

Minutes - Draft

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

Tuesday, June 22, 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: 2:10PM

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

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

I. MINUTES

2021-2718 Commission District(s): ALL
Minutes for the June 8, 2021 Planning, Economic Development, and Community Services Committee Meeting

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

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

II. STATUS UPDATE

2021 Revitalization Resolution

-presentation update from Director Baker

-A Baker: we have gathered information on greatest criteria for underserved neighborhoods; this is the starting point for revitalization efforts. Based on that, we will facilitate meetings with other County departments to familiarize them with revitalization efforts. We will then include their current individual efforts and update the 2019 resolution based on that information from the partner departments. We will then go into that particular high school cluster, conduct a SWOT analysis and ground-truthing with the residents. Then we will pull in the school board, land bank, non-profits, etc. We will also look to appoint a citizen action group to stay engaged with that cluster to review efforts, before moving on to the next. We will also look to add a special projects manager that will help coordinate some of those inter-department efforts.

-A Baker: we will present a draft resolution at the July PECS second meeting; then we will place the 2021 resolution on the BOC agenda at the end of August. At that time will kick off place based solutions based on a scorecard.

-Commissioner Johnson: let's bring this back July 27th PECS meeting

-Question Commissioner Patrick: last time this was discussed there was a map provided. There are census tracts that are in need; at the minimum, this may be a place to have those places acknowledged across the County

-A Mitchell: we will get you some of that information, including the Cross Keys tract

III. AGENDA ITEM

Previously Heard Agenda Items:

[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.

**This agenda item was recommended holding in committee to the
Board of Commissioners due back on 7/13/2021 .**

-Commissioner Terry: I am working on an updated draft. Based on conversations with stakeholders, we want more than words -we are seeking actions. This is in line with my midyear budget requests - one of the items is a CEO office budget amendment for an Office of Immigrant and Refugee Affairs in DeKalb County. Requests 2 week deferral

-Question Commissioner Davis Johnson: I would also like some statistics and details along with the proposed resolution, to know the percentage of refugees and immigrants in DeKalb County. I would also like to know the proposed budget that this request would entail. Will this office be added into this resolution Commissioner Terry:

Commissioner Johnson: in terms of position funding, that would be up to the CEO

-Question Commissioner Cochran-Johnson: I would ask Legal and Administration to chime in - I understand the spirit, but I do not believe that we can create a separate entity/office through resolution; that would change the nature of the resolution.

-V Ernstes: the organizational act gives the CEO the power to create departments; that creation is subject to approval by the Board of Commissioners. Commissioner Terry you could ask the CEO to create the office, rather than a unilateral route

-Question Commissioner Bradshaw: is there a precedent for creating an office?

V Ernstes: I would suggest you have an offline conversation with the CEO, and have him fund it. Not sure if there has been a situation where the BOC has created a county department or office

-Commissioner Bradshaw: Rhetorically, what is the Administration's appetite for creating an office?

-Commissioner Terry: I am not saying that the resolution would create an office. We are projected to receive thousands of refugees into the County. This office will continue to be pushed by me

-Commissioner Johnson: I am speaking on the resolution that is before us today. I am focused on getting the resolution passed; the position creation is a separate discussion with the CEO.

-Commissioner Rader: I would encourage Commissioner Terry to bring this back as a standalone item

-Commissioner Davis Johnson: there are many issues from many people in DeKalb. I would like to know the statistics to know the percentage of refugees and immigrants in DeKalb County, as well as the projected percentages based on the Biden Administration's policy for immigrant increases in the country. Many of them are positioned in the Clarkston area.

-Commissioner Terry: 122,000 people in our county are foreign-born, and this number will be increasing. As of now we don't have anything coordinating across our multi-ethnic population in the County regarding these efforts.

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 7/13/2021. The motion carried by the following vote:

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

-no additional information requested

New Agenda Items:

[2021-2745](#)

Commission District(s): All Commission Districts
Appointment to the DeKalb Regional Land Bank Authority Board -
Quinn Green

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 7/13/2021. The motion carried by the following vote:

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

-Question Commissioner Johnson: Would you please describe what you perceive to be the role, duties and responsibilities of all members of the Land Bank Board?

