



**Rome/Floyd Land Bank Authority  
Minutes**

Friday, June 2, 2023

8:30 AM

Carnegie Building Training Room

**Committee Members Present:**

LaDonna Collins  
Rob Ware  
David Mathis  
David Clonts  
Lowery May

**Others:**

Meredith Ulmer - City - Assistant City Manager  
Dylan Nelson - City - Finance - Senior Accountant  
Guest from community

**Staff:**

Bekki Fox - City - Community Development - Director  
Amanda Carter - City - Community Development - Rome/Floyd Land Bank Authority Manager  
Logan Drake - City - Community Development - Administrative Program Assistant

**Welcome and Call to order:**

Chairman David Mathis called the meeting to order at 8:33 AM. A quorum was established.

**Approval of Minutes:**

Mathis asked for any corrections to the May minutes. Rob Ware motioned to approve the minutes, which was seconded by LaDonna Collins. Motion carried.

**Financial Report:**

The financial report was distributed for review and presented by Dylan Nelson. He presented the following: active properties, the cash balance as of May 31<sup>st</sup> and the 2018-2023 YTD property taxes collected. Amanda Carter added that the property at Bunratty Way closed the day before, which will be reflected in next month's numbers.

**Discussion Items- Property Updates:**

Staff provided new build updates regarding 1 Orchid Place (J140113) and 7 Forsyth Street (J13J165). Framing has begun at 1 Orchid Place and should be finished shortly. Staff will visit the site next week. The unexpected issues at 7 Forsyth Street are being handled. The old foundation has been removed. Once the weather cooperates, fill dirt and footers will be added. Forsyth is two to three weeks behind Orchid. Updates will be given later.

Regarding the donation of 303 E. 20<sup>th</sup> Street (J15X153), Attorney William Richardson informed Staff that the property owner can sign for his incarcerated son. An error on the deed will be fixed. Staff will move forward with this process. As previously discussed, Staff received a demo estimate of \$16,399.00. Demo estimates from three other companies will be priced as well. Updates will be given later.

Carter continued the discussion on obtaining four parcels adjacent to 303 E. 20<sup>th</sup> Street: 305 E. 20<sup>th</sup> Street (J15X152), 307 E. 20<sup>th</sup> Street (J15X151), 309 E. 20<sup>th</sup> Street (J15X150), and 311 E. 20<sup>th</sup> Street (J15X149). Staff spoke with Tommy Helton, Jr., who is the owner of the first three parcels. He has agreed to sell parcels J15X152, J15X151, and J15X150 to the LBA for the tax value amount of \$1,944.00 each. A contract detailing a total of \$5,832.00 has been sent over to Attorney Richardson for review. A title search is being completed. Carter spoke with one of the owners of the fourth lot, J15X149, who confirmed that they are not interested in selling the parcel. Staff told the owner to let the LBA know if they ever change their minds.

Staff and Attorney Richardson recently discussed the previously mentioned opportunity to create a Deed-In-Escrow program, similar to the one that is administered by the Cuyahoga Land Bank (CLB) near Cleveland, OH. In the end, Staff and Richardson agreed that revising what the contract currently states is the better option for properties like the house on Kingston Avenue. A Right of Reversion Clause already exists. Strengthening verbiage, such as establishing a specific time period and list of work to be done, will ensure that the property does not sit there. The contract would reflect that the LBA gets the home back if that happens. The LBA will move forward with this option instead of the potential program. Discussion will continue at a later date.

### **Executive Session:**

Lowery May motioned to enter Executive Session, which was seconded by David Clonts. Motion carried. Discussion was had on the donation of a property and applications presented for property acquisition through the LBA. May motioned to exit Executive Session, which was seconded by Ware. Motion carried. The outcome is listed as follows:

- **E. 20<sup>th</sup> Street (J15X204)**

The Board discussed donating the property located at 216 E. 20<sup>th</sup> Street (J15X204) to Trails for Recreation and Economic Development of Rome/Floyd Co. (TRED). While the matter has been discussed at the previous two meetings, there was a quorum this time. After several minutes of discussion and failed/amended motions, the Board acted as follows:

- Clonts motioned to transfer the title to TRED, clean the lot once for up to \$2,000.00, not to include an ongoing maintenance schedule but for TRED to be responsible for doing so, which was seconded by May. Motion carried.

- **0 Payne Avenue (H13P200)**

The Board reviewed two applications submitted for the purchase of a vacant, wooded lot located at 0 Payne Avenue. Jeffery Towe made an offer of \$2,800.00 for parcel H13P200. He plans to clean up and maintain the lot. Considering his father is an adjacent owner of several properties, Towe wants this lot to keep all the land together. Kelvin Cano-Armas made an offer of \$1,800.00 for parcel H13P200. His plan is to acquire the lot to put a trailer/mobile home on. He confirmed with Planning and Zoning that he was allowed to do so. After discussion, the Board acted as follows:

- May motioned to accept Jeffery Towe's offer of \$2,800.00 for parcel H13P200, subject to conveyance from Floyd County, which was seconded by Ware. Motion carried.

- **0 Billy Pyle Road (H13Y678)**

The Board reviewed an application submitted for the purchase of a vacant, cleared lot located at 0 Billy Pyle Road. The City of Rome has already approved the transfer of this property over to the LBA. The City will retain a 40 foot strip of land, as shown in the map provided, due to water/sewer lines in the area. The property as a whole will be transferred over to the LBA. Survey work will be completed by the LBA and reimbursed by the buyer. Iglesia Evangelica Luz Y Verdad made an offer of \$2,800.00 for parcel H13Y678. Their plan is to acquire the lot to have more room around their church building, which is adjacent to the property. The Church is considering various land use ideas. After discussion, the Board acted as follows:

- Clonts motioned to accept Iglesia Evangelica Luz Y Verdad's offer of \$15,000.00 for parcel H13Y678, with the caveat that the LBA will be reimbursed for any survey work done, which was seconded by Collins. Motion carried.

**Other Business:**

The regular meeting set for July 1<sup>st</sup> was cancelled. If possible, July Committee meetings will still take place. The next regular meeting is scheduled for **Friday, August 4, 2023, at 8:30 AM.**

There being no further business to discuss, the meeting was adjourned at 9:39 AM.

Respectfully submitted,

Logan Drake, Recording Secretary