



REDEVELOPMENT COMMITTEE MEETING
WEDNESDAY, MARCH 24 , 2021
SAM KING ROOM
2:30 P.M.

COMMITTEE MEMBERS PRESENT:

Wendy Davis (Chair), Jim Bojo

OTHERS PRESENT:

Jamie Doss, Craig McDaniel, Mark Cochran, Sammy Rich, Joe Smith, Harry Brock, Artagus Newell, Bekki Fox, Becky Smyth, Toni Rhinehart, Doug Walker

APPROVAL OF MINUTES:

Chairperson Davis called the meeting to order. It was noted that Commissioner Jamie Doss would be sitting in for Committee member Randy Quick in his absence. The minutes of the February 24, 2021 Redevelopment Committee meeting were approved by unanimous consent.

Doss mentioned that after reading over the minutes from the last meeting and looking over today's agenda that the committee seemed to have extended the scope of its intended purpose. Mayor McDaniel agreed and added that in the past, the Redevelopment Committee had met, on an as needed basis, to make decisions on action items and not just to discuss topics. He asked that this committee return to the original intent. Davis stated that these comments were so noted.

TRAIL CLEANUP UPDATE:

City Manager Sammy Rich provided an update of the cleanup efforts at the Kingfisher Trail. He stated that there was an enormous amount of litter and evidence of homeless encampments. He mentioned that the city's Public Works Department cleared out and hauled off 20 dump truck loads of debris and brush. Commissioner Doss added that there is potential there now for a side trail and asked if further cleanup was a possibility in other areas. Rich stated that the cleanup scope was limited due to environmental limitations. Harry Brock stated that he would like to see some mountain bike trails developed off of the main trails in this area of the Cantrell connector and that having the presence of more people in the area using the trails for walking, running and biking would help deter the homeless from setting up camps in the area.

BOND OBLIGATION REVIEW:

A review of the City's water and sewer bond debt was discussed. There is one remaining payment on the water and sewer bonds that were issued in 2012. Remaining payments for Junior lien water and sewer bonds (refinancing of older GEFA loans), GEFA loans, Rome-Floyd Development Authority (parking deck) bonds and City of Rome Recreational Facilities bonds (golf course refinance and indoor tennis)

bonds were also discussed. Davis inquired about the amount of money that was borrowed for the golf course and how much property had been developed around that investment. Rich answered that approximately \$6 million was borrowed in 1993 and approximately \$64 million had been added to the tax base because of the golf course investment.

The Development Authority's abatement schedule was also reviewed.

RIVER DISTRICT STREETScape/5TH AVE BRIDGE UPDATE:

Rich informed the committee that it has been determined that the 5th Avenue Bridge is in fact owned by Floyd County and not the City of Rome. At this point going forward, any type of plans discussed for the bridge whether it be changing the number of lanes or beautifying the bridge with paint, lights, etc. would have to be a joint conversation between the county and city. Rich suggested that in the possibility that the county is opposed to decreasing the lanes from 4 to 2 so the committee should look at other ways to "beautify" it (i.e. decorative posts, banners, lights, paint, hardware, etc.). Commissioner Bojo stated that he doesn't want the city to spend money to do any more design work if the county is going to say no to the ideas. Chair Davis suggested that the City ask the County to deed the bridge over to them. Commissioner Doss added that a lot of money and human capital had already been spent thus far. Rich reminded that the county will have representation at the Friday meeting at the Courtyard Riverwalk and possibilities and alternatives could be discussed with them then.

Davis asked what the next steps are to move forward with portions B, C, and D of the Streetscape concept plan. Rich reminded everyone that GMC was hired to develop the concept plan of the area. To move forward with that concept, the city must solicit for designs and Aaron Carroll was currently working to complete RFP documents necessary to start that process. Rich stated that once we have real documents and receive pricing, the city will then decide if there is a need to borrow money and do the entire project or to pay as you go. Commissioner Cochran discussed two additional alternatives to this design bid build process for moving forward: design build or integrated design process (IDP). In the design build alternative, a contractor is solicited who would then hire landscape architects to provide an estimate of what it would cost to complete the desired concept, the lowest bid is then chosen and is a relatively quicker process. In the IDP, you start with a maximum amount of money that the city is willing to spend is set and the process moves backwards and proposals are solicited to see what bidders would be able to produce for that amount of money. Rich agreed that these are all great options but the city needed to decide what amount of money is everyone prepared to commit to in the end, regardless of which route is taken. Rich mentioned that the city has \$2 million earmarked for this project from SPLOST but mentioned that additional funds could be borrowed as long as the city is prepared to pay this money back. Rich reminded that this project is not a complicated project to complete. Mayor McDaniel reminded everyone that the FRSE project will be taking place on W. 3rd and also water and sewer lines will be replaced on W. 3rd at some point and that both of those timelines need to be taken into consideration when planning the streetscape improvements in that area. Commissioner Bojo stated that the water and sewer line replacement timeline should be discussed during the next scheduled Water and Sewer Committee meeting. Davis stated that it is her wish to make this streetscape transformation as important as the streetscape transformation of Broad Street and is in favor of borrowing the necessary money to make that happen and to do it expeditiously.

SPECIAL COMMITTEE ON HOUSING:

Davis announced that she will head up this new committee that will work on finding solutions to hopefully ease Rome's housing crisis. The first meeting of the committee is scheduled for Monday, March 29th at 4:30 p.m. in the Sam King Room.

FEDERAL OPPORTUNITY ZONES:

Mayor McDaniel asked that a map of the Federal Opportunity Zone be shown to the committee to show the size of the area. It was discussed that Gordon, Polk, and Chattooga don't have FOZ and that Floyd is fortunate to have such a large area. Davis stated that she hopes that more investors will realize that we have such a large area available because developers can invest capital gains and defer taxes from their other projects into new projects in these zones which is an enormous incentive to build. McDaniel added that these zones, along with TADs, are huge incentives for development in our area.

Chairperson Davis adjourned the meeting at 3:58 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
Executive Assistant,
City Manager's Office