



Rome/Floyd Land Bank Authority Minutes

Tuesday, September 2, 2025, 8:15 AM
Carnegie Building Training Room

Present Members: Wright Bagby, David Clonts, J.R. Davis, Lowery May, Robert Smyth

LBA Staff: Amanda Carter, Logan Drake

Others: Dylan Nelson, Meredith Ulmer

Welcome and Call to Order:

Rome/Floyd Land Bank Authority (LBA) Chairman David Clonts called the meeting to order at 8:27 AM. A quorum was established.

Approval of Minutes:

Clonts asked for any corrections to the July 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 July 31st, and the YTD property taxes collected.

Action Items:

- **Charlton Street Properties- Applications**

The LBA considered two offers to purchase four adjacent properties all called 0 Charlton Street (Parcels I13W208, I13W209, I13W210, & I13W211). Each City-owned lot is vacant/wooded, zoned L-T-R, 0.37 acres, and valued at \$4,104. None have clear title. All four parcels are Floodplain (Zone AE). Parcels I13W208, I13W209, and I13W210 are entirely inside the Regulatory Floodway whereas Parcel I13W211 is almost entirely inside. After much discussion, the LBA acted as follows:

- Robert Smyth motioned to approve an offer made by Joseph Dunagan and Jerry Eller to purchase Parcels I13W208, I13W209, I13W210, & I13W211 for \$14,000, which was seconded by Wright Bagby. Motion carried.

- **0 Welch Avenue Property- Applications**

The LBA considered two offers to purchase property located at 0 Welch Avenue (Parcel I13W207). This County-owned lot is vacant/wooded, zoned L-T-R, 0.28 acres, and valued at \$2,338. It does not have clear title. This parcel is not only Floodplain (Zone AE) but also inside the Regulatory Floodway. This lot is located directly behind Parcels I13W208, I13W209, and I13W210. After much discussion, the LBA acted as follows:

- Robert Smyth motioned to approve an offer made by Joseph Dunagan and Jerry Eller to purchase Parcel I13W207 for \$2,600, which was seconded by Wright Bagby. Motion carried.

- **Klassing Street Properties- Applications**

The LBA considered an offer to purchase two adjacent properties on Klassing Street: 0 Klassing Street (Parcel J14E303) and 102 Klassing Street (Parcel J14E302). 0 Klassing Street is 0.05 acres, County-owned, zoned H-T-R, and valued at \$1,177. 102 Klassing Street is 0.1 acres, LBA-owned, zoned H-T-R, and valued at \$11,026. Both properties are vacant/wooded and slope down considerably. After much discussion, the LBA acted as follows:

- Robert Smyth motioned to approve an offer made by Kira Finley to purchase Parcels J14E303 & J14E302 for \$5,900, which was seconded by J.R. Davis. Motion carried.

Discussion Items/Updates:

Much progress has been made on the next LBA new builds located at 115 E Boundary Street (Parcel J14O314/Tract A) and 117 E Boundary Street (Parcel J14O314A/Tract B). Each tract will have a three-bedroom, two-bathroom home and

carport. The LBA's builder, Pro-Active Contractors, Inc., utilized the LBA home plan and built some homes in West Rome. Photos of those finished homes were provided so everyone could get an idea of what the Boundary Street homes will look like. The estimated cost of values for just the home itself is \$155,000. The project is not far enough along, however, to have real numbers attached. The potential sales price was discussed. As previously agreed upon, Legacy Properties will list the homes. One option is to list each home at \$249,900, which is what the most recent LBA home, 1832 Wax Road (Parcel L18152), was listed at. The decision will be tabled for now until more numbers come in. Another item of discussion was whether the LBA would consider an investor opportunity. An investor bought the two West Rome homes mentioned above for \$217,000 to rent. This investor would likely make a cash offer with the same amount and intention to rent if the LBA were interested. While a self-investor is a possibility depending on the circumstances, the LBA's primary goal has been and remains home ownership. The LBA would rather see a single person, family, or couple receive the benefits of home ownership. Updates will be given later.

Discussion was had regarding the potential acquisition of 602 Pennington Avenue (Parcel I14W562). This lot is adjacent to one of the LBA's recently sold home builds, 604 Pennington Avenue (Parcel I14W563). The LBA previously offered \$10,000 for 602 Pennington Avenue but the owner was not interested. The home on the lot has since been demolished. The title would need to be cleared. Staff and the owner have been in contact again recently. Staff will speak with the owner again about the matter and the Board will discuss it again next month.

Staff provided updates on the previously discussed HOME Trust Fund plan/partnership with City of Rome Community Development. Community Development Staff was waiting on the Georgia Department of Community Affairs (DCA) to approve the Program Income Action plans. DCA, however, informed Staff that they are formally denying the plans and requesting the return of all existing Community HOME Investment Program (CHIP) Program Income currently held. DCA explained that this decision does not affect any particular community or Grantee. This is a statewide policy change that intends to accomplish the following: align DCA regulations with U.S. Department of Housing and Urban Development (HUD) requirements, ensure timely and compliant use of federal funds, and provide consistency and transparency across all participating communities. Community Development Staff will investigate ways to still make the plan/partnership happen, such as by applying for other CHIP grants in 2026. Updates will be provided later.

The Georgia Association of Land Bank Authorities (GALBA) Annual Summit will be held on October 28th-29th at the Georgia Municipal Association (GMA) Headquarters in Atlanta, GA. Staff will be in attendance. While there is no training session specifically geared towards board members yet, the Board is still welcome to attend and learn more about land banking and what other communities are doing. The Board was told to reach out to Staff if they wish to register.

Adjourn:

The next regular meeting was scheduled for **Tuesday, October 7, 2025, at 8:15 AM in the Carnegie Training Room.**

There being no further business to discuss, the meeting was adjourned at 9:19 AM.

Respectfully submitted,

Logan Drake
Recording Secretary