



Rome/Floyd Land Bank Authority Minutes

Friday, February 5, 2021

8:30 AM

Carnegie Training Room

Committee Members Present:

Roger Smith
Harry Brock
David Mathis
Rob Ware

Others:

Bruce Ivey-Floyd County Special Projects Manager
Kevin Payne- Tax Commissioner

Staff:

Bekki Fox- Community Development Director
Suzanne Parris- Community Development Program/Compliance Specialist
Marleny Escobar- Community Development Admin Assistant

Welcome and Call to order:

Bekki Fox called the meeting to order at 8:31 AM. A quorum was established.

Appoint/Elect Officers for 2021:

Fox stated the Land Bank Authority needs to elect officers for 2021, which will consist of a Chairman and Vice Chairman. Rob Ware made a motion to nominate Roger Smith to continue as Chairman, and was seconded by Harry Brock. Motion Carried. Smith asked the board for a nomination for Vice-Chair. Harry Brock nominated David Mathis as Vice-Chair and was seconded by Rob Ware. Motion carried.

Approval of Minutes:

Smith asked for any corrections to the minutes from the meeting of November 6, 2020. Not hearing any other corrections or omissions, the minutes were approved by common consent.

Authority Updates:

Fox provided information to the Authority that she received from attorney William Richardson regarding an update on clearing title at 330 Ross St. It appears during a detailed title search, discrepancies were uncovered in the legal description (which conveyed only half the property at some point in time) and a determination of previous tax sales on this parcel will make clearing the title more difficult and costly than we first thought. There was discussion on what action the LBA could take and several ideas were shared. One option is to sell the property as is and not move forward with the original plans for rehab and resale. Harry Brock made a motion for staff to try and determine which lot the house sits actually on and for Fox to proceed with a survey if necessary (up to \$1,000) to make the determination; which was seconded by David Mathis. Motion approved. More information will be provided at the next meeting.

Fox also review recent closings and pending sales. Fox indicated staff still has had no response from the interested buyer at 5 Pollock St. and advised that staff will go back out and repost the sign.

There was a lengthy discussion about the land bank exploring affordable housing options. An upcoming Housing Summit, hosted by the Rome City Commission, was mentioned and the board requested Fox draft a letter to the City that would ask that the Land Bank be included in future conversations regarding affordable housing development in our area. The Land Bank provides additional resources, funding and options to help with affordable housing development and should be at the table for future planning.

Financial Report:

The Financial report was distributed for review. Report attached.

Property Purchase Request:

Fox presented the applications for property acquisition through the Land Bank Authority. The applications were discussed and the outcome is listed as follows:

- **Bunratty Way (N11065);**

The board reviewed an application submitted for the purchase of a wooded parcel on Bunratty Way. David Loveless offered \$1,600 for parcel N11065. Loveless's development plan is to improve the property with potential plans for a mobile home in the future. After discussion, the board took action as follows:

- Rob Ware moved to authorize staff to counter the offer at \$3,500, or negotiate no lower than \$2,500 for parcel N11065, subject to conveyance from Floyd County, which was seconded by Harry Brock. Motion carried.

- **Erin Ct (N11227A);**

The board reviewed an application submitted for the purchase of a wooded parcel on Erin Ct. Joshua Tree Assoc. offered \$7,000 for parcel N11227A. Joshua Tree Assoc.'s development plan is to maintain the property as is for potential resell. After discussion, the board took action as follows:

- Harry Brock moved to accept the \$7,000 offer presented from Joshua Tree Assoc. for parcel N11227A, subject to conveyance from Floyd County, which was seconded by David Mathis. Motion carried.

- **Blacks Bluff & Line St (I14Z149 & I14Z148);**

The board reviewed two applications submitted for the purchase of two adjacent vacant parcels at Blacks Bluff and Line St. Dana Bankston offered \$700 for parcels I14Z149 & I14Z148. Bankston's development plan consisted of cleaning and maintaining the properties as vacant lots. Star Time Technology Center offered \$2,500 for parcels I14Z149 & I14Z148. Star Time Technology Center's development plan consisted of cleaning and maintaining the properties as vacant lots. After discussion, the board took action as follows:

- Rob Ware moved to accept the \$2,500 offer presented from Star Time Technology Center for parcels I14Z149 & I14Z148, subject to conveyance from Floyd County, which was seconded by Harry Brock. Motion carried.

- **Lindsey Rd (J11X352A);**

The board reviewed an application submitted for the purchase of a wooded parcel on Lindsey Rd. Dana Bankston offered \$500 for parcel J11X352A. Bankston's development plan is to maintain the property as vacant lot. After discussion, the board took action as follows:

- Harry Brock moved to accept the \$500 offer presented from Bankston for parcel J11X352A, subject to conveyance from Floyd County, which was seconded by David Mathis. Motion carried.

- **Orchid Pl (J140113);**

The board reviewed an application submitted for the purchase of a vacant lot on Orchid Pl. Napoleon Fielder offered \$900 for parcel J140113. Fielder's development plan is to maintain the property as vacant lot. After discussion, the board took action as follows:

- David Mathis moved to not accept the offer of \$900 and hold parcel J140113 for further discussion, subject to conveyance from Floyd County, which was seconded by Harry Brock. Motion carried.

- **5149 Adairsville Hwy (O09054);**

The board reviewed an application submitted for the purchase of a vacant parcel at 5149 Adairsville Hwy. Joshua Tree Assoc. offered \$4,500 for parcel O09054. Joshua Tree Assoc.'s development plan is to maintain the property as vacant lot for potential resell. After discussion, the board took action as follows:

- Harry Brock moved to accept the \$4,500 offer presented from Joshua Tree Assoc. for parcel O09054, subject to conveyance from Floyd County, which was seconded by Rob Ware. Motion carried.

Other Business:

Fox stated the next scheduled meeting will be held on **Friday, March 4, 2021** at 8:30 am.

Adjourn:

There being no further business, the meeting was adjourned at 10:23 AM.

Respectfully submitted,

Suzanne Parris
Recording Secretary