



CALLED REDEVELOPMENT COMMITTEE MEETING
WEDNESDAY, MAY 11, 2022
SAM KING ROOM
2:30 P.M.

COMMITTEE MEMBERS PRESENT:

Jim Bojo (Chair), Bill Collins, Elaina Beeman

OTHERS PRESENT:

Sundai Stevenson, Craig McDaniel, Randy Quick, Sammy Rich, Joe Smith, Aundi Lesley, Chris Jenkins, Toni Rhinehart, Julie Harris, Meredith Ulmer, John Boyd, Bekki Fox, Artagus Newell, Justin Messer, Doug Walker, Charles Love, John Mayes, Olivia Morley

APPROVAL OF MINUTES:

Chairman Bojo called the meeting to order. The minutes of the February 15, 2022, Redevelopment Committee meeting were approved by common consent.

PROPERTY NEAR EAGLE PARK:

John Mayes, owner of Pro Systems Clean Care, presented to the committee his request to purchase 30 feet of city-owned property adjacent to his business, which is located at 315 Howell Street. Several years ago, he purchased 20 feet of excess property from the city and due to the need for room to grow, he is interested in the additional footage. He stated that he currently has a fence standing at the property line and would move the fence to the new property line if he is able to acquire it. Commissioner Collins stated that the city should donate the land since Mayes has provided upkeep for the area over the years. Sammy Rich stated that we would check with Rome Floyd Parks and Recreation and if in agreement, the City could then declare it surplus land at which point the land could be disposed of to the Land Bank Authority, through a bidding process, or an auction. He further mentioned that going through the Land Bank could be the best option since they could deal directly with Mayes. Charles Love stated that the North Rome residents had envisioned a walking path/trail around Eagle Park and asked if this would affect that in the future to which he was told it should have no effect by Rich. A motion to declare the 30 feet of property, as discussed, as surplus was made by Commissioner Beeman and seconded by Commissioner Collins. Rich stated that he would reach out to Todd Wofford and discuss at the next Parks and Rec committee meeting and then on to the Commission for a vote.

WEST 3RD UPDATE:

Rich began by introducing Alex Dominguez and Jeff Warwick from Four Stones Real Estate Impact and provided background about the West 3rd project. The group has purchased 13 parcels and 11 buildings

and stated that demolition of buildings would be starting soon, salvaging and repurposing as much as possible. They showed the group plans for the project which would include apartments, retail, restaurants, green space, and parking. Conceptual renderings of the buildings and the area showed that the area would be built oriented towards the river and would all be built on a 14-foot-high podium with parking underneath. Their plans call for 242 apartments in two buildings with one- and two-bedroom offerings. When asked about the pricing, Warwick stated that the pricing would depend on the size of the TAD. The plans include a common space that would be open to the public and not restricted to the residents. Collins commented that he felt that this was a great concept, that it opened the downtown area. He also inquired about the plans for the .6-acre lot on the west side of the Marriot Courtyard. Warwick stated that in the short term, the lot would be used for parking. Rich will share the \$12.5 million TAD application with the County and the next step would be to take the request to the Redevelopment Agency. Their recommendation would be taken to the City and County Commissions for a vote.

MARTHA BERRY TAD:

Geoff Koski, from KB Advisory Group, joined via Zoom to give an overview of how a TAD could help redevelop the Martha Berry Corridor. He stated that the proposed area would be bound by West 9th Street to the south and upward to North 5th Avenue and West 12th. The area would include 41 parcels and slightly over 130 acres. There was discussion that the area was perfectly suited for a TAD because it met all the state requirements. Bojo asked Koski what a TAD would do to the property values of the homes nearby in Summerville Park. Koski replied that there is no change to the tax bills but could potentially increase property values because of possibility of development in the TAD. Rich stated that the proposal can continue to be fine-tuned. Copies of the proposal will be sent out to the entire Commission, and they can discuss further at the next Redevelopment meeting.

NORTH ROME TAD:

Koski again mentioned some of the where and why of TADS: locations where there is lack of investment, declines in property values due to poor conditions of existing buildings, and locations that are growing at a less than optimal rate. He proposed the North Broad Corridor TAD to include 78 parcels over 43 acres with the total value of the proposed TAD representing 0.188% of Rome's total tax digest. The area would begin at the intersection of North Broad Street and Calhoun Avenue and would include most of the parcels on both sides of North Broad going north towards North Avenue but then would turn off to the west to be bound by the Norfolk Southern railroad tracks at the O'Neill Manufacturing facility and Reece Street. Currently, the area is generating a little less than \$100,000 in tax collections. Charles Love stated that he was highly in favor of creating a TAD for this corridor, as he felt that this area is closer to meeting TAD standards than any other area in the city. After considerable discussion about the targeted area, it was decided that the boundary lines should be extended to reach North Avenue on both sides of North Broad. Additionally, the group decided to move the eastern boundary to Burnett Street. It was decided that Rich would redraw the area with these changes and that Koski would update the TAD information. The committee will further discuss these changes at the next meeting.

HOUSING UPDATE:

Bojo mentioned that Rich had included an update on housing in this State of the City address at the Monday night Commission meeting. It was discussed that almost 4,500 units are in some stage of development at this time and that approximately 3,600 of those are in the city. Artagus Newell stated that he is working with the city and county engineers to see how many of those properties are actually “shovel ready” and will bring that information to the committee once it is established.

POSSIBLE ANNEXATIONS:

Chairman Bojo stated that he would like to discuss this topic at the next meeting which will be held on Wednesday, May 25th at 2:30 p.m.

Chairman Bojo adjourned the meeting at 4:43 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Kelley Parker". The signature is written in a cursive style with a long horizontal flourish at the end.

Kelley Parker
Assistant to the City Manager