

**Rome Floyd County Development Authority**  
**800 Broad Street, Suite 102**  
**Rome, GA 30161**  
**Tuesday, April 15, 2025 – 9:00 AM**

**Minutes**

**MEMBERS PRESENT:**

Jimmy Byars	Evie McNiece
Allison Watters	Ryan Miller
Lowery May (via Zoom)	Craig McDaniel
Doc Kibler	

**OTHERS PRESENT:**

Andy Davis (Davis Lucas Carter), Jamie McCord (Floyd County), Sammy Rich (City of Rome), Missy Kendrick (RFCDA), Heather Seckman (RFCDA), Mary Grace Selman (RFCDA), Michelle Phillips (RFCDA), JR Davis (RFCDA), Lori Dowdy (GDEcD), Pam Powers-Smith (RFC), Chad Chancellor (Next Move Group, via Zoom)

**CALL TO ORDER AND WELCOME**

Jimmy Byars called the meeting to order, and a quorum was present.

**MINUTES OF PREVIOUS MEETING**

Jimmy Byars presented the minutes from the meeting on March 18, 2025 for approval. Allison Watters made a motion to approve the previous meeting minutes and Craig McDaniel seconded. Watters, McDaniel, Byars, McNiece, Kibler and Miller voted in favor.

**FINANCIAL REPORT**

- A. March 2025 – Doc Kibler presented the financial report for March 2025 with a net income of \$1,504,480.41 and a balance sheet total of \$6,944,089.20. Doc’s report came as a motion to approve the financial report and Craig McDaniel seconded. Kibler, McDaniel, Watters, McNiece, Miller, and Byars voted in favor.
- B. 2024 Audit Draft – Missy presented the draft audit for the board to review. The final audit will be presented by Nichols Cauley at the May meeting. There are no findings.

**ACTIVITY/PROSPECT REPORT**

- A. International Trade Reps – Heather explained that the international trade representatives for the state of Georgia will be coming to Rome and Floyd County on May 7, 2025 for a tour of our community and international companies.
- B. American Tower Lease - Missy explained that the lease has been finalized, and the RFCDA received the \$40,000 signing bonus from American Tower which will be split with the Development Authority of Floyd County. The lease agreement has increased from \$402.63 per month to \$3,000 per month which will increase 3% annually with the first increase in June 2025.
- C. Bartow Floyd Polk Joint Development Authority – Missy explained that Kevin Evans, John Bennett, and Corey Townsend will represent Rome and Floyd County with the first meeting set for April 29, 2025.

- D. Housing/Daycare Study Results – Missy introduced Chad Chancellor of Next Move Group attending via Zoom. Chad explained the study’s processes and factors in determining the findings. The housing study revealed a need for 1,310 new homes by 2030. The childcare study revealed the immediate need for 1,631 seats and 2,019 for summer and after school care on top of the immediately needed 1,631. Next Move Group called 27 child care facilities and there was no room available at any.
- E. Existing Industry Update - Mary Grace reported that Synthica Energy was named Top 50 Developers in Renewable gases, and Hillman Group celebrated 60 years in business.
- F. Parks Property Under Contract – Missy explained that the Parks Property should close this Thursday and will cut a check.
- G. Ball Assumption Agreement – Missy explained that Ball has entered a joint venture with a partner focused on increasing sales at the aluminum cup facility. The assumption agreement is required by the state when a company has received an EDGE Grant. The agreement specifies who will assume the responsibility of the job and capital investment commitments. Allison made a motion to execute the assumption agreement for Ball’s joint venture and Doc Kibler seconded. Watters, Kibler, McNiece, McDaniel, Miller and Byars voted in favor.
- H. GP’s Enterprise Lease – Missy explained that GP’s Enterprise has been leasing property from the authority to stage for the widening of Highway 140. The highway project is complete, so they have left the property and cleaned the site. Missy said the authority has their deposit check, has re-written the termination agreement and sent it to them.
- I. Enterprise Corner – GRAD Certification - Missy explained that the application has been submitted and will wait on their feedback and hopefully be presented with the certification at a GEDA meeting soon.
- J. Local Grant Incentives Guidelines – Missy said she is putting together “Eligible Activities” to assist the board in determining when to offer incentives for new and existing industries. She encouraged them to share with GREIA.
- K. Hammond Battery Facility Groundbreaking – April 18, 2025 – Missy encouraged the board to attend the Georgia Power Groundbreaking.

### **EXECUTIVE SESSION**

Doc Kibler made a motion to go into Executive Session and Allison Watters seconded. Kibler, Watters, McDaniel, McNiece, Miller, and Byars voted in favor. Allison Watters made a motion to come out of Executive Session and Evie McNiece seconded. Watters, McNiece, Kibler, McDaniel, Miller, and Byars voted in favor.

### **MEETING ADJOURNED**

Respectfully submitted,

---

Missy Kendrick, Secretary