



Rome/Floyd Land Bank Authority Minutes

Friday, May 7, 2021
8:30 AM
Carnegie Training Room

Committee Members Present:

Harry Brock
David Mathis
Rob Ware

Others:

Toni Rhinehart- Director of Finance
Kevin Payne- Tax Commissioner
Bruce Ivey- Floyd County Special Projects Manager

Staff:

Bekki Fox- Community Development Director
Suzanne Parris- Community Development Grant and Housing Administrator
Logan Drake- Community Development Program and Compliance Specialist

Welcome and Call to order:

David Mathis called the meeting to order at 8:38 AM. A quorum was established.

Approval of Minutes:

Mathis called the meeting to order. He asked for any corrections to the minutes from the meeting of March 5, 2021. Not hearing any other corrections or omissions, the minutes were approved by common consent.

Authority Updates:

Fox introduced Logan Drake, the new Community Development Program and Compliance Specialist. Pleasantries were exchanged. Drake said he was glad to be a part of the LBA moving forward.

330 Ross St Updates:

Discussion was had regarding the property at 330 Ross Street. Selling as is, continuing progress on clearing the title and other options were up for consideration. Harry Brock requested access to the property to check the condition of the house and report back to the Authority at the next meeting. There was also discussion on alternative options on clearing title and Fox was asked to check with other local real estate attorneys for a price comparison. After discussion, Rob Ware made a motion to table the decision until the next meeting, which was seconded by Harry Brock. Motion carried.

Fox updated the board on pending sales and recent closings. Several properties that were discussed are still pending transfer from Floyd County. Staff will continue to work on resolving these issues.

There was a lengthy discussion regarding clearing title to parcels and partnering with potential developers to provide new affordable housing. Fox distributed a couple of small cottage style house plans as examples and provided ideas on ways to partner moving forward. The Authority asked Fox to invite a local developer that has expressed interest in constructing infill housing to the next meeting to continue the discussion.

Staff was recently contacted about the potential purchasing of two properties in South Rome: Hardy Avenue (I14W331) and Pennington Avenue (I14W563). Fox stated that the owner offered to sell the property at Hardy Avenue for \$1,500.00; and the owner of Pennington Avenue offered to sell the property for \$3,000.00. After discussion and review of the properties, Brock moved to accept their offers of both properties, which was seconded by Ware. Motion carried. Staff will initiate a title search and draft sales contracts for the purchase of both properties. Updates will follow.

It was also determined that Floyd County owns lots on either side of the Hardy Ave. lot. Harry Brock made a motion, seconded by Rob Ware to request those lots from Floyd County in order to assemble all three for new development. Motion carried.

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:

- **Wax Flint Hill Road (M19094)**

The board reviewed an application submitted for the purchase of a parcel on Wax-Flint Hill Road. The board considered offers from Fisher in late 2018, but no terms were met. The LBA decided to hold the property at that time and continued to market it. Fisher has now agreed to accept the counter offer made at \$1,500 for parcel M19094. Fisher's development plan is to clean up the property to use as green space. After discussion, the board acted as follows:

- Rob Ware moved to accept the \$1,500 offer for parcel M19094, subject to conveyance from Floyd County, which was seconded by Harry Brock. Motion carried.

- **King Bee Circle (J13I029)**

The board reviewed an application submitted for the purchase of a heavily wooded parcel on King Bee Circle. Sherell Smith offered \$700 for parcel J13I029. Smith's future development plans are to build affordable single-family housing. Smith is concerned about the shortage of quality housing for work-force citizens in Rome. Discussion was made that her offer may be low for such a relatively large piece of land. After discussion, the board acted as follows:

- Brock authorized staff to counter the \$700 offer presented from Sherrell Smith for parcel J13I029 to \$2,000 and accept no less than \$1,500, subject to conveyance from Floyd County, which was seconded by Ware. Motion carried.

- **7 Forsyth Street (J13J165)**

The board reviewed an application submitted for the purchase of a parcel at 7 Forsyth Street. James Mitchell offered \$800 for parcel J13J165. Mitchell's development plan is to build high-quality housing for low-income people. The board questioned whether Mitchell was following through with any other plans for past purchases through the LBA. Discussion was made. After viewing pictures of the parcel, the LBA agreed that it was an exceptional lot for future development. An inquiry was made to investigate the possibility of clearing the title first before agreeing to accept any offers, including Mitchell's. After discussion, the board acted as follows:

- Rob Ware motioned for 7 Forsyth Street to be held so that the LBA can investigate clearing the title. Ware moved to reject the \$800 offer presented from James Mitchell for parcel J13J165, which was seconded by Brock. Motion carried.

