

DeKalb County Government

178 Sams Street
Decatur, GA 30030

Agenda

Tuesday, January 25, 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: 2:10PM

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

I. MINUTES

2022-1097 Commission District(s): ALL
Minutes for the January 11, 2022 Planning, Economic Development, and
Community Services Committee Meeting

Attachments: PECS MINUTES 2022.01.11

II. DISCUSSION

Code Compliance Update

-information provided by CEO Thurmond on the County's ongoing efforts to address blight
-Question JR: what instigated this was in December the OIIA office issued an audit on the code compliance administration, with 7 specific recommendations as to the administration and operation of that department. In the near term we should address those recommendations and implement those recommendations to the extent the administration concurs with them. Does the administration intend to respond to the 7 recommendations in the audit?
-CEO Thurmond: we are required by law and we look forward to the response we will provide to that audit by February. Part of this presentation is to help the governing authority and citizens better understand the process.
-Question JR: there is the issue of the response to the prior audit. There are several repeat findings in the current audit. The question is are we responding to the things found in the prior audit. Particularly ones that relate to the administrative aspects
- I would like a point by point response to those at some point. I appreciate the need to understand this is a broad effort
-LJ: a report regarding the audit response is due on 2/16. On February 22nd we will have you back Mr. CEO
-Question MDJ: I do believe it's very important that we get the facts; the perception is that Code is an enforcement arm. Perception can be everything; there is a sign on Candler Road that says "Code Enforcement", which gives people the impression that they can enforce. I would ask the administration change it back; that plays into the perception into what the citizens believe the powers of Code is.
CEO Thurmond: absolutely; that is evident to how our government has been 'confused' regarding the roles and responsibilities
-Question TT: every time my office has reached out to Dep Director Hardy for code compliance efforts their responses have been prompt. Regarding a particular issue, there are owners that don't show up to court; the court backlog is a huge aspect of that. I will ask Law a question about this offline.

III. AGENDA ITEM

Previously Heard Agenda Items:

[2021-2851](#) Commission District(s): All
A Request to Consider Establishing an Annual Traffic Count Program

Attachments: [Memo-Mid-Year Budget Request Traffic Counts](#)

-D Pelton: we could use another 30 days on this. We have enough recommendations from GDOT to move forward at that time
-JR: Motion to recommend deferral to first PECS meeting in March

New Agenda Items:

[2022-1017](#) Commission District(s): All
Appropriation of CDBG-CV Funds for the DeKalb County COVID-19
Mortgage Assistance Program administered by the Community Development
Department to three (3) DeKalb County Non- Profit Agencies in the
aggregate amount of \$2,250,000.

Attachments: [Our House, Inc. MOA](#)
[Urban League of Atlanta MOA](#)
[Atlanta Legal Aid Society MOA revised](#)

-information provided by Director Mitchell

-Question MDJ: what is the administrative fee for the agencies?

A Mitchell: we have 10% implemented for those agencies because they do direct services. It's about 200 families if you use an average of \$10,000 - it could be slightly more.

-Question JR: regarding TLAC and other programs, we have worked to negotiate the minimum necessary to forestall action from landlords to evict tenants behind on rent. Is there also an effort to identify the amount necessary to stall a foreclosure action against one of your participants so that we can potentially spread the assistance out to more people?

A Mitchell: absolutely Commissioner. The higher limit amount would be about \$10,000; however if someone needs a couple thousand to avoid the problem we would go with that. We always try to get the minimum amount required but have an upper limit; with that limit HUD has encouraged us to be flexible. We would have something in place to have the minimum necessary, and route them to other means necessary.

-Question JR: if an individual asks for \$10,000, we would contact their lender and find out if there is another amount that would help keep them in their house?

A Mitchell: that's correct. We assume this mortgage assistance program to be expended fairly rapidly

-Question JR: if that is the case, are other funds in our second year allocation of the ARPA allocation - would it be possible to commit some of those funds to this program if we saw an excess need?

A Mitchell: we also have a grant, which hasn't been announced yet - home ARP funds to support housing for homeless individuals that will be about \$7-\$8 million. We have to come to you with a plan for those funds. Other flexibility include other programs within the \$6.8M - for example small business loans, if the volume is low - funds can be allocated elsewhere the need is.

-Commissioner Rader requests COO Williams follow up and see if the larger ARPA allocation has the ability to flex funds into a program such as this

-LJ: we have to make sure we drive people to state assistance programs for home assistance as well. How much money is in that pot?

