



Rome/Floyd Land Bank Authority Minutes

Tuesday, July 1, 2025, 8:15 AM

Carnegie Building Training Room

Present Members: Wright Bagby, David Clonts, J.R. Davis, Robert Smyth, Rob Ware

LBA Staff: Amanda Carter, Logan Drake, Bekki Fox

Others: Dylan Nelson, Kevin Payne, Toni Rhinehart, Meredith Ulmer

Welcome and Call to Order:

Rome/Floyd Land Bank Authority (LBA) Chairman David Clonts called the meeting to order at 8:15 AM. A quorum was established.

Approval of Minutes:

Clonts asked for any corrections to the June 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 June 30th, and the YTD property taxes collected. The LBA receives 75% of everything they return to the tax rolls for five years. Since 2017, the LBA has returned \$6.5 million to the public tax rolls.

Executive Session:

Wright Bagby motioned to close the meeting and enter executive session at 8:20 AM, which was seconded by Rob Ware. Motion carried. An offer to purchase property was discussed. Ware motioned to enter regular session again at 9:29 AM, which was seconded by Robert Smyth. Motion carried. No votes were taken in executive session.

Action Items:

- **0 Vineland Drive- Application**

The LBA considered an offer to purchase property located at 0 Vineland Drive (Parcel I13W378). This City-owned lot is vacant, zoned L-T-R, and 1.97 acres. The property has clear title and a tax assessed value of \$18,285. It was noted, however, that the parcel is not only predominately Floodplain (Zone AE) but also almost entirely inside the Regulatory Floodway. After much discussion, the LBA acted as follows:

- Smyth motioned to approve an offer made by William Collins to purchase Parcel I13W378 for \$5,000, which was seconded by Bagby. Motion carried.

Discussion Items/Updates:

The rehabbed home at 1832 Wax Road (Parcel L18152) is scheduled to close on July 10th. Updates will be provided.

Staff recently met with the LBA's builder, Pro-Active Contractors, Inc. at 115 E Boundary Street (Parcel J140314/Tract A) and 117 E Boundary Street (Parcel J140314A/Tract B), which is the next LBA new builds site. There has been some initial grading done already. Each tract will have a separate driveway, rather than a shared one. Developing Tract B will be more challenging due to the elevated terrain. Tract A has enough space for a carport whereas Tract B will likely just have an awning/cover over the side entrance. Whether or not to put in a retainer wall will be investigated though. Updates will be provided.

Staff recapped the previously discussed HOME Trust Fund plan/partnership with City of Rome Community Development. The plan has been sent to the Georgia Department of Community Affairs (DCA). Once DCA approves, properties can be selected and the agreement between the LBA and City of Rome can be finalized. Updates will be given later.

Chairman Clonts will sign the 2025 realtor contract with Shelley Womack at Legacy Properties. As previously approved, Womack will sell the two Boundary Street homes.

Adjourn:

The next regular meeting was scheduled for **Tuesday, August 5, 2025, at 8:15 AM in the Carnegie Training Room.**

There being no further business to discuss, the meeting was adjourned at 8:59 AM.

Respectfully submitted,

Logan Drake

Recording Secretary