



CALLED REDEVELOPMENT COMMITTEE MEETING  
TUESDAY, FEBRUARY 15, 2022  
SAM KING ROOM  
1:30 P.M.

COMMITTEE MEMBERS PRESENT:

Jim Bojo (Chair), Bill Collins, Elaina Beeman

OTHERS PRESENT:

Craig McDaniel, Sammy Rich, Joe Smith, Toni Rhinehart, Meredith Ulmer, John Boyd, Bekki Fox, Doug Walker, Jake Hager, David Crowder, John Bailey

APPROVAL OF MINUTES:

Chairman Bojo called the meeting to order. The minutes of the May 26, 2021 Redevelopment Committee meeting were approved by unanimous consent.

MARTHA BERRY TAD:

City Manager Sammy Rich opened with a brief introduction of how TADs can be used to incentivize investment along with an overview of the 4 existing TADs in Rome. Chairman Bojo mentioned that he had been approached by developers looking to invest in the Martha Berry corridor which spurred the topic. Rich explained that there had been a 2019 proposal for a TAD which would have included 43 parcels from the area near W. 10<sup>th</sup> Street to the Midtown Alli Apartments, completed by Geoff Koski's group, KAB. The group discussed the 2019 proposal and made the decision that the numbers would need to be updated. The consensus of the committee was to move forward and have KAB update the proposal for what would be TAD 5 and present it at a later date to the committee.

HOUSING INCENTIVES:

Chairman Bojo began the discussion by asking how much of the \$1 million ARPA funds allocated for housing development incentives had been utilized. Rich stated that the Forino/Griffin project on South Broad and Jay Stevenson's multi-family project in Summerville Park were the only two applicants and that they had been reimbursed for water and sewer hook ups in the amounts of approximately \$10,000 and \$26,000, respectively. The group discussed the large amount of development possibilities currently underway in the area and that the larger developers, most of which are not local, are not interested in these types of incentives. Commissioner Bill Collins stated that he felt that the remainder of the allocated funds could be used for another purpose. Community Development Director, Bekki Fox, mentioned that Rome was still in need of affordable housing and suggested some of the remaining funds be used to help incentivize infill housing. A motion to reallocate the remainder of the funds for

other purposes, originally put aside for housing incentives, was made by Commissioner Collins and was seconded by Commissioner Elaina Beeman. The action item will be discussed and voted on at the February 28 Commission meeting.

NORTH ROME REDEVELOPMENT:

The committee discussed the possibility of developing a TAD in the North Broad area, beginning around the intersection of Harvey Street and Calhoun Avenue extending northward up North Broad. There was consensus from the group to have City Manager Rich contact Koski at KAB to discuss the area and have them recommend what parcels would qualify for a TAD.

OTHER BUSINESS:

Commissioner Collins asked that the committee continue to look at existing communities in Rome for opportunities that may be available for redevelopment. He asked that there be an update regarding the plans for the recently purchased Northwest Regional Hospital property at the upcoming Commission Retreat on March 25<sup>th</sup>.

Collins also mentioned the new subdivision, Crestwood, that is under development off of North Broad Street, is causing concern to residents of the North Pointe subdivision. Rich mentioned that the access road is very small, similar to a two-lane country road, and with the new subdivision would come more traffic. He stated that the City would take a look at the area where road issues could occur.

The next Redevelopment Committee meet again once Koski and the KAB group have updated TAD information for the Martha Berry Corridor.

Chairman Bojo adjourned the meeting at 2:43 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Kelley Parker". The signature is written in a cursive, flowing style.

Kelley Parker  
Secretary