Rome/Floyd Land Bank Authority Minutes
Tuesday, September 1, 2026, 8:15 AM
Sam King Room of City Hall

Present Members: Wright Bagby, Melinda Brown, Robert Smyth, Will Wood
Virtual Members: LaDonna Collins
LBA Staff: Amanda Carter
Others: Dylan Nelson, Meredith Ulmer

Welcome and Call to Order:
Rome/Floyd Co. Land Bank Authority (LBA) Vice Chair Robert Smyth called the meeting to order at 8:19 AM. A quorum was established. Carter thanked members and staff for pivoting to the Sam King Room at the last minute as the Carnegie Training Room was double-booked.

Approval of Minutes:
The August minutes were emailed as part of the meeting packet for review. Smyth asked for any corrections to the minutes. Hearing none, Wood motioned to approve the August minutes, which was seconded by Brown. Motion carried.

Financial Report:

The July 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.

Executive Session:
Bagby motioned to close the meeting and enter executive session at 8:21 AM, which was seconded by Wood. Motion carried. Offers to purchase land bank properties were discussed. Carter also asked the board to set 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 8:45 AM, which was seconded by Wood. Motion carried. No votes or actions were taken in executive session.

Action Items:

- **0 Hardy Avenue – Application**
  The LBA considered an offer to purchase property located at 0 Hardy Avenue (Parcel I14Z042). This City-owned lot is vacant, zoned D-R, and 0.03 acres. There are no records of clear title. After much discussion, the LBA acted as follows:
    - Smyth motioned to approve an offer made by Bryton Boyce to purchase Parcel I14Z042 for $100, which was seconded by Brown. Motion carried.

- **0 Spring Creek Street – Application**
  The LBA considered an offer to purchase property located at 0 Spring Creek Street (Parcel J14K242). This RFLBA owned lot is vacant, zoned H-T-R, and 0.18 acres. The property has a clear title. After much discussion, the LBA acted as follows:
    - Bagby motioned to approve an offer made by Morgan Claggion to purchase Parcel I14K242 for $7,000, which was seconded by Wood. Motion carried.

- **29 Circle Drive, Lindale – Application**

The LBA considered an offer to purchase property located at 29 Circle Drive in Lindale (Parcel J16X049). This Floyd County-owned lot is vacant, zoned S-R, and 0.23 acres. This property does not have a clear title. After much discussion, the LBA acted as follows:

- Bagby motioned to make a counter offer to applicant, Eddie Forge, to purchase Parcel J16X049 for $1,500, which was seconded by Wood. Motion carried.

- **314 Wilson Avenue –** This 2-bedroom, 1-bathroom new construction home will be completed within the next 30 days. The home will be listed by Shelley Womack of Legacy Properties. After much discussion, including reviewing comps in the area and to date financials, the LBA acted as follows:
  - Bagby motioned to set the sales price at $195,000, which was seconded by Smyth. Motion carried.

- **303 & 305 E. 20th Street Contracts –** Carter reviewed the previously outlined parcels slated for single-family home development at 303 & 305 E. 20th Street. Both 3-bedroom, 2-bathroom homes will go under construction simultaneously. After discussion, the LBA acted as follows:
  - Smyth motioned to approve to go under contract with Pro-Active Contractors, Inc. for the construction of 2 single-family homes at 303 & 305 E. 20th Street, which was seconded by Brown. Motion carried.

- **Floyd County Funding Request -** In previous meetings, the LBA has discussed making a formal request for funding to Floyd County. The LBA would like the County Commission and County Management to approve funding for upcoming County-based projects. The board discussed new development at 161 Agnes Street. The funding request is in the amount of $175,000. As outlined in the drafted request, these funds would be dedicated to $160,000 construction costs and $15,000 would be reserved for operational expenses directly related to project delivery and program oversight. Carter stated the County currently contributes $5,000 annually to the LBA. The LBA acted as follows:
  - Bagby motioned to approve the $175,000 funding request to Floyd County, with a second by Wood. Motion carried.

- **New Board Meeting Time –** As members and Tax Commissioner Kevin Payne have voiced meeting date conflicts, the board discussed selecting a new time to meet monthly. The board also expressed a desire to move the meeting to the Sam King Room. Staff and members discussed calendars, and the LBA acted as follows:
  - Bagby motioned to move the monthly meeting to the 2nd Tuesday of each month at 8:15 AM, seconded by Smyth. Motion carried.

Discussion Items/Updates:

Carter reviewed the Neighborhood Beautification Grant for newer members. The grant is not open to the public, but a targeted grant for property owners within proximity to new construction homes. Eligible improvements and projects include, but are not limited to the following: exterior painting, landscaping improvements, removal of unwanted materials, etc. As previously approved, 20% of the profit from the sale of the new homes is allocated to this grant. The last approval was for the $10,000 contribution to Eagle Park renovations in North Rome. Photos of the 1st project funded, which consisted of new gutters and soffit, were presented. Staff is researching owner occupied homes near the new build at 314 Wilson Ave. Carter will contact the owner of a neighboring home and present the grant opportunity if applicable. Information on the Roof Repair Program administered by the Community Development Department will also be provided. The board would like staff to move forward as planned.

Other/Adjourn:

The next regular meeting was scheduled for **Tuesday, October 13, 2026, at 8:15 AM in the Sam King Room**.

There being no further business to discuss, the meeting was adjourned at 9:11 AM.

Respectfully submitted, Amanda Carter, Land Bank Manager