-Question Commissioner Rader: How will you address conflict of interest issues while part of this board?

-Question Commissioner Johnson: Please describe any of your previous experiences that would be relevant to service on the Land Bank Board.

-Question Commissioner Davis Johnson: As an appointee of the Land Bank board, what are the top 3 priorities you will focus on during your tenure?

-Question Commissioner Rader: What do you believe are the biggest challenges facing the Land Bank in DeKalb County? How do you plan to advise the Land Bank Board regarding such challenges?

-Question Commissioner Rader: where are we with our municipal nominees?

Z Williams: Ms. Crowell has had conversation with the cities of Lithonia and Clarkston

[2021-2595](#)

Commission District(s): All Districts
Implementation of an ordinance to allow for a framework for the County to consider public private partnerships as contemplated by O.C.G.A. Sections 36-91-110 through 36-110-119.

MOTION was made by Larry Johnson, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/13/2021. The motion carried by the following vote:

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

-V Ernstes: Matt Welch is prepared to give an overview of the ordinance so that the commission is aware of what it is designed to do. The ordinance that is drafted mirrors model ordinances provided by the State, and is allowable in counties.

-M Welch: this is almost verbatim the state law code, which allows private public partnerships. Additional general information provided by Attorney Welch

-when will you have a draft ordinance ready for the committee to review?

M Welch: This resolution asks the administration to bring something to the Board to consider.

-Question Commissioner Johnson: basically we need to vote on this moving forward with the request?

That is correct

-Commissioner Rader: I will need more clarification on how we can adopt an ordinance that governs purchasing. Also we need to be careful of this P3; it may be something that is not well received

-Commissioner Davis Johnson: I am very cautious on many private public partnerships; I have seen where this can be a disadvantage

-Commissioner Cochran-Johnson: I do understand the utility of public private partnerships; there are complexities that are associated with them. Regarding the creation of an ordinance - I look forward to seeing what that looks like.

-Commissioner Bradshaw: For clarity, this is about creating an economic development tool that is DeKalb-centric to put into the toolchest; This Board fully vets any proposal along these lines with the Law Department and Administration

-Commissioner Johnson: requests Central Staff look at public private partnerships best practices, and Law review model ordinances to bring back to the committee in 60 days

-Motion to defer 60 days LJ

2021-2652

Commission District(s): Commission Districts 3 and 6
Approval of Contract with Scottdale Early Learning Center, Inc. -
Facility Renovations

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 7/13/2021. The motion carried by the following vote:

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

-no additional information requested

2021-2603

Commission District(s): All
CO - Change Order No. 1 to Contract No. 1061955 for Workforce Innovation and Opportunity (WIOA) Act One Stop Operator: for use by WorkSource DeKalb (WSD). This contract consists of coordination and management of workforce services. Awarded to In the Door, LLC. Amount Not To Exceed: \$14,750.00 per month.

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 7/13/2021. The motion carried by the following vote:

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

-no additional information requested

-Commissioner Rader: Motion to approve and extend this contract month to month until November 1st

[2021-2699](#)

Commission District(s): All
REN - In-Home Services for Seniors (Annual Contract - 3rd Renewal of 4 Options to Renew): Contract No. 1115601 for use by Human Services. This contract consists of the provision of personal care, homemaker and respite tasks as supportive services for seniors. Awarded to Rem-Kiks Health Care Services, Inc. Amount Not To Exceed: \$646,944.45

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 7/13/2021. The motion carried by the following vote:

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

-Question Commissioner Rader: how many people are we serving?

-D Scott: we average about 125 seniors per month senior citizens that are in-home services care

-Question Commissioner Rader: is there a waiting list for this program?

D Scott: There is not a waiting list currently; with COVID there is the possibility that services that will increase

-Question Commissioner Rader: Could you provide a diagram that shows a service delivery map of where these services are needed in DeKalb?

D Scott: We can provide a map of seniors that are currently in our care. Getting in-home services does also include an assessment of need before any expansion

Meeting Ended At: 3:44PM

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