



Rome/Floyd Land Bank Authority Minutes

Friday, August 2, 2024
8:30 AM

Carnegie Building Training Room

Present:

Members: David Clonts (Phone), LaDonna Collins (Zoom), J.R. Davis, David Mathis, Lowery May, Robert Smyth, Rob Ware

Staff: Amanda Carter, Logan Drake, Bekki Fox

Others: Harry Brock, Dylan Nelson, Kevin Payne, Meredith Ulmer, Doug Walker, Guest from public

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. Hearing none, Robert Smyth motioned to approve the minutes, which was seconded by J.R. Davis. Motion carried.

Change in Minutes:

Moving forward, for each Land Bank Authority (LBA) meeting, there will be a separate set of executive session minutes kept in accordance with Georgia State Law. For public view, the executive session minutes can only be viewed by order of a court. Staff will keep these minutes at the Community Development/LBA office. Board members may stop by and read them if they wish. The regular minutes will reflect these changes and continue to be made available to the public.

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 July 31st and the YTD property taxes collected.

Finance Committee:

The Finance Committee plans to meet before the next regular meeting. Updates will be given later.

Bi-Weekly Email Updates:

Regular meetings have gotten increasingly longer due to the LBA's success. To save time, Staff suggested sending out bi-weekly email updates detailing progress made on properties, closings, operations, etc. Helpful articles, videos, and resources can be included as well. The Board agreed that it would be beneficial and decrease meeting time.

Commissioner Harry Brock North Rome Neighborhood Meeting Update:

Commissioner Brock stated that he recently met with a North Rome Community Group, who wanted to discuss the poor conditions of some properties in the area. He told them about the LBA and pointed out the improvements made to both North and South Rome. The group was appreciative of the information.

Prioritize Next Builds:

Notes from the most recent Housing Development Committee meeting were reviewed by Bekki Fox and Amanda Carter. Discussion was had. The following addresses will be the locations of the next home builds. They are as follows:

- 2 Blacks Bluff (I14Z149) & 0 Line Street (I14Z148)
- 151 Agnes Street (I15W175)
- 712 E. Boundary Street (J14O314) Lot A & 712 E. Boundary Street (J14O314) Lot B

House plans were briefly reviewed and discussed. As Staff selects plans for properties, they will email the Board for discussion and feedback.

Executive Session:

May motioned to close the meeting and enter executive session at 8:59 AM, which was seconded by Davis. Motion carried. Brock, Doug Walker, and a guest from the public left the meeting. Real estate transactions, contracts, and offers were discussed. May motioned to enter regular session again at 9:31 AM, which was seconded by Davis. Motion carried. No votes were taken in executive session.

Action Items:

- **7 Forsyth Street- Contract/Offer**

David Clonts phoned in to vote. The Board recently received an email regarding contract approval for 7 Forsyth Street (J13J165). The home was listed for \$190,000 but Loretta Williams offered \$166,000. The Board all said yes and made a \$180,000 counteroffer. Williams accepted. The LBA agreed to pay the \$2,500 realtor fee and \$4,500 closing costs. The Board acted as follows:

- May motioned to ratify the offer/accept the 7 Forsyth Street contract, which was seconded by Smyth.
- Mathis conducted a roll call vote which resulted in all Board members (Clonts, Collins, Davis, Mathis, May, Smyth, and Ware) saying yes.

- **Sales Price**

At the recent LBA Housing Development Committee meeting, their recommendation was to set the sales price for 411 Superba Avenue (K13X195) at \$195,000 and 604 Pennington Avenue (I14W563) at \$225,000.

- May motioned to approve the sales prices, which was seconded by Smyth. Motion carried.

- **Real Estate Transaction A- South Rome Alliance (SRA) Properties**

The LBA considered accepting two properties through donation. After much discussion, the LBA acted as follows:

- May motioned to approve the acceptance of the properties located at 102 Klassing Street and 306 Branham Avenue from SRA, which was seconded by Smyth. Motion carried.

