



CALLED REDEVELOPMENT COMMITTEE MEETING  
WEDNESDAY, APRIL 28, 2021  
SAM KING ROOM  
2:30 P.M.

COMMITTEE MEMBERS PRESENT:

Wendy Davis (Chair), Jim Bojo, Jamie Doss (for Randy Quick)

OTHERS PRESENT:

Craig McDaniel, Mark Cochran, Sammy Rich, Joe Smith, Toni Rhinehart, Doug Walker, Jigar Patel, Geoff Koski (Zoom)

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 March 24, 2021 Redevelopment Committee meeting were approved by unanimous consent.

Geoff Koski of KB Advisory Group (formerly Bleakly Advisory Group) was introduced, and Sammy Rich began the discussion of Sniya Enterprises, LLC/Jigar Patel's proposal for Braves Boulevard. Koski, representing Patel stated that the project would include a 6-pump, Class A gas station/retail facility within the TAD and is requesting assistance from the City of Rome to move forward. Feasibility studies have shown that there is significant potential for a Class A gas station in this location as well as for an additional retail that would be included in the project. Because of the site layout, the back of the building will be facing Veteran's Memorial Highway so there will be increased cost to make all four sides look appealing. In addition to the fueling station, the total square footage of the building would be approximately 11,000 made up of approximately 5,000 square feet of convenience store, 1,000 sq ft of an independent franchise fast food store and a 4,500 sq ft package store. The opening cost (using pre-Covid numbers) of the project would be approximately \$4,739,435 (including \$800,000 land acquisition cost – Patel has already purchased the parcel). Patel stated that he had already received a letter of intent from Circle K to become the operator of the gas station. Koski presented several forecasted project benefits including the following:

- public revenues of \$2,629,671 over the next decade (property tax, sales tax, and business licenses)
- sales tax revenues of \$29,913 from construction
- sales tax revenues at full capacity of \$49,938 each year
- fuel tax revenues of \$134,233 at full stabilization

- at stabilization point, property taxes of \$80,649 annually
- business licenses from operation of \$13,197 annually
- impact fees from construction of \$22,999
- annual stabilized local revenue, \$293,786 - \$50,250 for City of Rome, \$60,428 for Rome City Schools & \$183,107 for Floyd County

Koski stated that Patel is hoping for a 10-year pay as you go option/TAD amount. Based on a forecasted \$46,058 annual tax increment, this would be an approximate TAD amount of \$481,869.

Rich recommended that Patel contact Floyd County for their review and then the project could go before the Redevelopment Agency at which point a recommendation will be made and taken to both the City and County Commissions. Koski stated that he will update the numbers presented today and would send the new version to everyone as soon as it is done.

5<sup>th</sup> AVENUE BRIDGE UPDATE:

Rich stated that the County has asked for specifics regarding what the City would like to do regarding the 5<sup>th</sup> Avenue bridge concept and which concept had been decided upon. Discussion centered around whether the streetscape RFPs should be sent out before the decision on the bridge was made. Rich said that he would discuss with the county to see if a joint meeting would be necessary. At that point, the decision would be made to take and discuss any recommendations in the next Public Works Committee meeting if the need arises.

NWGA REGIONAL HOSPITAL PHASE 2 UPDATE:

Rich stated that Rome Floyd Development Authority has a land license allowing the hospital property to be studied and they have chosen a consulting firm to complete the study of the environmental concerns for the site.

The next Redevelopment Committee meeting will be held on Wednesday, May 26<sup>th</sup> at 2:30 p.m.

Chairperson Davis adjourned the meeting at 3:46 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  
Executive Assistant,  
City Manager's Office