



Rome/Floyd Land Bank Authority Minutes

Tuesday, August 4, 2026, 8:15 AM

Carnegie Building Training Room

Present Members: Wright Bagby, Melinda, Brown, David Clonts, Robert Smyth, Will Wood

Virtual Members: LaDonna Collins

LBA Staff: Amanda Carter

Others: Dylan Nelson, Meredith Ulmer, Cristian Vasquez

Welcome and Call to Order:

Rome/Floyd Land Bank Authority (LBA) Chair David Clonts called the meeting to order at 8:18 AM. A quorum was established.

Approval of Minutes:

LBA Manager June minutes were emailed as part of the meeting packet for review. Clonts asked for any corrections to the minutes. Hearing none, LBA Vice Chair Robert Smyth motioned to approve the June minutes, which was seconded by Wood. Motion carried.

Financial Report:

The June 2026 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 and the YTD property taxes collected. In addition to Nelson's regular report, he also commented on the audit. The Land Bank was audited for the first time as a component unit of the City in the 2025 external audit conducted by Mauldin & Jenkins. The City and its component units received an unmodified opinion, which is also commonly referred to as a clean opinion. He explained the statements fairly present the financial position and results of operations, and that the auditors did not find any material weaknesses or significant deficiencies in internal controls over financial reporting. A copy of the 2025 Annual Comprehensive Financial Report (ACFR) and December 2025 audited financial statements were present for members to review.

Executive Session:

Wright Bagby motioned to close the meeting and enter executive session at 8:22 AM, which was seconded by Smyth. Motion carried. Carter asked the board to consider setting the sales price for the single-family 2-bedroom, 1 bath home currently under construction in South Rome located at 314 Wilson Avenue. Bagby motioned to enter regular session at 8:34 AM, which was seconded by Smyth. Motion carried. No votes or actions were taken in executive session.

Action Items (Postponed):

314 Wilson Avenue - After much discussion, including reviewing comps in the area, the board postponed setting the price. The board will set the listing price at the September meeting when total costs can be provided. The home should be completed within the next 30-60 days.

Discussion Items/Updates:

Carter lead the discussion items and provided updates.

As determined by the LBA Housing Development Committee, the next development sites will be on E. 20th Street. The board discussed building 2-3 homes on the large lots located at 303-307 E. 20th Street. Next, homes will be constructed at 100 & 102 Superba Ave. These lots, formerly 100 Couper St in North Rome, were surveyed, split into two, and assigned new addresses. Clonts would like to see two homes constructed on E. 20th St and then begin construction in North Rome. Potential additional building lots include: 224 Pennington Ave, 410 Nixon Ave, 161 Agnes St (County), 3 West Point Dr

(County), Line St, 34 Ross St, and Spring Creek St. Carter stated the board will request funds from the County for the next year to aid in County projects/builds. No action was taken.

A larger 3-bedroom, 2 bath house plan was presented to the board. This home plan can be modified to stay within the same cost estimate as the current 3/2. Members were interested in the plan.

Carter reviewed a potential building site on West Point Dr in Pepperell. Staff will work with the County to survey the lot.

Rome Life Magazine featured an article containing a photo of the LBA rehabbed home on Wax Rd in the May bridal edition. A photo of the article was displayed.

A Housing Development Committee meeting will be held this month. Notices will be emailed.

Other/Adjourn:

The next regular meeting was scheduled for **Tuesday, September 1, 2026, at 8:15 AM in the Carnegie Training Room.**

There being no further business to discuss, the meeting was adjourned at 9:07 AM.

Respectfully submitted,

Amanda Carter, Land Bank Manager