



Rome/Floyd Land Bank Authority Minutes

Tuesday, October 7, 2025, 8:15 AM

Carnegie Building Training Room

Present Members: Wright Bagby, David Clonts, Rob Ware

Virtual Members: LaDonna Collins

LBA Staff: Amanda Carter, Bekki Fox, Logan Drake

Others: Jill Fisher, Dylan Nelson, Kevin Payne, Toni Rhinehart

Welcome and Call to Order:

Rome/Floyd Land Bank Authority (LBA) Chairman David Clonts called the meeting to order at 8:17 AM. A quorum was established.

Approval of Minutes:

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

Action Items:

- **Lot Maintenance Expenditures**

The LBA now owns 224 Pennington Avenue (Parcel I14W539) after receiving the property as a donation. Code Enforcement received a complaint that the lot is overgrown, so there is a violation pending. The LBA also owns 303, 305, 307, and 309 E 20th Street (Parcels J15X153, J15X152, J15X151, and J15X150) and will be building there. The four lots need maintenance as well. Code Enforcement has been working on cleaning the neighborhood up. Staff received quotes from two companies. At the Pennington lot, Purdy Land Pros would clear underbrush and remove brush from the neighbor's fence for \$1,440. At the four E 20th Street lots, they would grind/clear underbrush and remove any debris to the landfill for \$6,560. The total for both quotes is \$8,000. At the Pennington lot, Silver Creek Dirt Works, LLC would mulch debris for \$1,800. At the four E 20th Street lots, they would clean up with a brush cutter and use a dumpster at 303 for trash for \$6,500. The total for both quotes is \$8,300. The LBA approved the quotes from Purdy Land Pros. Staff will tell them to move forward.

- **Approval of Next Builds**

The LBA discussed planning ahead for the next new builds. After reviewing the LBA's options for which property should be the next new build site, Staff's first choice is 314 Wilson Avenue (Parcel I14W120). It was one of the properties donated to the LBA from the South Rome Redevelopment Corporation. The lot is 0.16 acres, zoned H-T-R, and currently valued at \$11,979. The title is clear. After much discussion, the LBA will move forward with that property.

Discussion Items/Updates:

The 2026 LBA budget is being crafted so a discussion was had on what funds the LBA should request from Floyd County. The majority of funds received for development have come from what the City of Rome received from the American Rescue Plan Act (ARPA). 1832 Wax Road (Parcel L18152) is the only property that has been developed outside the City limits. The LBA bought the property from the owner rather than getting the property through tax foreclosure like usual. The idea was to put a blighted rural property back to productive use. Development in the City still generates both City and County taxes. Staff came up with the idea of a Workforce Housing Pilot Program to pitch to the County Commission.

Attainable workforce housing would be built in unincorporated Floyd County one home at a time and sold to an owner-occupant. The development money would be a one-time ask whereas the operation money would likely need to be continually asked for. All sales proceeds would be reinvested into the next home. 151 Agnes Street (Parcel I15W175), which is LBA-owned and has clear title, would be the first choice property. This program would stabilize values and return idle land to use. The Board liked the idea, but Board Member Wright Bagby will speak with Floyd County first before any formal request is made.

Regarding building plans for the previously mentioned four lots located on E. 20th Street, different ideas, such as single-family homes or a cottage court, have been explored. After speaking with Building Inspection and Planning & Zoning, however, the cottage court option may prove to be difficult. Discussions on what is best for those lots will continue. Updates will be provided later.

Last meeting, the LBA continued the discussion on the potential acquisition of 602 Pennington Avenue (Parcel I14W562). Since then, Staff has attempted to contact the current owner and find out what their asking price would be. Staff will follow up with them.

Staff brought up a donation opportunity. William S. Davies Homeless Shelter Inc. owns the property located at 14 Wheeler Street (Parcel J15X198), which is 0.14 acres, zoned H-T-R, and currently valued at \$7,161. Code Enforcement is working on getting the adjacent property cleaned up. Due to overflow from said property, 14 Wheeler's condition needs to be addressed as well. A board member from William S. Davies told Staff that it is likely they would just donate the lot to the LBA. They just wanted to gauge the LBA's interest first before bringing the matter before their board. Wheeler Street is located near the four E 20th Street lots mentioned above and the future pocket park at 216 E 20th Street (Parcel J15X204). The property does not seem to have a clear title. Once the lot is cleaned up, it could be a quality location for a new build. After much discussion, Staff will gather more information before the LBA makes an official decision.

Progress continues to be 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). Staff reminded everyone of the estimated cost, potential sales listing price, and investor opportunity that was discussed at the previous meeting. Those decisions will be made as the project continues. Updates will be provided later.

Discussion was had on an opportunity to utilize the LBA Neighborhood Vitality Beautification Grant. This grant "is intended to improve the physical appearance and character of the targeted neighborhood by addressing residential disrepair and blight." The selection process prioritizes applicants in owner-occupied homes in underappreciated neighborhoods adjacent to LBA projects. Applicants can receive minor exterior improvements, such as painting the home's exterior or cleaning up their landscaping. For example, the LBA gave a grant to a neighbor near 1 Orchid Place (Parcel J14O113), the first LBA new build home. The LBA has built two homes in North Rome since then, but the majority of the surrounding homes are rental properties rather than owner-occupied. There is an opportunity to utilize these grant funds by partnering with the City on their Eagle Park Upgrade SPLOST Project. Eagle Park is a public park in North Rome that offers walking trails, picnic areas, and playgrounds. The LBA could take a percentage from the two houses built and sold in North Rome and participate in implementing park improvements, like benches, grills, picnic tables, etc. Although the improvements would not be directly for homes on the two previously sold homes' street, the park does serve the entire neighborhood/area. This would be a small, but meaningful contribution. The amount committed would likely be \$10,000 (\$5,000 from each home). The Board approved using the grant for this purpose. Updates will be provided.

LBA Director Bekki Fox and Manager Amanda Carter were asked to speak about the LBA at the Cherokee County Housing Forum recently held in Canton, GA. The event was a success.

Other/Adjourn:

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.

The next regular meeting was scheduled for **Tuesday, November 4, 2025, at 8:15 AM in the Carnegie Training Room.**

There being no further business to discuss, the meeting was adjourned at 9:06 AM.

Respectfully submitted,

Logan Drake

Recording Secretary