



Rome/Floyd Land Bank Authority Minutes

Tuesday, November 4, 2025, 8:15 AM

Carnegie Building Training Room

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

Virtual Members: J.R. Davis

LBA Staff: Amanda Carter, Bekki Fox, Logan Drake

Others: Dylan Nelson, Meredith Ulmer, Will Wood

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 October 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 September 30th, and the YTD property taxes collected.

Discussion Items/Updates:

Last month, the LBA discussed the proposed idea of a Workforce Housing Pilot Program to pitch to the County. Around October 17th, the LBA sent a budget request to the Floyd County Board of Commissioners. The ask was \$175,000 in 2026 Floyd County funding to support new housing development efforts in unincorporated Floyd County. Of this amount, \$160,000 would be dedicated to construction costs, and \$15,000 would be reserved for operational expenses directly related to project delivery and program oversight. A new three-bedroom, two-bath single-family home would be built at 161 Agnes Street (Parcel I15W175) and sold at market rate to an owner-occupant. No investor or rental purchases will be permitted ensuring neighborhood stability and long-term community benefit. This project would serve as a pilot for a self-sustaining revolving fund model in unincorporated Floyd County. Following the sale of this initial home, all proceeds would be reinvested to construct additional homes, one at a time, in priority neighborhoods. There has been no official response yet as the County is still working on their budget. Even if the County chooses not to provide the full amount requested, the LBA is open to negotiating/covering the remainder. Updates will be given later.

Staff explained that land bank authorities can now apply for Community HOME Investment Program (CHIP) funds, which are used to provide safe, decent, and affordable housing. The application is due by the end of January 2026.

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). The target completion date is by year-end, but the holiday season may push that back. The listing price should be able to be set soon. The discussion will continue next month.

Last month, the LBA approved two quotes from Purdy Land Pros to clean up the lot located at 224 Pennington Avenue (Parcel I14W539) and lots located at 303, 305, 307, and 309 E 20th Street (Parcels J15X153, J15X152, J15X151, and J15X150). The Pennington lot has been completed and the E 20th lots will be scheduled soon.

Potential property donations were discussed. Last month, the LBA discussed an opportunity to receive 14 Wheeler Street (Parcel J15X198) as a donation from William S. Davies Homeless Shelter Inc. Their board will be meeting on December 1st to approve the donation. Updates will be provided later. The most recent property donation opportunity comes from a

private owner who lives out of town. They sent the LBA a list of several properties in Rome/Floyd County that they own and pay taxes on. Staff were initially open to accepting them as a donation but upon further investigation, the properties are too small to develop. Staff will thank them for the opportunity and suggest that they instead reach out to any adjacent property owners. If they are interested, everyone benefits and the properties stay on the tax roll.

The LBA 2026 Work Plan draft was discussed. Staff will contact the Board soon and everyone will work together on confirming who will be on which committee, the goals of each committee, meeting dates/times, etc. The LBA intends to approve the plan in January, possibly February 2026.

All LBA Staff recently attended the Georgia Association of Land Bank Authorities (GALBA) Annual Summit held on October 28th-29th at the Georgia Municipal Association (GMA) Headquarters in Atlanta, GA. LBA Director Bekki Fox and LBA Manager Amanda Carter were presenters at their respective sessions. An important takeaway from the summit is that there is now statewide and national emphasis on land bank authorities moving into a more community-focused redevelopment role rather than just a transactional one. An opportunity of note Staff learned is that land bank authorities can apply for competitive grants that address brownfield sites. All who attended agreed that the event was a success.

Other/Adjourn:

Two out of the seven board members have reappointment terms that will expire on December 31st of this year. Lowery May, a County appointee, will roll off the LBA Board. Will Wood, who was in attendance, has already been approved by the County to replace May. Rob Ware, who is currently the Vice Chair, will be leaving as well. His situation, however, is unique in that he is the only joint City-County appointee. The replacement will be discussed at the next regular meeting, but everyone was asked to inform Staff of any recommendations they may have. All agreed that the replacement being the best person for the position is more important than whether they live in the City or County.

Staff will soon send Attorney Allie Jett a couple of addresses to clear title on.

The next regular meeting was scheduled for **Tuesday, December 2, 2025, at 8:15 AM in the Carnegie Training Room.**

All agreed that the LBA should meet for their annual holiday lunch. Staff will send out potential dates and times.

There being no further business to discuss, the meeting was adjourned at 9:02 AM.

Respectfully submitted,

Logan Drake
Recording Secretary