

DeKalb County Government

178 Sams Street
Decatur, GA 30030

Agenda

Tuesday, March 22, 2022

2:00 PM

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

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, Davis Johnson, Rader, Terry, Cochran-Johnson, Bradshaw

I. MINUTES

2022-1351 Commission District(s): ALL
Minutes for the March 8, 2022 Planning, Economic Development, and
Community Services Committee Meeting

Attachments: PECS MINUTES 2022.03.08

2022-1402 Commission District(s): ALL
Minutes for the March 21, 2022 Special Called Planning, Economic
Development, and Community Services Committee Meeting

Attachments: PECS MINUTES 2022.03.21 SC

II. AGENDA ITEM

New Agenda Items:

[2022-1099](#) Commission District(s): 4 & 6
A Resolution Authorizing the Sale of an Unredeemed and Unforeclosed
Interest in Property at 3200 Kelly Street, Scottdale, GA 30079.

Attachments: [3200 Kelly St - TD](#)
[3200 Kelly Street - Resolution](#)
[3200 Kelly Street-Property Data](#)
[Aerial Map](#)
[Location Map](#)

-information provided by Chris Bell, GIS

-MDJ: motion to approve

Second JR

-Question TT: now that the Land Bank board is set up, is this an opportune time to direct some or all of the revenues of these sales into a fund to be determined later by the land bank?

LJ: we can have the Law department draft how we can direct funds, I know they were dealing with the tree bank to see how the funds could work. The Law department can bring us something back in 30 days on this to see how it could help with housing. Commissioner Terry I like the idea of the proceeds because it can be used for housing

-V Ernstes: Some of it has to go to repay taxes, but ultimately I think that it can be budgeted through an appropriation item; I will take a look at it to determine the correct process

-Question JR: is the number we're quoting county only taxes or is that inclusive of school taxes that would be likewise redeemed in the purchased?

C Bell: they are the county taxes in the Tax Commissioner's office

V Ernstes: it should include the entire ad valorem tax bill. A portion to the school board and a portion to the county - it is the entire tax portion

JR: right. We need to ensure that if we are using this as a means of enhancing the budget that we ensure we are using the county amount otherwise we would be tripling down

-Vote: yes unanimous

[2022-1183](#)

Commission District(s): 4 & 6

A Resolution Authorizing the Sale of an Unredeemed and Unforeclosed Interest in Property at 3172 Zion Street, Scottdale, GA 30079.

Attachments: [3172 Zion St - Aerial](#)

[3172 Zion St - Location Map](#)

[3172 Zion St - Prop Data](#)

[3172 Zion St - TD](#)

[3172 Zion Street - Resolution](#)

-information provided by County Attorney Ernestes, Attorney Success Osborne

-information provided by Dr. Holston - Georgia Piedmont Technical College

-Question JR: this represents how much of the total capital

T Holston: 4 million out of nearly 12 million

-Question JR: could you give me other examples of state/local government projects like this? Particularly between County government and the department of adult and technical education?

T Holston: for example Gwinnett Technical College in north Fulton was funded I believe through one of their CID's. There may be another in middle Georgia and one in South Georgia as of late. I can get you that information.

-Question JR: is the state budget funding other project improvements on a comprehensive basis where they don't have to ask the local government for money?

T Holston: the state prioritizes projects and often does so independently. The need for this project - we were initially funded around \$5.7M, but when you look at the industry needs, we knew that if we built a facility at those costs, we would max out capacity in a short period and would be having those same conversations shortly after. For this project we saw the value needed in how we were positioning ourselves for the future.

-Question JR: so the county's contribution is to increase that capacity beyond what the state could do?

T Holston: correct; I try to find ways to connect the funding for our needs within the college

-Question JR: were other jurisdictions approached?

T Holston: it would be a hard sell for other jurisdictions, but I will say that there may be other services and investment opportunities for services provided beyond this county

-Question JR: if the project were to end, what would be DeKalb's investment and use in this facility? Is there a plan for beneficial use of such a facility if expectations are not met?

T Holston: one of the biggest concerns is DeKalb County Fleet Management - we're discussing how we can utilize the facility for training. I believe that is built in this partnership - it could be available for the county should we have that conversation. The state and the college sees this as a community-based project, and I've talked with others on how we get DeKalb County to have top preference for the students

-Question JR: what role would the county have in repurposing for the facility?

T Holston: we have a diesel technology program - the way the remainder of the facility is structured are for classroom environments that could be used for other purposes; as we finish the program I would love to have representatives from DeKalb tour the facility to understand the flexibility options and training

-Question JR: in the default section - it focuses on the transaction. Is there anything in this contract that gives us more long-term equity in decision making or the physical plant if things change and this doesn't develop in the way we're expecting?