- **Real Estate Transaction B- Nixon Ave purchase request**

The LBA considered an offer to purchase property at 0 Nixon Avenue and 0 Nixon Avenue (Parcels I14W246 & I14W247). After much discussion, the LBA acted as follows:

- May motioned to approve an offer made by Capstone Property Brokers, LLC to purchase Parcels I14W246 and I14W247 for \$2,000, which was seconded by Ware. Motion carried.

- **Real Estate Transaction C- Lavendar Ave purchase request**

The LBA considered an offer to purchase property at 0 Lavender Avenue and 0 Lavender Avenue (Parcels G13Z002 & G13Z004). After much discussion, the LBA acted as follows:

- Smyth motioned to approve an offer made by Jessica Glover to purchase Parcels G13Z002 and G13Z004 for \$2,000, which was seconded by May. Motion carried.

- **Real Estate Offer- 602 Pennington Ave offer to purchase**

The LBA considered making an offer to purchase property at 602 Pennington Avenue (Parcel I14W562). After much discussion, the LBA acted as follows:

- May motioned to make an offer of \$70,000 for 602 Pennington Avenue, with Staff having the authorization to negotiate up to a certain point, which was seconded by Davis. Motion carried.

- **Title Clearance on 0 Superba Avenue (K13Y244)**

Staff asked for permission to clear title on 0 Superba Avenue (K13Y244). This parcel is already LBA-owned and would be an ideal spot to build on. After discussion, the Board acted as follows:

- May motioned to clear the title on 0 Superba Avenue (K13Y244), which was seconded by Smyth. Motion carried.

Discussion Items:

Carter updated the board on the offer made to purchase the property located at 4805 Calhoun Avenue (M10Y099). The owner of the property indicated that he would possibly prefer to receive a higher offer on the property than originally discussed. After board deliberations, it was decided that the original offer remains the same- no increase was approved. Carter will reach back out to the owner with the decision and remind him of the investment the LBA will be required to make upon purchase with demolition of the two structures and general clearance.

The Housing Development Committee recently discussed the fact that there has been a substantial increase in building costs due to switching over to a crawl space from a slab. Homeowners/buyers typically prefer crawl spaces although they do not seem to influence the value of the homes one way or the other. Moving forward, the Board agreed that the LBA will alternate building on slab v. crawl space as the lots determine and funds allow. Staff, along with input from the project manager/builder, can decide what is best for the lot/neighborhood on a case-by-case basis.

The Housing Development Committee also talked about the need for a realtor. The LBA cannot list homes on the local MLS considering it is not a real estate company. Staff has only been able to list on Zillow under "for sale by owner," which is limiting. A realtor could do the selling for the LBA which would free up time for Staff. The LBA could do a test run by contracting with one broker for Superba. If everything goes well and the LBA thinks it is worth the money, an open RFP would be put out. They could handle any homes sold within a pre-set amount of time. Most LBAs utilize realtors. An email vote will be conducted. A contract could be brought before the Board by the next regular meeting. Discussion was had. The Board agreed with the plan.

Other:

Fox and Carter will be hosting a national webinar on August 22nd through the Center for Community Progress.

The Program Partnership Development Committee met recently where they discussed the Beautification Grant, which targets owner-occupied homes every time a new home is built. Most of the homes around the new builds, however, are rentals. The owner-occupied homes that do exist are well-kept. Options on what to do with the program will be discussed soon.

The Georgia Tech Planning Studio dates were provided. More information will be provided later.

The City Commission has voted to transfer 1400 Crane Street (J14N371) to the LBA. The property is an old elementary school building that Restoration Rome currently operates out of. They entered into a lease agreement with the City and would like to take ownership of it. If the Board accepts, it will be transferred to Restoration Rome. A survey, however, will need to be completed first since the school and gymnasium are both on the parcel. Updates will be given later.

Adjourn:

The next regular meeting was scheduled for **Friday, September 6, 2024, at 8:30 AM.**

There being no further business to discuss, the meeting was adjourned at 10:03 AM.

Respectfully submitted,

Logan Drake
Recording Secretary