

Minutes - Draft

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

Tuesday, April 13, 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 Start Time: 2:01pm

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

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

I. MINUTES

2021-2406 Commission District(s): ALL
Minutes for the March 23, 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. AGENDA ITEM

Previously Heard Items:

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 deferral to the Board of Commissioners, due back on 4/27/2021. The motion carried by the following vote:

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

- Commissioner Rader: the amendment I proposed discussed a benefit commensurate to its costs. I proposed to remove the housing component of the original contract. We should focus on the incentive itself, rather than the Development Authority.*
- Commissioner Terry: it's important that we work hand-in-hand with the Board of Education and Decide DeKalb staff. There are abundant opportunities for TAD and other incentives across our county. I suggest that we address the Decide DeKalb board makeup. It would be beneficial to have representation from the BOC and BOE on the Decide DeKalb board.*
- Commissioner Johnson: the substitute that has been made is different from the withdrawal we heard in committee. Clarity is needed here.*
- Commissioner Rader: my substitute is focused on the merits of the tax abatement being discussed. If we are expected to deliver services, we must have the means to do so. This type of development generates demand for public services, and creates unique demand for the area in which the work is being done, which will affect our rates.*
- Commissioner Johnson: the stance we are taking has policy implications, because we are dealing with an independent organization here*
- Commissioner Davis Johnson: earlier today, our vote was to defer this for two weeks. It is important to take consideration that Decide DeKalb is an independent organization*
- Commissioner Patrick: what we do does not happen in a vacuum, and our decisions will affect other local jurisdictions. There are benefits that TAD's bring, that we would like to see in the community. I would be supportive of TAD's in the community*
- Commissioner Rader: our schools have indicated that they would participate in tax allocation districts, if benefits are presented to the school district. We need to have a much closer working relationship with Decide DeKalb, and this committee would be an ideal arena in which to discuss.*
- Motion to defer 30 days JR*
- Second MDJ*
- Vote: yes unanimous*

New Agenda Items:

[2020-1457](#)

Commission District(s): ALL

RFP - Request for Proposals No. 19-500523 for Plan Review, Inspection and Technical Support Services (Multiyear Contract): for use by the Department of Planning & Sustainability (P&S). Consists of the provision and management of plan review, inspection and technical support services for zoning, land development, building and fire permits. Recommend award to the highest scoring proposer: NOVA Engineering & Environmental, LLC. Amount Not To Exceed: \$250,000.00.

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 4/27/2021. The motion carried by the following vote:

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

-Question Commissioner Rader: Do we have a state of the situation as it relates to:

- 1) The private inspection/review option that we make available to people*
- 2) please provide background on the documents submission portal regarding this item*
- 3) How did you come to the terms of \$250,000?*

-Question Commissioner Rader: Can you give metrics on what people are experiencing as far as the outliers and the requests? A Baker: I will provide those to you via email, and discuss with you possibly in a future meeting

-Commissioner Johnson: we will be bringing Planning back in May; we need to have system upgrades such as DocuSign, technical improvements to reduce backlog. We have requested COO Williams to provide a work-flow chart

A Baker: we will also ensure proper distinguishing of permitting vs development services permits

Question RP: Do you have the software you need that will help you review signoffs needed from different departments?

A Baker: The initial system that was purchased did not fully do what was needed. What we're doing with the system change is to add civics to the process to notify individuals via the system and email the correct parties to notify.

Question Commissioner Patrick: Are you where you need to be with staff?

A Baker: We are definitely getting there. We have had turnover recently; we are discussing whether changes need to be made, and I will provide a formal answer when heard again in committee.

-Question Commissioner Davis Johnson: How far away are we from DocuSign?

A Baker: That will be a great tool to have; I will discuss with my team this week, and bring that answer back to you in May

-Question Commissioner Rader: What are the administration's expectations in turning around those inter-departmental reviews necessary for permitting and other items in the development process?

Z Williams: Regarding 'inter-departmental' - this has been our primary focus. We have worked with the departments that touch the permitting process; we are evaluating how to make the system seamless, and we feel strongly that we need to identify accountability in the system

-Commissioner Johnson: please return on the first meeting of May so that we can discuss this, as well as the flow-chart of what the system is designed to do, and how it will be re-designed. Commissioner also requests models to compare systems across jurisdictions. Let's also bring in the Council for Quality Growth to hear their input on making the Planning Department more efficient and effective during this meeting

2021-2400 Commission District(s): All Districts
Resolution of the Governing Authority of DeKalb County, Georgia
Expressing Condemnation of Hate Crimes, Misogyny and
Discrimination Targeting Members of the Asian American and Pacific
Islander Communities.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 4/27/2021. The motion carried by the following vote:

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

-Commissioner Terry: suggests that Sections 1 and 2 of the resolution be discussed in committee to discuss with offices of Public Safety, District Attorney, and Solicitor General

-Commissioner Terry: suggests that Section 4 shall be tweaked with the Coalition before being heard in committee next

-Commissioner Johnson requests this be brought back on April 27th PECS for discussion on status update/progress

-Commissioner Johnson requests this be brought back again on May 11th PECS for discussion on progress with Public Safety, District Attorney, and Solicitor General. Formal recommendation from committee will be made then

-Commissioner expects this item to be voted on the last BOC meeting of May - 5/25/21

2021-2443 Commission District(s): All
Appoint the CEO's nominee, Clara Burks, to the DeKalb County
Recreation, Parks and Cultural Affairs Citizen
Advisory Board.

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 4/27/2021. 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, and how you will incorporate wellness in our Parks Department?

-How will you build relationships and work to provide prudent direction to assist the Recreation, Parks and Cultural Affairs Department on the activities and facilities of the department?

-What do you hope to have accomplished with the board by the end of your term in 2024?

-Tell us why we should say 'yes' to your appointment.

III. STATUS UPDATE

CARES Act \$5M Small Business Loans

-discussion was not had in committee; will be heard first during the April 27th PECS meeting

Meeting Ended At: 3:33pm

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

Barbara H. Sanders-Norwood CCC, CMC