

Minutes - Draft

PECS-Planning, Economic Development & Community Services Committee

Tuesday, February 23, 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: 2:21pm

Attendance: Commissioner Johnson, Rader, Davis-Johnson, Patrick, Terry, Cochran-Johnson

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

I. MINUTES

2021-2205 Commission District(s): ALL
Minutes for the February 9, 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

- 2021-2245** Commission District(s): ALL
Minutes for the February 18, 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

Urban Redevelopment Plan

- [2021-2089](#) Commission District(s): All Districts
Application of the DeKalb County Board of Commissioners to consider
approving a resolution to adopt updates to the Urban Redevelopment
Plan.

-presentation from Decide DeKalb
-discussion of inclusion of North DeKalb Mall in Urban Redevelopment Plan
-JR: Commissioner Terry and I will work with Decide DeKalb staff first to work through the process and bring back to this committee on 3/9 PECS
-LJ: DDDA staff please share criteria to the BOC for the compact and contiguous language in how it relates to the establishments of the lines of North DeKalb Mall within the state Opportunity Zone
-What constitutes compact and contiguous? Is that requirement applicable in this case?
V Ernstes: often applied in voting rights cases. Not sure if this is also applicable in urban redevelopment efforts; will provide update to the BOC on this
-TT: we do not need to pursue North DeKalb mall as fitting within an Opportunity Zone. The URP is not only a technical document, but also a political document in terms of addressing blight and revitalization.
-A URA is a lower bar to achieve compared to an Opportunity Zone. There is nothing to prevent expansion of a URA to explore other sites that may qualify as opportunity zones. Goal is to keep an area within District 2 that was previously in the URA, within the URA.
-D Debar: that can be done according to verbiage from Commissioner Rader
-TT: this is a great idea; going forward this was the goal to have the briefing from DDDA staff and our internal discussion before moving forward.
-this will be brought back to PECS on 3/9 for an update; include Decide DeKalb and Planning and GIS to discuss here before bringing to the full Board during Public Hearing in the future
-Motion by JR to request that the DDDA expand the Urban Redevelopment Area as designated within the Urban Redevelopment Plan to include North DeKalb mall with the understanding that it will not be recognized as an opportunity zone within the qualification process
Second: MDJ
Vote: yes unanimous

III. AGENDA ITEM

New Agenda Items:

[2021-2067](#)

Commission District(s): 4 & 6

A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 297 Ohm Avenue, Avondale Estates, GA, 30002, Parcel Identification Number 18-009-26-004.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

-GIS present to discuss background and related items for consideration

-Question LCJ: How are the bids advertised?

C Bell: Sales bid submitted to Purchasing and Contracting Office

-Question JR: Could properties like this in the future go to the Land Bank Authority?

M Welch: simply the sale of the properties would fit within the main advantages of the Land Bank. We are able to convey these properties to the Land Bank Authority if that is the will of the Commission.

-Question MDJ: if the County had possession of excess funds and proceeded with sale of a property similar to the ones considered today, would the excess funds above market value go to the previous owner of the property?

M Welch: There is a body of law that states the party that would receive those excess funds when the tax sale occurs

-JR: these properties are eligible for public use through the Land Bank. Could we review that possibility?

MDJ: the costs of repair could be high with housing like this. If that is the case for homes like this, are we required to retain and update these homes?

Z Williams: the County does provide maintenance to these properties; we have been trying to get away from the "land holding" business. We believe that a Land Bank is the correct route here. Soon we will have a number of Land Bank Authority members set within the next 60 days, so that the Board can move forward with properties like the ones discussed today.

V Ernstes: The understanding here is that we, the County, fund the Land Bank. If we transfer title to the Land Bank, the County is responsible for upkeep

-Question TT: if these properties are before us, does that mean that someone has initiated the request to buy it?

S Grear: that is correct

-TT: if people are looking to buy land in order to build houses, then we should let them do that. But if people are looking to buy in order to hold land and let the value increase, we should have that go to the Land Bank instead

M Welch: individuals who express interest are not always those that buy the land; this is a bid process so it goes to the highest bidder

-Question LJ: will the Land Bank be ready soon? Where are we with that?

Z Williams: the CEO is in the process of reviewing a number of applicants, and believes that the Land Bank should be operating soon

-are these all vacant lots?

S Grear: the majority of the lots are vacant, but not all. The lots being discussed today are all vacant

-GIS S Grear: what would the committee like to do going forward with properties like this?

LJ: expectation is that once the Land Bank is up, this would go to that first, then to the PECS committee for vote

-MDJ: Mr. Grear, in the near future, please identify the condition of the dwelling, so that we can make the informed decision of whether to hold the property or not when time for a vote

[2021-2089](#) Commission District(s): All Districts
Application of the DeKalb County Board of Commissioners to consider approving a resolution to adopt updates to the Urban Redevelopment Plan.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

[2021-2170](#) Commission District(s): 3 & 6
A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 100 Wesley Avenue, Atlanta, GA, 30307, Parcel Identification Number 15-210-03-109.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

[2021-2171](#) Commission District(s): 3 & 6
A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 1311 Veasey Road, Decatur, GA, 30030, Parcel Identification Number 15-216-17-008.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

[2021-2172](#) Commission District(s): 3 & 6
A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 1325 Veasey Road, Decatur, GA, 30030, Parcel Identification Number 15-216-17-006.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

[2021-2173](#) Commission District(s): 3 & 6
A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 1331 Veasey Road, Decatur, GA, 30030, Parcel Identification Number 15-201-02-045.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

[2021-2174](#) Commission District(s): 4 & 6
A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 629 Warren Avenue, Scottdale, GA, 30079, Parcel Identification Number 18-046-01-012.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

[2021-2175](#)

Commission District(s): 3 & 7

A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 2723 Amelia Avenue, Decatur, GA, 30032, Parcel Identification Number 15-184-03-005.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

[2021-2176](#)

Commission District(s): 4 & 6

A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 1176 Clark Street, Clarkston, GA, 30021, Parcel Identification Number 18-119-01-004.

MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 3/9/2021. The motion carried by the following vote:

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

Meeting Ended At: 3:36pm

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