



Rome/Floyd Land Bank Authority Minutes

Tuesday, December 2, 2025, 8:15 AM
Carnegie Building Training Room

Present Members: Wright Bagby, David Clonts, Lowery May, Robert Smyth, Rob Ware

Virtual Members: LaDonna Collins

LBA Staff: Amanda Carter, Bekki Fox, Logan Drake

Others: Jill Fisher, Dylan Nelson, Kevin Payne, Meredith Ulmer, Will Wood

Welcome and Call to Order:

Rome/Floyd Land Bank Authority (LBA) Vice Chairman Rob Ware called the meeting to order at 8:20 AM. A quorum was established.

Approval of Minutes:

Rob Ware asked for any corrections to the November minutes. Hearing none, Lowery May motioned to approve the minutes, which was seconded by Robert Smyth. 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 October 31st, and the YTD property taxes collected.

Action Items:

- **Approve Sales Price for New Builds/Review Financials**

The new builds located at 115 E Boundary Street (Parcel J14O314/Tract A) and 117 E Boundary Street (Parcel J14O314A/Tract B) are almost complete. Up-to-date financials, such as hard costs, additional costs/fees, realtor fee estimates, and comps in the area, were reviewed. The project has an all-in total of \$190,022. After much discussion, the LBA acted as follows:

- Lowery May motioned to set the sales price at \$239,900, which was seconded by Robert Smyth. Motion carried.

- **Approve Donation- 0 Welch Avenue**

The LBA considered accepting the donation of property located at 0 Welch Avenue (Parcel I13W108). This 0.4-acre lot has a clear title and is valued at \$38,854. While the lot itself is vacant/wooded, it is located in Redmond Office Park and thus accessible through the parking lot there. The park is home to offices for dentistry, orthodontics, insurance, etc. The lot is zoned N-O-C Neighborhood Office Commercial. The owner, AAS Partners LTD, reached out to Staff to see if the LBA would be interested in receiving the lot as a donation. After much discussion, the LBA acted as follows:

- Wright Bagby motioned to accept the donation of Parcel I13W108, pending confirmation that the property is not in the floodplain and that it has an easement so that it is not landlocked, along with the investigation of who owns the parking lot and how that affects this property, which was seconded by Robert Smyth. Motion carried.

Discussion Items/Updates:

The tentative LBA Committee meeting dates are as follows: Housing Development Committee on Tuesday, January 6th at 9:30 AM, Program Development/Partnership Committee on Monday, January 12th at 9:30 AM, and Finance Committee on Tuesday, January 13th at 8:30 AM. Staff will be in contact with committee members to discuss scheduling conflicts and either confirm or alter these dates/times.

Numbers regarding all five of the previous new builds were reviewed. The combined sales total is \$1,005,000 and combined profit total is \$90,318. Those numbers will increase once the two E Boundary Street have been sold. All agreed that the new builds have been a success so far and that the numbers reflect the LBA's intention to produce single-family housing at an attainable rate.

As mentioned last month, reappointment terms for Lowery May and Rob Ware are set to expire at the end of this year. May's original term was from 01/01/2019-12/31/2019. Her reappointment term was from 01/01/2020-12/31/2025. Ware's original term was from 06/30/2017-06/30/2021. His reappointment term was from 07/01/2022-12/31/2025. They were both thanked for their service to the LBA over the years.

The discussion regarding the LBA applying for Community HOME Investment Program (CHIP) funds was continued from last month. The Georgia Department of Community Affairs (DCA) has made the application available. As explained on their website, "the CHIP is a federally-funded program designed to provide safe, decent, and affordable housing in Georgia by granting funds to city and county governments, public housing authorities, and nonprofits." One of the CHIP eligible activities and corresponding funding limit is "New Construction and Rehabilitation of Homes for Sale to Eligible Homebuyers: Up to \$1,500,000." If the application was made in the City or County's name, building locations would be restricted. If, however, the application was made in the LBA's name, homes could be built in either the City or the County. All agreed that applying in the LBA's name would be best. Staff reminded everyone that eligible homebuyers must be at or below 80% of the Area Median Income and agree to reside in the home. LBA Director Bekki Fox also serves as the City of Rome Community Development Department Director. All agreed that it would be best for the LBA to form a partnership with the City. Community Development would handle grant administration, the LBA would carry out the actual construction, and the State would provide the funds. Staff will work on completing the application, needs assessment, environmental reviews, and selection of properties. The LBA confirmed that they still wish to move forward with the process. Resolutions and a Memorandum of Understanding will be completed as well. An official vote will take place later. The application must be submitted by the end of January 2026. Updates will be provided.

Staff provided an update on the property located at 312 Kingston Avenue (Parcel J13I105). The LBA previously bought the property with the intention of rehabbing the brick home on the lot. When the LBA realized that the cost would not be feasible, the property was then sold to someone who stated they were going to rehab it. The new owner completed the rehab. The two-bedroom, one-bathroom home is currently listed on Zillow for \$223,000. While the sale will come from the private sector, the LBA still considers this to be a success story. The structure was saved and will now be a home for someone.

The annual LBA holiday luncheon will be held at Bella Roma Grill on Wednesday, December 10th at 12:30 PM.

The LBA needed to elect their officers for 2026. Rob Ware motioned to nominate David Clonts as Chairman and Robert Smyth as Vice Chairman, which was seconded by Lowery May. There was no opposition. Motion carried thus electing Clonts and Smyth.

Other/Adjourn:

As stated last month, the County has already approved Will Wood taking Lowery May's place on the LBA Board. Discussion was had on possible joint City-County replacements for Rob Ware. Updates will be provided later.

The next regular meeting is scheduled for **Tuesday, January 6, 2026, at 8:15 AM in the Carnegie Training Room** but Staff will contact everyone if it needs to be rescheduled.

There being no further business to discuss, the meeting was adjourned at 9:26 AM.

Respectfully submitted,

Logan Drake
Recording Secretary