V Ernestes: no sir

-Question JR: what would happen if the environment changed;

V Ernestes: in section 4.3 there is a notice on the description of the courses to be offered after the completion of the project and to be given notice through the termination date, but there is not a long term involvement with the county having input as to the course provision. As we discussed with the counsel at Georgia Piedmont Technical College, there is some wiggle but there's not a lot that the commissioners can provide. They have a course set forth in response to state law, and so we did not put in provisions that would allow the county to dictate that.

-Question JR: what stake would we have, based upon our investment, if we were looking for a different activity in this building if the environment changed?

V Ernestes: They will offer classes that deal with truck driving but it could still be used as an educational facility for other programs and degrees if changes were needed. The building is not going to be constructed solely for transportation. You would not have any say on the specifics of that

-Question JR: is there a way to sort of memorialize those comments?

V Ernestes: I'll be glad to add those to it - perhaps a section on that

-Question JR: I just want to ensure, based upon our investment, the county has a binding partnership based upon our successor uses

V Ernestes: I think you can make comments, but I don't think the county has the say as to the successes or uses of the college that would be binding

-Question JR: in a previous project didn't the county school system have to concede assets to the state to accomplish that at some point in the past?

V Ernstes: I'm not familiar with those transactions. I would be glad to ask that question of general counsel for the school board. I would need to have a few more specifics and the actual facilities discussed

-Question JR: none of the other parties have reviewed the documents?

V Ernstes: the authority and the college have not approved it yet. It's coming to you first then it will go to those parties for execution

-MDJ: DeKalb leads the way. DeKalb is the county on the front lines doing what is right and good for the citizens. After DeKalb, I'm sure other counties will look into the actions that DeKalb has taken and evaluate whether it is good for their county

-information provided by Director Robert Gordon - Fleet Maintenance

-TT: I support this resolution and IGA. Through the steering committee we can work on this - we will continue to have refugees in the County; let's talk about how we access that ready and willing workforce

-JR: I will abstain; I will be waiting on further information from staff

[2022-1184](#) Commission District(s): 4 & 6
A Resolution Authorizing the Sale of an Unredeemed and Unforeclosed
Interest in Property at 3152 Zion Street, Scottdale, GA 30079.

Attachments: [3152 Zion St - Prop Data](#)
[3152 Zion St - TD](#)
[3152 Zion St Aerial](#)
[3152 Zion St Location Map](#)
[3152 Zion Street - Resolution](#)

-information provided by Chris Bell, GIS

[2022-1432](#) Commission District(s): All Commission Districts
To enter into an Intergovernmental Agreement between the DeKalb County
Development Authority and the County for economic development
purposes.

Attachments: [Substitute 2022 04.12 Item 2022-1432](#)
[2022 03.22 Agenda Item 2022-1432](#)
[3.9.22 Georgia Piedmont IGA - 2022 03.22 Walk-On Item
2022-1432](#)

III. DISCUSSION

MARTA Kensington Master Plan Process

-information provided by Debbie Frank - MARTA Director of Transit Oriented Development; Cassie Branum - Perkins & Will
-JR: it may be appropriate to engage DeKalb Planning and the Board of Commissioners to identify specific components of public benefit that we would like to see.

D Frank: absolutely; we will be hand-in-hand with Director Baker and his team; we want to ensure this a document that you all see as a supplement to your LCI document. We've discussed this a lot and we're trying to be responsive to what was requested by the community in creating this master plan

-information provided by Commissioner Terry on communities to approach

-MDJ: this would be a good time to talk about relocating the jail as well

Northlake Overlay District

-information provided by Brandon White - Zoning manager on the proposed text amendment

-TT: regarding annexation and Tucker - my concern is that if we make major changes and the City of Tucker doesn't feel their part of it, they may want to annex. Let's get them to be at the table with us. Changing tiers affects other tiers elsewhere

-Question JR: are you all working on different measures of density regarding multi-family? Are these plans supported in the comp plan or overlay district? What are the implications if changes are made from an employment center to residential district, and how that affects the burden on the school district? I hope to hear back on that when you present on Thursday.

IV. STATUS UPDATE

Public Private Partnerships

-information provided by Attorney Welch

-Question LJ: what is your recommendation on a draft?

M Welch: there was a recommended regulation attached to what the BOC adopted; from Law's perspective we're ready to draft the will of the administration and the board

V Ernstes: if the administration likes the draft we've created it can be moved forward to the Board

-LJ: we'll put you at the top of the agenda with Mr. Williams, and please connect with Commissioner Bradshaw on this. We'll come back in 2 weeks on the ordinance to have further discussion.

-M Welch: we will send you the ordinance attached with the original resolution

Meeting Ended At: 3:40PM

Barbara H. Sanders-Norwood CCC, CMC