold into our housing and community development work.*

*Director Scott: Absolutely we will take a look at that; we would also like to entertain the opportunity to have additional funding for the grants program so that we can make that come to life.*

2021-3080

Commission District(s): ALL

CO - Change Order No. 1 to Cooperative Agreement Contract 1237719 for Athletic Surfacing with Related Materials, Supplies, Installation and Services: for use by the Department of Recreation, Parks and Cultural Affairs. This contract consists of the purchase, design construction, and installation of synthetic turf. Awarded to Advanced Sports Group. Amount Not To Exceed: \$6,719,586.00.

**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 10/26/2021. The motion carried by the following vote:**

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

*-information provided by Director Ellis*

*-Question JR: what is the incremental? It's for another \$2.7M?*

*-C Ellis: this is for an additional \$4 million for these 9 fields total*

*-JR: you're saying this is the amount of money to add to which fields?*

*C Ellis: it is for 9 fields;*

*-LJ: let's bring this back to committee*

*-P Singer: the initial \$4 million was, \$1.5 million for the Braves two fields at Gresham, and the other \$2.5 million was for our fields which were Five, Six, and Twenty-one at Gresham. This should be a change order to add an additional \$6.7 million in order to add additional parks to this contract.*

*-JR: so we will spend over \$10 million on synthetic turf? This is the number reserved in SPLOST?*

*P Singer: that is correct, and it is available in SPLOST. This is specifically for synthetic, and does not include sodding and other materials*

2021-3086

Commission District(s): ALL

CO - Change Order No. 1 to Contracts 1251855 and 1252009 for On-Call Painting and Wallpapering Services (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks and Cultural Affairs. These contracts consist of providing on-call painting and wallpapering services at County-owned facilities. Awarded to: A&D Painting, Inc. and Cleanstar National, Inc. Total Amount Not To Exceed: \$ 250,000.00.

**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 10/26/2021. The motion carried by the following vote:**

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

-no additional information requested

2021-3090

Commission District(s): Districts 2 & 6

CA - Cooperative Agreement for Construction Services: for use by the Department of Recreation, Parks and Cultural Affairs (RPCA).

Consists of piggybacking off the competitively-let Sourcewell Contract No. GA-ST03-040820-LRI for State of Georgia - Indefinite Quantity Construction Contract - General Construction Contract for the provision of bridge repair services at Mason Mill Park. Awarded to JOC Construction, LLC. Amount Not To Exceed: \$972,055.81.

**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 10/26/2021. The motion carried by the following vote:**

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

*-information provided by Director Ellis*

*-Question JR: this also includes the Medlock section of the bridge?*

*C Ellis: this is, and also a full boardwalk replacement; it does include both*

2021-3190

Commission District(s): All

Appropriation of the third grant of Emergency Rental Assistance ("ERA 2") funds to two (2) DeKalb County Non- Profit Agencies in the aggregate amount of \$5,000,000.

**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 10/26/2021. The motion carried by the following vote:**

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

*-information provided by COO Williams, Nancy Flake Johnson - president of the Urban League of Greater Atlanta, Inc.*

*-information provided by the Ashley Blount - Program Operations Director for the Partnership for Community Action, Inc.*

*-JR: are we segmenting outreach to immigrant communities separate from native born communities? Or does this also assist the immigrant community?*

*Z Williams: every dollar the County is focused on residents of the County, no matter their nationality. The expectation will be there's bilingual services provided by these organizations; we do have a contract with an organization that will be designed to outreach to the immigrant community. Our collective expectation is the dollars spent through TLAC is aimed at all residents of the County.*

*-JR: I would appreciate Mr. Williams break down the penetration rate to identify populations, and we track performances as it relates to segments of the populations we are trying to serve, while measuring our penetration within them*

*LJ: also know that refugees have specific pots of money from the federal government; I want to ensure our efforts don't overlap and we serve as many people as possible. It's got be holistic in our approach.*

Meeting Ended At: 3:53PM

**MOTION was made by Jeff Rader, 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**

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Barbara H. Sanders-Norwood CCC, CMC