Rome/Floyd Land Bank Authority Minutes
Tuesday, June 2, 2026, 8:15 AM
Carnegie Building Training Room

Present Members: Wright Bagby, David Clonts, Robert Smyth, Will Wood
Virtual Members: J.R. Davis
LBA Staff: Amanda Carter, Logan Drake
Others: Dylan Nelson, Meredith Ulmer

Welcome and Call to Order:
Rome/Floyd Land Bank Authority (LBA) Chair David Clonts called the meeting to order at 8:16 AM. A quorum was established.

Approval of Minutes:
LBA Manager Amanda Carter explained that the March minutes were amended due to the Executive Session minutes being sent out in error and approved in place of the regular board meeting minutes at the April meeting. Clonts asked for any further corrections to the amended March minutes. Hearing none, LBA Vice Chair Robert Smyth motioned to approve the amended March minutes, which was seconded by Clonts. Motion carried. Clonts asked for any corrections to the April minutes. Hearing none, Smyth motioned to approve the April minutes, which was seconded by Clonts. 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 April 30th, and the YTD property taxes collected.

Nelson mentioned that the LBA was recently included with the City of Rome's overall audit as a component unit for the 2025 audit. Everything is going well so far with any auditor inquiries being addressed. He stated that no issues are anticipated but he would inform the LBA if needed.

Executive Session:
Wright Bagby motioned to close the meeting and enter executive session at 8:21 AM, which was seconded by Smyth. Motion carried. Property applications and potential acquisitions for assemblage and future projects were discussed. Smyth motioned to enter regular session at 8:45 AM, which was seconded by Bagby. Motion carried. No votes or actions were taken in executive session.

Action Items:

- **109 & 111 Mary St- Applications**
  The LBA considered an offer to purchase property located at 109 Mary St (J14E298). This City-owned lot is vacant, 0.1 acres, zoned H-T-R, and has a tax assessed value of $3,193. The property has a clear title. The LBA also considered an offer to purchase property located at 111 Mary St (J14E297). This County-owned lot is vacant, 0.13 acres, zoned H-T-R, and has a tax assessed value of $8,799. The property does not have a clear title. After much discussion, the LBA acted as follows:
    - Clonts motioned to table the offers for 109 & 111 Mary St and contact the adjacent property owner, which was seconded by Smyth. Motion carried.

Discussion Items/Updates:
Carter lead the discussion items and provided updates.

As previously decided, 314 Wilson Avenue (Parcel I14W120) is the location for the next new single-family home. The home will be a two-bedroom, one-bathroom build. Progress continues to be made. Grading work continues. The footers have been poured. Adding landscaping has been planned. Exterior and interior paint colors have been chosen. Updates will be provided.

The LBA reviewed a lot maintenance invoice for cleaning up 303, 305, 307, & 309 E 20th Street (Parcels J15X153, J15X152, J15X151, & J15X150). There used to be four lots, but they were condensed into three lots upon a resurvey. 305, 307, & 309 E 20th Street were split into two lots instead. Staff sought out a quote from Purdy Land Pros, who has already cleaned the lots once before. They would grind/clear underbrush and remove any debris to the landfill with a dump trailer fee for $6,560. The final price, however, will likely end up being less than the quote. An additional cost will be implemented due to the inability to see all debris. The prior cleanup ended up costing close to $7,000 due to unexpected hazards and equipment damage. Updates will be provided.

Staff have not received an answer regarding the LBA's application for Community HOME Investment Program (CHIP) funds, but an update will be provided ASAP.

Carter provided updates on previous applications. While the LBA previously accepted an offer for 120A Wadsworth St (Parcel J13P154), the potential buyer is unable to close on the property. Staff sent them an official notice informing them that the time period to close had passed and that the property would be added back to the LBA's active properties list. The LBA also previously accepted offers for 0 Klassing St (Parcel J14E303) and 102 Klassing St (Parcel J14E302). Those offers will likely fall through but that potential buyer still has some time left before their deadline. Updates will be provided.

Other/Adjourn:

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

There being no further business to discuss, the meeting was adjourned at 9:13 AM.

Respectfully submitted,

Logan Drake, Recording Secretary