



Rome/Floyd Land Bank Authority Minutes

Friday, January 6, 2023

8:30 AM

Carnegie Building Training Room

Committee Members Present:

Harry Brock
Lowery May
LaDonna Collins
David Mathis
Rob Ware
David Clonts

Others:

Sammy Rich - City - City Manager
Meredith Ulmer - City - Assistant City Manager
Toni Rhinehart - City - Finance - Director
Dylan Nelson - City - Finance - Senior Accountant
Kevin Payne - County - Tax Commissioner
Bruce Ivey - County - Transportation & Utilities Division

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 8:36 AM. A quorum was established.

2023 Elections for Chairman and Vice Chairman:

Amanda Carter asked if there were any nominations for 2023 Chairman and Vice Chairman of the Rome-Floyd County Land Bank Authority (LBA), which are currently held by David Mathis and Harry Brock. All agreed that the two men have successfully fulfilled their roles. Rob Ware motioned to nominate and elect the current Chairman and Vice Chairman, which was seconded by Lowery May. Chairman Mathis asked if there were any other nominations. None were given and the motion was carried.

Approval of Minutes:

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

Financial Report:

The financial report was distributed for review. Toni Rhinehart discussed active properties, the cash balance as of December 31st and the 2018-2022 YTD property taxes collected.

Action Item:

The Finance Committee recently finalized the 2023 budget draft, which was distributed for the Board to review. The Committee was told that Floyd County will officially be transferring \$1 million worth of ARPA funds over to the LBA. Since that action will take place soon, the money has been added to the budget. Staff will meet with the County to update them on the work the LBA has already accomplished. Carter will also give a presentation informing them of what the LBA intends to use the ARPA funds for.

Carter led a discussion on the following draft items: revenues, personnel expenses, regular expenses, software, vehicle, property expenses, miscellaneous and total expenses. The budget is working and can be amended in the future if need be. The Board acted as follows:

- Ware motioned to approve the 2023 LBA budget, which was seconded by Brock. Motion carried.

Authority Updates:

The following properties have been sent to Attorney Allie Jett for her to clear title on: 411 Superba Avenue, 0 Spring Creek Street, 2 Blacks Bluff Road and Line Street. Jett is making progress by conducting research and mailing letter to related parties. Updates will be given later.

Carter reached out to Attorney Trey Newton. 1 Orchid Place has been completed and recorded whereas 7 Forsyth Street has been completed but not recorded yet. Updates will be given later.

Staff has made a verbal agreement with Pro-Active Contractors. Two homes will be built with one located at 7 Forsyth Street and the other at 1 Orchid Place. One rehabilitation project will be completed at the property located at 312 Kingston Avenue. Pro-Active will charge the LBA 5% of the total hard cost. Attorney William Richardson is working on drafting the contract with a couple different templates. If the two builds go well, the contract can be extended in order to add additional properties. The LBA will also be under contract with each of the subcontractors as the LBA will be paying them directly. Pro Active will act in a general management oversight capacity. Richardson should be finished with these contracts soon.

Discussion was had on taxes and whether the LBA was a tax-exempt entity for sales tax purposes. The Board discussed whether a property owner can receive a tax write-off if they were to donate a property to the LBA. One option is to provide the owner with a letter confirming the donation, which would not include a tax value. If the owner were to give the letter to their tax agency, it would be up to the two parties to decide write-off status. Alternatively, the LBA could potentially become a 501(c)(3) organization. Staff and Finance stated they would research these matters.

Carter provided updates on recently sold properties, contracts, and closings. Both properties (J13W277 & J13W283) located at 0 St. Mary's Avenue are scheduled for closing with Richardson on Monday. The property located at 0 Miller Mountain Road (H1929) closed with Attorney Floyd Farless on December 16th. Richardson is still carrying out a title search on 312 Kingston Avenue. Once that finalizes, Richardson will schedule a closing with Attorney John Husser, Sr. Court bankruptcy sessions are still proceeding with the property located at 303 East 20th Street. Donating the property is still an option. Updates will be given later.

Carter provided copies of the LBA 2023 Work Plan draft, which included the following: meeting times, mission statement, Committees, goals, activities, and members. Discussion was had. Everyone was encouraged to take the handout with them and read through it. The draft will be reviewed at the next regular meeting.

Carter showed everyone the PowerPoint presentation she will soon give to the County. Discussion was had on the following: strategic plan goals, budget draft, 312 Kingston Avenue, 303 East 20th Street/neighboring properties, upcoming new construction, purchased home plans, current LBA inventory, Floyd County owned properties, properties currently in process of title clearance, potential projects, development plans, target lots/areas of interest, acquirement, working with Code Enforcement, working with the Fire Department, rehabilitation, Neighborhood Vitality Beautification Grant, continuing LBA Committee goals, success stories, Georgia Association of Land Bank Authorities (GALBA), Center for Community Progress (CPP), and other miscellaneous items.

There being no further business to discuss, Ware made a motion to adjourn the meeting, which was seconded by May. The meeting was adjourned at 9:28 AM.

Respectfully submitted,

Logan Drake
Recording Secretary