

**Rome Floyd County Development Authority**  
**800 Broad Street, Suite 102**  
**Rome, GA 30161**  
**Tuesday, February 18, 2025 – 9:00 AM**

**Minutes**

**MEMBERS PRESENT:** Jimmy Byars  
Allison Watters  
Lowery May  
Doc Kibler  
Evie McNiece  
Ryan Miller  
Craig McDaniel

**OTHERS PRESENT:**

Andy Davis (Davis Lucas Carter), Jamie McCord (Floyd County), Meredith Ulmer (City of Rome) Missy Kendrick (RFCDA), Heather Seckman (RFCDA), Mary Grace Selman (RFCDA), Michelle Phillips (RFCDA), Adam Carey (RNT), Honorable Jack Niedrach (Floyd County Judge), Ana January Beal (Germaine Academy)

**CALL TO ORDER AND WELCOME**

Jimmy Byars called the meeting to order, and a quorum was present.

**SWEARING IN CEREMONY**

Judge Jack Niedrach swore in Ryan Miller (2025 GREIA Chair) and Evie McNeice (2025 Rome Floyd Chamber Chair) to the 2025 Board of Directors.

**AGENDA AMENDMENT TO ADD VIII.A.3**

Jimmy Byars explained that the agenda needed to be amended to include Section VIII.A.3. Lowery May made a motion to approve, and Doc Kibler seconded. May, Kibler, Byars, McNiece, McDaniel, Miller and Watters voted in favor.

**MINUTES OF PREVIOUS MEETING**

Jimmy Byars presented the minutes from the meeting on January 9, 2025 for approval. Doc Kibler mentioned a correction to the meeting time. Allison Watters made a motion to approve the previous meeting minutes and Craig McDaniel seconded. Watters, McDaniel, May, Kibler, Byars, McNiece and Miller voted in favor.

**FINANCIAL REPORT**

- A. January 2025 – Doc Kibler presented the financial report for January 2025 with a net income of \$-23,321.65 and a balance sheet total of \$5,417,995.71. Kibler’s Financial Report came as a motion to approve and Craig McDaniel seconded. Kibler, McDaniel, May, Watters, McNiece, Miller and Byars voted in favor.

**EXECUTIVE SESSION**

Lowery May made a motion to go into Executive Session and Allison Watters seconded. May, Watters, McNiece, McDaniel, Miller, Kibler and Byars voted in favor. Doc Kibler made a motion to come out of Executive Session and Lowery May seconded. Kibler, May, McNiece, McDaniel, Miller, Byars and Watters voted in favor.

## **PURCHASE AND SALE AGREEMENT**

**Parks Property** - Missy explained that the Parks Family is selling their two parcels totaling 5.515 acres for \$250,000.00 which is located adjacent to the North Floyd Industrial Site. Missy has been in discussion with the Parks Family regarding this purchase. Craig McDaniel made a motion to approve the purchase of the property for \$250,000.00 and Doc Kibler seconded. McDaniel, Kibler, McNiece, May, Miller, Watters and Byars voted in favor.

**Thomason Property** – Missy explained that the Thomason property is next to the Parks property and adjacent to the North Floyd Industrial Site. They want to sell their 1.5 acres for \$20,000. Allison Watters made a motion to approve the purchase of the Thomason property and Evie McNiece seconded. Watters, McNiece, McDaniel, Miller, Kibler, Watters and Byars voted in favor.

## **ACTIVITY/PROSPECT REPORT**

### A. Battey Business Complex

1. Sewer Easement Approval – Missy explained that an active sewer line is on the portion of the property in which VTI is interested purchasing. She presented a 20’ sewer easement to the City of Rome for approval. Doc Kibler made a motion to approve the 20’ easement for the active sewer line belonging to the City of Rome and Craig McDaniel seconded. Kibler, McDaniel, McNiece, Watters, May and Byars voted in favor.  
Ryan Miller abstained.
2. RTLA Sale Approval – The attorneys are working on closing documents which should be finalized by the next meeting. Lowery May made a motion for Jimmy Byars and Missy Kendrick to sign the closing documents and Evie McNiece seconded. May, McNiece, McDaniel, Kibler, Watters and Byars voted in favor.  
Ryan Miller abstained.
3. Grant/Activity Update – Missy explained that the RFCDA has three federal grants that have now been paused due to the Federal Grant Pause and does not expect those funds to be in jeopardy.

- B. O’Neill Property – Missy explained the family who owns the property is in bankruptcy court and they have indicated they will donate the property to the development authority. She has been working with the EPD on removing their environmental lien prior to any property transfer. A recent appraisal from Dempsey Appraisals values the property at \$10.00.
- C. International Trade Reps – Missy explained that the international trade representatives for the state of Georgia will be coming to Rome and Floyd County on May 7, 2025 for a tour of our community and international companies.
- D. Housing/Daycare Study - Missy explained that she has hired Next Move for both the housing and daycare studies and the cost is being shared by four entities. They are currently doing their research analyzing new jobs coming to the area and other demographics to determine what the housing and daycare needs will be for the future.
- E. American Tower Lease - Missy explained that the development authority is waiting on Verizon and American Tower to sign the contract and then the rent revenue will increase.

- F. Bond/PILOT/MOU Checklist - Missy explained that she and Andy Davis are working on identifying various items to add clarification to the Bonds, PILOT Agreements and the MOUs.
- G. Bartow Floyd Polk Joint Development Authority
  - 1. Appointees – Missy explained that each county will appoint two members to the joint authority.
  - 2. First Meeting – March 13, 2025 – Missy said the first meeting is scheduled for March 13.
- H. Website Redesign Contract Approval - Six companies submitted proposals for the development of a new website. Through an evaluation process, the RFCDA narrowed it down to two companies, Insyteful and Marketing Alliance. \$20,000 was initially budgeted for a new website and each firm's quote came in at around \$35,000. That quote has been negotiated down to \$24,000. Mary Grace recommends that the RFCDA select Insyteful based on their responsiveness, economic development website experience, and willingness to negotiate the price as close as possible to the amount we initially budgeted. The website will take 6 or 7 months to be complete and ready for launch. This is being brought to the board for approval to spend \$24,000 on a new website. Lowery May made a motion to approve the \$24,000 for the website redesign contract and Craig McDaniel seconded. May, McDaniel, McNiece, Miller, Kibler, Watters and Byars voted in favor.
- I. Enterprise Corner “Visitors” – Missy reported that unknown people are driving around the entrance gate and driving around the property. JR Davis placed a camera on site but has not seen any activity.
- J. Existing Industry Update – Mary Grace shared notable news from existing industries and explained this would be a part of upcoming agendas.
- K. Tier Status/LDCT Changes – Missy noted that Floyd County gained another Less Developed Census Tract (2.04) so businesses in that census tract that are creating at least five new jobs are now eligible for a \$3,500 JTC per job per year for 5 years.
- L. DAFC Board Member Openings – Missy said the Development Authority of Floyd County has multiple expired terms and asked members to submit names of anyone interested in volunteering.
- M. Board Member Training – Missy announced that all RFCDA board members are in compliance with the new training requirements and gave everyone their certificates. Ryan Miller and Evie McNiece, being new board members in 2025, completed their 8-hour training requirements for new board members.
- N. Data Center Tour – Missy explained that a small local contingency toured some data centers in Douglasville, GA and Jimmy Byars said everyone was impressed. Douglasville has 16 data centers in various stages of completion. All attendees reported that they heard no noise at all coming from the buildings.

**MEETING ADJOURNED**

Respectfully submitted,

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Missy Kendrick, Secretary