Karen Brown - Atlanta Legal Aid: The state of Georgia was allocated \$354M out of the ARP program; they have just opened up that program. Additional information on the program provided by Ms. Brown

[2022-1059](#) Commission District(s): 3 & 7
Proposed Grant of Permanent Transmission Easement Located Along
Northern Property Line Primarily Along Rainbow Drive Within the Area of
The Existing Power Line.

Attachments: [Easement Agreement](#)
[GPC Parcel Map](#)
[Austin-Morrow_Ph3_054-DekalbCo_APPRAISAL](#)
[Title Report_Legal Description](#)

-information provided by Chris Bell

-Question JR: does this have impact to improve Rainbow Drive?

C Bell: yes sir; this is a project for Georgia Power to update an existing transmission mark. This takes a northern portion of the exchange part at the corner of Columbia and Rainbow.

[2022-1066](#) Commission District(s): 1 & 6
A Resolution to Declare County Real Property as Surplus and Authorize its
Sale - 4188 Deacon Lane, Chamblee, GA, 30341, Parcel Identification
Number 18-334-01-146.

Attachments: [4188 Deacon Lane Resolution](#)
[Deacon Lane Station](#)

-information provided by Chris Bell

-RP: I have spoken with the applicant and the city of Chamblee. These pieces of land come together as part of the overall development.

-Question TT: generally we should have both commissioners informed on these communications in the future

-JR: motion to approve

Second MDJ

-Question JR: are the adjacent houses going to remain there?

RP: My understanding is that everything will be redeveloped in that area. I have a copy of that site plan that I could send to the commissioners

-Vote: yes unanimous

[2022-1068](#) Commission District(s): 1 & 6
A Resolution to Declare County Real Property as Surplus and Authorize its
Sale - 4184 Deacon Lane, Chamblee, GA, 30341, Parcel Identification
Number 18-334-01-109.

Attachments: [4184 Deacon Lane Resolution](#)
[4184 Deacon Lane AFF](#)

-information provided by Chris Bell

[2021-3160](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability to amend Section 27-7.5.3 (A)(1) of the DeKalb County Zoning Ordinance to refine variance criteria for the Zoning Board of Appeals.

Attachments: [Substitute 2022 03.22 Item 2021-3160](#)
[TA-21-1245114 ZBOA Criteria Text Amendment Jan 2022](#)
[Dir. P&S ZBOA Criterial Text Amendment TA-21-1245114](#)
[2021-3160 Staff Report BOC Nov. 2021](#)

-information provided by Brandon White, Zoning manager
-Question JR: I believe that you need to distinguish physical characteristics, and not related to economics. Secondly, in many cases people subdivide a lot which may create nonconforming lots, and come and ask for variances to make that lot conforming. A wash transaction between owners should not allow a new owner to obtain a variance that was the discretionary economic action of a previous owner
B White: we will certainly take that into consideration
-information provided by Director Baker
-no official recommendation

[2022-1045](#) Commission District(s): ALL DISTRICTS
Memorandum of Agreement by and among DeKalb County, Georgia, Fulton County, Georgia, the Fulton DeKalb Hospital Authority and Grady Memorial Hospital Corporation

Attachments: [Substitute 2023 12.19 Item 2022-1045](#)
[Substitute 2023 12.12 Item 2022-1045](#)
[2023.12.11 - Execution Copy- OPERATING AGREEMENT](#)

-LJ: we will have an extensive discussion on this agreement
-T Phillips: we received from Grady a 3 page outline of talking points. The most critical page is on page 3 labeled A-I, with proposed terms. Commissioners please review this document, provide feedback, and I will make those changes and get it back to you, and we will go from there.
-LJ: please get it back to me by February 1; we will have further discussions on this on February 8th
-JR: please recirculate this document to the committee
-Question JR: do we have a way to reach through FDHA to identify and prioritize practices within the corporation?
T Phillips: I would suggest that you add this as a discussion to be added to the term sheet that we can bring to Grady
TJ Jefferson: if you look at the terms sheet, the first item addresses this and will be on the table. There is no statutory impediment to doing that. We want to respond to your concerns about GMAC being at the table without you having to go through the authority. All the parties will be at the table
-Question MDJ: under the terms, it says 15 years. Is that the terms that we are negotiating?
TJ Jefferson: the agreements that we've had with the counties have been 30 years. The question is do we want to have another 30 year agreement? It can be a different amount; we have to decide how many years collectively
-LJ: once we look at this agreement on the 8th, and come with something to the full Board, then we can look at having the lawyers work together on the language

Meeting Ended At: 3:47PM

Barbara H. Sanders-Norwood CCC, CMC