



Rome/Floyd Land Bank Authority Minutes

Friday, October 4, 2024
8:30 AM

Carnegie Building Training Room

Present:

Members: David Clonts, LaDonna Collins (Via Phone), J.R. Davis, David Mathis, Rob Ware

Staff: Amanda Carter, Logan Drake, Bekki Fox

Others: Bruce Ivey, Dylan Nelson, Kevin Payne, Meredith Ulmer, Guest from the community

Welcome and Call to Order:

Chairman David Mathis called the meeting to order at 8:32 AM. A quorum was established.

Approval of Minutes:

Mathis asked for any corrections to the September minutes. Hearing none, J.R. Davis motioned to approve the minutes, which was seconded by Rob Ware. 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 September 30th, and the YTD property taxes collected.

Executive Session:

David Clonts motioned to close the meeting and enter executive session at 8:33 AM, which was seconded by Davis. Motion carried. The guest from the community had not arrived yet. Two offers to purchase property were discussed. Ware motioned to enter regular session again at 8:36 AM, which was seconded by Davis. Motion carried. No votes were taken in executive session.

Action Items:

- **0 Nixon Avenue- Purchase Requests**

The LBA considered two offers to purchase property at 0 Nixon Avenue (Parcel I14W238). After much discussion, the LBA acted as follows:

- Ware motioned to approve an offer made by Haley Reyes to purchase Parcel I14W238 for \$800, subject to conveyance from Floyd County, which was seconded by LaDonna Collins. Motion carried.

Discussion Items/Updates:

Staff provided an update on the 1832 Wax Road (Parcel L18152) rehab project. Staff moved forward with the survey. Pro-Active Contractors are making progress such as the property being cleared off. The project will probably be completed in January 2025 rather than the end of the year due to the footings needing to be done in stages to ensure the stability of the house. There are, however, a couple potential issues in the neighborhood. The first issue is that after speaking with the adjacent homeowners, there is some confusion as to which property an outbuilding is located on. Staff will approach them once the survey is completed. The

second issue is that there is reportedly a woman living in her car across the street from the property. No decision as to how to handle the situation has been made yet. Updates will be given later.

After discussion, all agreed that it would be best to wait until 2025 to build on 2 Blacks Bluff Road (Parcel I14Z149) and 0 Line Street (Parcel I14Z148). The LBA will focus on selling the two new builds, 411 Superba Avenue (Parcel K13X195) and 604 Pennington Avenue (Parcel I14W563), along with the rehabbed 1832 Wax Road (Parcel L18152), before taking on anything else. Additionally, the market has slowed down and buyers may not be as interested as usual due to the economy, election, holidays, etc.

The deadline for the previously discussed Request for Proposals (RFP) for real estate broker services was October 3rd. Research was done to make sure to include every local realtor and broker on the blanket email that went out. In the end, three proposals were received. The LBA Finance Committee will meet on October 10th and review them. Staff will report back at the next meeting.

Key dates concerning the Georgia Tech School of City & Regional Planning City Planning Studio were discussed. Staff has a virtual meeting on October 16th. The Studio has spoken with various people in the LBA, City, and County. They have attended a site visit in Rome and plan on coming back. The Studio Group will give their Final Plan presentation to the Board on November 15th. The City and County Managers will be invited along with the City and County Commissions. The Final Document will be delivered on December 2nd.

Adjourn:

The next regular meeting may also take place on **Friday, November 15, 2024**, instead of the usual first Friday of the month but Staff will send out information regarding that soon.

There being no further business to discuss, the meeting was adjourned at 8:48 AM.

Respectfully submitted,

Logan Drake
Recording Secretary