



Rome/Floyd Land Bank Authority Minutes

Tuesday, January 20, 2026, 8:15 AM
Carnegie Building Training Room

Present Members: Wright Bagby, J.R. Davis, Robert Smyth, Rob Ware, Will Wood

LBA Staff: Amanda Carter, Bekki Fox, Logan Drake

Others: Bruce Ivey, Dylan Nelson, Kevin Payne, Meredith Ulmer

Welcome and Call to Order:

Rome/Floyd Land Bank Authority (LBA) Vice Chair Robert Smyth called the meeting to order at 8:17 AM. A quorum was established.

Approval of Minutes:

Smyth asked for any corrections to the December minutes. Hearing none, Wright Bagby 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 December 31st, and the YTD property taxes collected.

Executive Session:

Ware motioned to close the meeting and enter executive session at 8:22 AM, which was seconded by Bagby. Motion carried. Property applications and donations were discussed. Ware motioned to enter regular session at 8:46 AM, which was seconded by J.R. Davis. Motion carried. No votes were taken in executive session.

Action Items:

- **34 Ross Street- Application**

The LBA considered an offer to purchase property located at 34 Ross Street (Parcel J10244). This LBA-owned lot is vacant, 0.14 acres, zoned H-T-R, and has a tax assessed value of \$8,509. The property does not have a clear title. After much discussion, the LBA acted as follows:

- Ware motioned to hold onto the property for now, clear the title, and reassess options later, which was seconded by Bagby. Motion carried.

- **505 Superba Avenue- Application**

The LBA considered an offer to purchase property located at 505 Superba Avenue (Parcel K13Y244). This LBA-owned lot is vacant, 0.25 acres, zoned H-T-R, and has a tax assessed value of \$7,928. The LBA has already cleared the title. The property is listed for \$15,000. After much discussion, the LBA acted as follows:

- Bagby motioned to counter Morgan Claggion's \$5,000 offer for Parcel K13Y244 at \$8,500, which was seconded by Ware. Motion carried.

- **227 Glover Street- Application**

The LBA considered an offer to purchase property located at 227 Glover Street (Parcel I14Z273). This Floyd County-owned lot is vacant, 1.5 acres, zoned H-T-R, and has a tax assessed value of \$17,635. The lot does not have a clear title. The terrain is heavily wooded and sloped. The County owns property to the left and right of the lot. Darlington School owns property behind the lot. After much discussion, the LBA acted as follows:

- Smyth motioned to table the matter, which was seconded by Bagby. Motion carried.

- **0 Welch Avenue- Donation**

Last month, the LBA discussed accepting the donation of property located at 0 Welch Avenue (Parcel I13W108). As previously discussed, this 0.4-acre lot has a clear title and is valued at \$38,854. While the lot itself is vacant/wooded, it is located in Redmond Office Park and thus accessible through the parking lot there. The park is home to offices for dentistry, orthodontics, insurance, etc. The lot is zoned N-O-C Neighborhood Office Commercial. The LBA motioned to accept the donation pending the investigation of a few concerns. The entirety of the lot is located in two different flood hazard areas. A portion of the property is in Flood Zone AE, which represents a Special Flood Hazard Area (SFHA) with Base Flood Elevation or Depth. That means this area will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. Another portion of the property is in Flood Zone X (shaded), which represents a moderate flood hazard area between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. After much discussion, the LBA acted as follows:

- Smyth motioned to not accept the donation of Parcel I13W108, which was seconded by Davis. Motion carried.

- **Signatory Resolution Approval & Signatures**

The LBA reviewed the annual signatory resolution, created by the LBA Attorney, which authorizes and empowers David Clonts, as the LBA Chair, Robert Smyth, as the LBA Vice Chair, and Amanda Carter, as the LBA Manager, to sign legal documents on behalf of the LBA. If approved, all Board members would need to sign it. After much discussion, the LBA acted as follows:

- Bagby motioned to approve the signatory resolution, which was seconded by Ware. Motion carried.

- **Eagle Park Financial Contribution**

Back in October 2025, the LBA approved using LBA Neighborhood Vitality Beautification Grant funds to partner with the City on their Eagle Park Upgrade SPLOST Project and participate in implementing park improvements. Eagle Park is a public park in North Rome that offers walking trails, picnic areas, and playgrounds. Available grant funds were reviewed. Staff received a quote to install three round, wheelchair-accessible tables and six benches. There would also be a cost to place LBA plaques with them. After much discussion, the LBA acted as follows:

- Smyth motioned to donate up to \$10,000 of available funds to the project, which was seconded by Bagby. Motion carried.

