



Rome/Floyd Land Bank Authority Minutes

Friday, February 7, 2025, 8:30 AM
Carnegie Building Training Room

Present Members: David Clonts, LaDonna Collins (Zoom), J.R. Davis, Lowery May, Rob Ware (Zoom)

Staff: Amanda Carter, Logan Drake, Bekki Fox

Others: Dylan Nelson, Meredith Ulmer

Guests: 1

Welcome and Call to Order:

Rome/Floyd Land Bank Authority (LBA) Manager Amanda Carter called the meeting to order at 8:32 AM. A quorum was established.

Nomination/Election of Chairman and Vice Chairman:

Carter asked for any nominations or volunteers for Chairman for 2025. LaDonna Collins motioned to nominate David Clonts for Chairman, which was seconded by Lowery May. There was no opposition. Motion carried thus electing Clonts. Chairman Clonts asked for any nominations or volunteers for Vice Chairman for 2025. J.R. Davis motioned to nominate Rob Ware for Vice Chairman, which was seconded by May. There was no opposition. Motion carried thus electing Ware.

Approval of Minutes:

Clonts asked for any corrections to the December minutes. Hearing none, Davis motioned to approve the minutes, which was seconded by May. Motion carried.

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 January 31st, and the YTD property taxes collected.

Executive Session:

May motioned to close the meeting and enter executive session at 8:41 AM, which was seconded by Davis. Motion carried. A guest from the community left the meeting. Offers, sales prices, and properties were discussed. May motioned to enter regular session again at 9:08 AM, which was seconded by Davis. Motion carried. The guest returned. No votes were taken in executive session.

Action Items:

- **66 Line Street- Application**

The LBA considered an offer to purchase property located at 66 Line Street (Parcel I14Z224). After much discussion, the LBA acted as follows:

- May motioned to approve an offer made by Embree Painting LLC to purchase Parcel I14Z224 for \$100, subject to conveyance from Floyd County, which was seconded by Davis. Motion carried.

- **1400 Crane Street- Application**

The LBA considered an offer to purchase property located at 1400 Crane Street (Parcel J14N-371A). After much discussion, the LBA acted as follows:

- May motioned to approve an offer made by Global Impact International, Inc. to purchase Parcel J14N-371A for \$15, which was seconded by Collins. Motion carried.

- **1832 Wax Road- Sales Price**

The LBA discussed setting the sales price for 1832 Wax Road (Parcel L18152). After weighing different price range options, the LBA acted as follows:

- Clonts motioned to set the sales price of 1832 Wax Road at \$249,900 and list in-house, which was seconded by Davis. Motion carried.

- **411 Superba Avenue & 604 Pennington Avenue- Sales Price**

The LBA considered lowering the sales prices for the new homes located at 411 Superba Avenue (Parcel K13X195) and 604 Pennington Avenue (Parcel I14W563). After much discussion, the LBA acted as follows:

- May motioned to hold prices for now until further notice, which was seconded by Davis. Motion carried.

Discussion Items/Updates:

Further discussion was had regarding the property located at 602 Pennington Avenue (Parcel I14W562).

The discussion concerning the potential acquisition of properties was tabled. The matter will be discussed at the next Housing Development Committee Meeting.

The discussion regarding the 2025 LBA budget was also tabled. Once the Finance Committee has reviewed and discussed the budget at their next meeting, it will be brought before the full Board with a recommendation to approve.

Staff initiated a conversation around an opportunity to become a regional land bank authority by adding the City of Cave Spring to the LBA. One way the Center for Community Progress (CCP), who runs the National Land Bank Network (NLBN), wants to help bring communities together is by focusing on regional land banks. Georgia is one of the few states that has regional land bank possibilities written into their statute, but no one has tried it yet. Grant funds are available to help with the time and resources it would take to make this happen. LBA Staff believes they have the manpower to handle the additional responsibilities that would come with it. While Cave Spring is located in Floyd County, the intergovernmental agreement would have to be amended and who sits on the Board would need to be looked into. Doing this would enable the LBA to act as a pass-through agent for the City of Cave Spring just like they are for the City of Rome and Floyd County. This opportunity opens up the possibility of being able to manage properties, buy, and redevelop. After much discussion, common consent was that the LBA is in favor of the idea and Staff is directed to explore the matter further. Staff will now begin discussions with the City of Cave Spring.

Carter provided tentative meeting dates for the various LBA Committees. The Program/Partnership Development Committee plans to meet on Monday, February 24th at 9:30 AM. The Housing Development Committee plans to meet on Tuesday, March 4th at 8:30 AM. The Finance Committee's meeting date is to be determined.

Carter updated everyone on closings in process. South Rome Alliance is moving forward on the previously agreed upon transfer of nine properties over to the LBA. Once the deed has been recorded, planning regarding development and/or selling will commence. 16 W Forest Street (Parcel J14E237) and 3 E Main Street (Parcel J14L226) will close soon and Clonts will sign those contracts after the meeting.

The LBA plans on completing the following next month: Approve and sign the Signatory Resolution stating that Clonts and Ware can sign all documents, review the 2025 LBA Work Plan, and take Board photos.

Adjourn:

The next regular meeting was scheduled for **Friday, March 7, 2025, at 8:30 AM in the Carnegie Training Room.**

There being no further business to discuss, the meeting was adjourned at 9:38 AM.

Respectfully submitted,

Logan Drake
Recording Secretary