



## **Rome/Floyd Land Bank Authority Minutes**

Tuesday, March 3, 2026, 8:15 AM  
Carnegie Building Training Room

**Present Members:** Wright Bagby, David Clonts, Robert Smyth, Will Wood

**Virtual Members:** LaDonna Collins

**LBA Staff:** Amanda Carter, Logan Drake

**Others:** Melinda Brown, Dylan Nelson, Kristen Raley, Meredith Ulmer

### **Welcome and Call to Order:**

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

### **Guest:**

LBA Manager Amanda Carter introduced Melinda Brown. If appointed, Brown will replace Rob Ware and serve as the LBA's joint City-County board member. The final vote is supposed to take place at the next Rome City Commission regular meeting.

### **Approval of Minutes:**

Clonts asked for any corrections to the January minutes. Hearing none, LBA Vice Chair Robert Smyth motioned to approve the minutes, which was seconded by Wright Bagby. 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 31<sup>st</sup>, and the YTD property taxes collected. The 2025 property taxes collected number will be updated once the final entries are entered.

### **Executive Session:**

Clonts motioned to close the meeting and enter executive session at 8:23 AM, which was seconded by Smyth. Motion carried. January Property application updates, an offer on a LBA new build, and the 2026 budget were discussed. Bagby motioned to enter regular session at 8:41 AM, which was seconded by Smyth. Motion carried. No votes were taken in executive session.

### **Action Items:**

- **115 E Boundary St- Approval/Ratify Real Estate Sales Offer**

All LBA board members recently approved an offer via email for the LBA's new home located at 115 E Boundary Street (Parcel J14O314). The LBA approved an offer of \$210,000, \$6,000 in closing costs, \$2,000 in earnest money to be paid by the buyer within three days from the binding agreement date, and \$8,400 in commissions to be paid to the realtors (2% to the buyer's realtor and 2% to the seller's realtor). The projected close date is March 31<sup>st</sup>. After much discussion, the LBA acted as follows:

- Smyth motioned to ratify the unanimous email vote approving the offer for 115 E Boundary St, which was seconded by Will Wood. Motion carried with unanimous consent.

### **Discussion Items/Updates:**

Carter provided updates on property applications discussed in January. The LBA countered Morgan Claggion's \$5,000 offer to purchase property located at 505 Superba Avenue (Parcel K13Y244) at \$8,500. Claggion has agreed to the counteroffer.

The 2026 LBA budget was reviewed and discussed. Formal approval will take place at the April meeting.

The LBA's application for Community HOME Investment Program (CHIP) funds was submitted by the January 31<sup>st</sup> deadline. It will likely be late Spring by the time Staff receives an answer, but updates will be provided ASAP.

The LBA's new home build at 117 E Boundary Street (Parcel J14O314A/Tract B) is currently listed at \$224,900. There have been a couple of price cuts since the previous meeting. The LBA's realtor, Shelley Womack of Legacy Properties, said that there continues to be interest from potential buyers. Updates will be provided later.

As previously decided, 314 Wilson Avenue (Parcel I14W120) is the location for the next new single-family home. The LBA's contractor has signed the notice to proceed and is making progress. Some grading has already started. Updates will be provided later.

At the previous meeting, the LBA motioned to donate up to \$10,000 of available funds to the City's Eagle Park Upgrade SPLOST Project. To help with implementing park improvements, the LBA agreed to install three round, wheelchair-accessible tables and six benches. Staff was told that Lose Design will be presenting the project's design concept to the North Rome community this week at North Broad Baptist Church. The design may change based on community input. The concept includes where the LBA's tables and benches would be placed. Updates will be provided.

The LBA plans to resume LBA Committee meetings but will wait to schedule them until Brown has been officially appointed as a board member. The previously mentioned LBA bus tour has been postponed to accommodate for new board members and better weather.

Carter provided copies of the 2025 State of Land Banking Survey Snapshot. The Center for Community Progress states that every two years, the National Land Bank Network surveys the 300+ land banks and land banking programs across the country to capture the state of the field. The 2025 State of Land Banking Survey highlights the diverse roles, needs, and impact of these organizations. This snapshot of the 2025 survey results summarizes the following key takeaways:

- **More land banks are reporting local, county, or state government as their primary funders.** In 2025, public sources made up an average of 57 percent of land bank funding—up from 37 percent in 2023.
- **The property pipeline is shifting.** An average of 58 percent of land bank acquisitions came from tax and public lien foreclosure—a continuing decline from 2023.
- **Land banks continue rising to meet urgent community needs.** Even with limited staff (54 percent report one or fewer full-time employees), land banks are supporting their communities to address timely and emerging challenges.

**Other/Adjourn:**

Carter wanted to recognize the successful efforts of LBA Director Bekki Fox. Rome was one of nine cities across Georgia that have been named as 2026 Visionary City Award honorees by the Georgia Municipal Association (GMA) and *Georgia Trend*. GMA states that the awards "honor cities that have turned thoughtful planning into measurable results for their residents." The redesign of Banty Jones Park was Rome's winning project. Fox also serves as Director of the City of Rome Community Development Department. She, acting in this capacity, was among those credited for "helping oversee the \$5.5 million transformation of Banty Jones Park." More information can be found through GMA's news updates and in the February issue of *Georgia Trend*.

The next regular meeting was scheduled for **Tuesday, April 7, 2026, at 8:15 AM in the Carnegie Training Room.**

There being no further business to discuss, the meeting was adjourned at 9:03 AM.

Respectfully submitted,

Logan Drake, Recording Secretary