Discussion Items/Updates:

LBA and City Community Development Director Bekki Fox updated the LBA on their application for Community HOME Investment Program (CHIP) funds. The application must be submitted by the end of January. There is a \$1,000 application fee. Letters of support have been received from the Davies Shelters, Rome Floyd Chamber, and Northwest Georgia Housing Authority. Both the County and City provided Resolutions of Support. The City also signed an MOU with the City Community Development Department providing grant administrative services and assistance for the LBA should everything be approved. The LBA will be submitting a little over \$1.4M to build six houses. It will likely be a few months before an answer is received. Homebuyers will be required to participate in a homeownership education class. Updates will be provided.

The new builds located at 115 E Boundary Street (Parcel J14O314/Tract A) and 117 E Boundary Street (Parcel J14O314A/Tract B) have been finished. Each is listed online for \$239,900 with Shelley Womack of Legacy Properties. Womack provided Staff with an update. She said that there has been interest from potential buyers and the homes have shown twice. Womack gave feedback and recommended price adjustment based on the current housing market. Comparables of new, similarly sized homes were reviewed. Updates will be provided later.

The LBA recently approved 314 Wilson Avenue (Parcel I14W120) as the location for the next new single-family home. This project will move forward. Staff will meet with the contractor soon to sign the contract. They will discuss and decide whether the lot is better suited for the two-bedroom model or three-bedroom model. Updates will be provided later.

Staff suggested that the property located at 201 Wilson Avenue (Parcel I14W184) be one of the next new build locations. This LBA-owned lot is vacant, 0.34 acres, zoned H-T-R, and has a tax assessed value of \$10,900. The lot does not have a clear title. While the property is still located in Flood Zone X (shaded), this particular flood hazard area is considered reduced flood risk due to levee. This information will be taken into consideration when planning the build. There is a

possibility that two homes could be built due to how large the lot size is. The LBA authorized Staff to proceed with clearing the title.

Staff recently spoke with Betsy Allgood, Executive Director for Habitat for Humanity-Coosa Valley (Habitat). Allgood asked if the LBA had any potential lots that Habitat could use for their next home build. Staff suggested that they look into 411 Wilson Avenue (Parcel I14W161). This LBA-owned lot is vacant, 0.17 acres, zoned H-T-R, and has a tax assessed value of \$8,625. The LBA plans to build a CHIP home at 410 Nixon Avenue (Parcel I14W245), which is located directly behind this lot. Allgood thought this lot would be a good fit for Habitat. The LBA agreed that donating the lot would both support their partnership with Habitat and help meet the needs of the area.

Staff provided an update on the previously discussed opportunity to receive 14 Wheeler Street (Parcel J15X198) as a donation from William S. Davies Homeless Shelter Inc. Their Board met recently and approved the donation. They unanimously decided that they do not have the resources to maintain the lot and that it would be better off with the LBA. Everyone was reminded that the property is located near future LBA projects on E 20th Street. 303, 305, 307, and 309 E 20th Street (Parcels J15X153, J15X152, J15X151, and J15X150) will be used to build homes and 216 E 20th Street (Parcel J15X204) will become a pocket park. The LBA considered their options on what to do with the lot, such as building on or selling it. Updates will be provided later.

The LBA plans to schedule a bus for either Tuesday, February 17th or Tuesday, March 10th at 8:30 AM. The LBA has conducted one in the past and Staff thought it would be helpful to ride by previous CHIP homes built, recent LBA homes sold, future build sites, etc. Those date options could change if needed. Staff will be in contact.

Other/Adjourn:

Staff, to the best of their knowledge, have not received any updates from the County regarding the previously discussed request for 2026 Floyd County housing development funding. Updates will be provided ASAP.

The Joint Services Committee should be meeting soon. The Committee will be appointing Rob Ware's replacement, the new joint City-County board member for the LBA. Updates will be provided.

The LBA will not meet at the beginning of February since it would be too close to the January meeting. The next regular meeting was scheduled for **Tuesday, March 3, 2026, at 8:15 AM in the Carnegie Training Room.**

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

Respectfully submitted,

Logan Drake
Recording Secretary