



Rome/Floyd Land Bank Authority Minutes

Friday, May 2, 2025, 8:30 AM
Carnegie Building Training Room

Present Members: David Clonts, J.R. Davis, Lowery May, Robert Smyth, Rob Ware

Virtual Members: Wright Bagby, LaDonna Collins

LBA Staff: Amanda Carter, Bekki Fox

Others: Dylan Nelson, Kevin Payne

Guest: Thomas Orr

Welcome and Call to Order:

Rome/Floyd Land Bank Authority (LBA) Chairman David Clonts called the meeting to order at 8:30 AM. A quorum was established.

Approval of Minutes:

Clonts asked for any corrections to the March minutes. Hearing none, the minutes were then approved by common consent.

Financial Report:

The financial report was distributed for review and presented by Dylan Nelson from City Finance. He provided information on the following: active properties, the cash balance as of April 30th, and the YTD property taxes collected.

Mission Discussion:

Robert Smyth questioned if the mission and goals are being met based on the financials. Clonts stated we are certainly meeting our mission regarding getting properties back on the tax roll. Our financials reflect the LBA receiving taxes for 5 years after the sale, along with the sales proceeds. Clonts and LBA Director Bekki Fox both echoed that the LBA has grown exponentially as we have opportunities that others may not such as a great relationship with our tax commissioner and funding. The LBA is often used as an example to other land banks across Georgia as a leader in development. The impact is evident in the revitalization of South Rome neighborhoods.

Guest:

Developer Thomas Orr, of S&C Co, LLC, shared his detailed vision and excitement to purchase land bank properties to better the community. He reviewed his tentative development plan.

Executive Session:

Ware motioned to close the meeting and enter executive session at 9:03 AM, which was seconded by JR Davis. Motion carried. Thomas Orr exited the meeting. Offers and applications were discussed. Ware motioned to enter regular session at 10:06 AM, which was seconded by Smyth. Motion carried. No votes were taken in executive session.

Action Items:

- **604 Pennington Avenue -Approval/Ratify Real Estate Sales Offer**

Wright Bagby and LaDonna Collins phoned in to vote. The LBA recently approved an offer via email for 604 Pennington Avenue (Parcel I14W563). LBA Manager Amanda Carter reviewed the details of the previously approved offer. The LBA approved an offer of \$200,000, paying \$2,500 in closing costs, and 2% to the seller's agent and 2.7% to the buyer's agent. After much discussion, the Board acted as follows:

- Smyth motioned to ratify the offer/accept the 604 Pennington Ave contract, which was seconded by Rob Ware. Motion carried with a unanimous vote by Bagby, Clonts, Collins, Davis, May, Smyth, and Ware.

- **100 Couper Street- Application**

The LBA considered one offer to purchase property located at 100 Couper Street (Parcel J13W093). After much discussion, the LBA acted as follows:

- Davis motioned to approve the offer made by Mossy Ridge Real Estate, LLC to purchase Parcel J13W093 for \$6,000 with the stipulation he must build a single-family home, which was seconded by Lowery May. Motion carried.

- **0 Southern Street - Application**

The LBA considered one offer to purchase property located at 0 Southern Street (Parcel K13X139). After much discussion, the LBA acted as follows:

- May motioned to approve the offer made by Froylan Castrejon to purchase Parcel K13X139 for \$10,000 which was seconded by Smyth. Motion carried.

- **1501 Gordon Street- Application**

The LBA considered a counteroffer to purchase property located at 1501 Gordon Street (Parcel J13P016). The LBA countered S&C Co, LLC's original offer of \$100 with \$1,000 in the March 2025 meeting. After much discussion, the LBA acted as follows:

- Smyth motioned to approve the offer made by S&C Co, LLC to purchase Parcel J13P016 for \$500 with the stipulation he must clear and maintain the lot, which was seconded by May. Motion carried.

- **8 S Blanche Avenue- Application**

The LBA considered two offers to purchase property located at 8 S Blanche Avenue (Parcel J14L145). After much discussion, the LBA acted as follows:

- Davis motioned to approve the offer made by S&C Co, LLC to purchase Parcel J14L145 for \$5,000 with the stipulation he must build a single-family home, which was seconded by May. Motion carried.

- **29 S Blanche Avenue- Application**

The LBA considered an offer to purchase property located at 29 S Blanche Avenue (Parcel J14L138). After much discussion, the LBA acted as follows:

- Davis motioned to approve the offer made by S&C Co, LLC to purchase Parcel J14L138 for \$5,000 with the stipulation he must build a single-family home, which was seconded by Smyth. Motion carried.

- **120A Wadsworth Street- Application**

The LBA considered two offers to purchase property located at 120A Wadsworth Street (Parcel J13P154). After much discussion, the LBA acted as follows:

- Clonts motioned to approve the offer made by Derricus Haselrig to purchase Parcel J13P154 for \$2,500, which was seconded by May. Motion carried.

- **0 Smith Street- Application**

The LBA considered two offers to purchase property located at 0 Smith Street (Parcel J13O200). After much discussion, the LBA acted as follows:

- Smyth motioned to approve the offer made by Tracy Lin to purchase Parcel J130200 for \$1,500 with the stipulation she must build a single-family home, which was seconded by Ware. Motion carried.
- **219 Smith Street- Application**

The LBA considered an offer to purchase property located at 219 Smith Street (Parcel J130199). After much discussion, the LBA acted as follows:

 - May motioned to approve the offer made by S&C Co, LLC to purchase Parcel J130199 for \$1,000 with the stipulation he must build a single-family home, which was seconded by Smyth. Motion carried.
- **123 Smith Street- Application**

The LBA considered three offers to purchase property located at 123 Smith Street (Parcel J130210). After much discussion, the LBA acted as follows:

 - Smyth motioned to approve the offer made by Tracy Lin to purchase Parcel J130210 for \$6,300 with the stipulation she must build a single-family home, which was seconded by May. Motion carried.

Discussion Items:

Bagby requested that the Board consider a new meeting day. Other members agreed to discuss alternative weekdays.

Adjourn:

All remaining agenda items were deferred to the next meeting due to time constraints and member departures. The meeting was adjourned at 10:22 AM.

Respectfully submitted,

Amanda Carter
Land Bank Manager