



Rome-Floyd Co Land Bank Authority Minutes

Tuesday, April 7, 2026, 8:15 AM

Carnegie Building Training Room

Present Members: Wright Bagby, Melinda Brown, David Clonts, Robert Smyth, & Will Wood

Virtual Members: LaDonna Collins & J.R. Davis

LBA Staff: Amanda Carter

Others: Dylan Nelson & Toni Rhinehart

Welcome and Call to Order:

Rome-Floyd Co Land Bank Authority (LBA) Chair David Clonts called the meeting to order at 8:17 AM. A quorum was established. Official new member, Melinda Brown, was recognized.

Approval of Minutes:

Clonts asked for any corrections to the March minutes. Hearing none, LBA Vice Chair Robert Smyth motioned to approve the minutes, which was seconded by Will Wood. 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 February 28th and the YTD property taxes collected. The 2026 property taxes collected number will be updated as taxes are collected. This number is year to date.

Executive Session:

Bagby motioned to close the meeting and enter executive session at 8:26 AM, which was seconded by Wood. Motion carried. Carter recapped the details and approval email vote for 117 E. Boundary Street. Carter and Rhinehart made comments on the 2026 LBA budget, which was reviewed in last month's meeting, and there were no questions. Smyth motioned to enter regular session at 8:36 AM, which was seconded by Bagby. Motion carried. No votes were taken in executive session.

Action Items:

- **117 E Boundary St- Approval/Ratify Real Estate Sales Offer**

All LBA board members recently approved an offer of \$214,900 via email for the LBA's new home located at 117 E Boundary Street (Parcel J14O314A). The close date was March 31, 2026. The LBA acted as follows:

- Smyth motioned to ratify the unanimous email vote approving the offer for 117 E Boundary St, which was seconded by Wood. Motion carried with unanimous consent.

- **Approval of 2026 LBA Budget**

Staff recommended approval of the budget presented last month. Carter noted the budget may be amended at any time. If the LBA is awarded the CHIP Fund Grant, the Revenues portion of the budget will be amended. After discussion and no questions or changes, the LBA acted as follows:

- Smyth motioned to approve the 2026 LBA budget, which was seconded by Wood. Motion carried.

Discussion Items/Updates:

Carter provided updates on the next new build at 314 Wilson Avenue (Parcel I14W120). Carter met with the builders to discuss site plans, along with adding landscaping to the front hill at the road. The 2 bed 1 bath plan was reviewed noting plans to build on a slab and to change the rear where the laundry/pantry area. Carter updated the water heater would be

placed in the attic. Board members voiced their concern about this placement. Carter will discuss it with the builders. Other items, such as paint colors and fixtures, were reviewed.

At a previous meeting, the LBA motioned to donate up to \$10,000 of Beautification Grant funds to the City's Eagle Park Upgrade SPLOST Project. These funds will go directly to the purchase of tables and benches. At the last board meeting, Carter updated there was to be a neighborhood meeting to discuss the proposed plans. There was a consensus from neighbors to add restrooms. Because of this addition, some of the playground elements were removed. The plan is moving forward.

Carter informed the board of potential lot expenditures for the cleanup of an LBA owned lot at 123 Smith Street. Code Enforcement contacted staff regarding dumping on the lot. Items included garbage and tires. Carter will reach out to Solid Waste and will report back with any costs associated with the cleanup. The sale of this lot is currently pending and should close once all signatures are received.

Pictures were shown of the beautiful new home constructed on Mt Aventine on a Morningside Dr lot sold by the land bank. Clonts recapped site work related to sewer relocation and the addition of a retaining wall and driveway.

411 Wilson Ave (Parcel I14W161) is still slated to be donated to Habitat for Humanity. This lot was not on the LBA's redevelopment list but will hopefully be the site of a family's new home and returned to the tax role.

14 Wheeler Street, which is in very close proximity to the E. 20th St development project, will be donated by the Davis Shelter to the LBA. This lot will be added to the redevelopment list.

Carter gave the board a heads-up regarding a potential application submittal for the purchase of 201 Wilson Avenue by the church located on Nixon Avenue. Research is currently underway regarding the churches' acquisition of the adjacent lot. More details to come.

The LBA's application for Community HOME Investment Program (CHIP) funds was submitted in January and still awaiting approval. The list of six build lots was reviewed. If these funds are not awarded, the LBA will move forward with the standard land bank new construction home builds. These lots, along with the E 20th Street lots, were discussed.

The LBA Bus Tour is scheduled for Tuesday, May 5th at 8:30 AM. Member were encouraged to meet in the City Hall water billing parking lot to load the bus. This will take place of the regularly scheduled board meeting.

There being no further business to discuss, the meeting was adjourned at 9:04 AM.

Respectfully submitted,

Amanda Carter, Land Bank Authority Manager