- **19 Heard Street (J13O265)**
 The board reviewed an application submitted for the purchase of a wooded parcel on 19 Heard Street. James Mitchell offered \$600 for parcel J13O265. Mitchell’s development plan is to build high-quality housing for low-income people. After discussion, the board acted as follows:
 - Brock moved to accept the \$600 offer presented from James Mitchell for parcel J13O265, subject to conveyance from Floyd County, which was seconded by Rob Ware. Motion carried.

- **129 Clearvue Circle (K13X184)**
 The board reviewed an application submitted for the purchase of a parcel on 29 Clearvue Circle. Fox explained that this parcel does not have a home as previously thought but instead is a vacant lot with a concrete drive used as an extension of the adjacent property. James Mitchell offered \$800 for parcel K13X184. Mitchell’s development plan is to build high-quality housing for low-income people. After discussion, the board acted as follows:
 - Brock moved to accept the \$800 offer presented from James Mitchell for parcel K13X184, subject to conveyance from Floyd County, which was seconded by Ware. Motion carried.

- **106 Ross Street (J13O245)**
 The board reviewed two applications submitted for the purchase of a wooded parcel on 106 Ross Street. James Mitchell offered \$1,200 for parcel J13O245. Mitchell’s development plan is to build high-quality housing for low-income people. Dennis Johnson offered \$500 for parcel J13O245. Johnson’s development plan is to build a 1000 – 1200 square foot home on the property. A potential floor plan has been submitted. After discussion, the board acted as follows:
 - Brock moved to accept the \$1,200 offer presented from James Mitchell for parcel J13O245, subject to conveyance from Floyd County, which was seconded by Ware. Motion carried.

- **107 Ross Street (J13O237)**
 The board reviewed an application submitted for the purchase of a wooded parcel on 107 Ross Street. Dennis Johnson offered \$300 for parcel J13O237. Johnson’s development plan is to build a 1000 – 1200 square foot home on the property. A potential floor plan has been submitted. Questions were raised about his low bid offer. After discussion, the board acted as follows:
 - Brock authorized staff to counter the \$300 offer presented from Dennis Johnson for parcel J13O237 to \$1,000 and offer the property at \$1,000 to James Mitchell if Johnson declines, subject to conveyance from Floyd County, which was seconded by Ware. Motion carried.

- **118 Ross Street (J13O248)**

The board reviewed three applications submitted for the purchase of a vacant parcel on 118 Ross Street. James Mitchell offered \$1,200 for parcel J13O248. Mitchell's development plan is to build high-quality housing for low-income people. Dennis Johnson offered \$500 for parcel J13O248. Johnson's development plan is to build a 1000 – 1200 square foot home on the property. A potential floor plan has been submitted. Coretta Houston offered \$700 for parcel J13O248. As the adjacent property owner, she plans on enhancing the property value of her residence by using the parcel to expand parking area. After discussion, the board acted as follows:

- Brock moved to accept the \$1,200 offer presented from James Mitchell for parcel J13O248, subject to conveyance from Floyd County, which was seconded by Ware. Motion carried.

- **125 Perkins Street (J13P095)**

The board reviewed two applications submitted for the purchase of a parcel on 125 Perkins Street. James Mitchell offered \$1,100 for parcel J13P095. Mitchell's development plan is to build high-quality housing for low-income people. Byron Cliatt offered \$2,000 for parcel J13P095. Cliatt's development plan is to clear and maintain the lot. He already owns the following on Perkins Street: 127, 129 and 306. He wants to build sustainable housing or additional parking for tenants at 127 Perkins Street. After discussion, the board acted as follows:

- Brock moved to accept the \$2,000 offer presented from Byron Cliatt for parcel J13P095, subject to conveyance from Floyd County, which was seconded by Ware. Motion carried.

- **218 Ross Street (J13J092)**

The board reviewed two applications submitted for the purchase of a wooded parcel on 106 Ross Street. James Mitchell offered \$1,200 for parcel J13J092. Mitchell's development plan is to build high-quality housing for low-income people. Dennis Johnson offered \$500 for parcel J13J092. Johnson's development plan is to build a 1000 – 1200 square foot home on the property. A potential floor plan has been submitted. After discussion, the board acted as follows:

- Brock moved to accept the \$1,200 offer presented from James Mitchell for parcel J13J0265, subject to conveyance from Floyd County, which was seconded by Ware. Motion carried.

Other Business:

Fox stated the next scheduled meeting will be held on **Friday, June 4, 2021** at 8:30 am. Sara Toering and Odetta White from the Center for Community Progress will attend as our special guest.

Adjourn:

There being no further business, the meeting was adjourned at 10:11 A.M.

Respectfully submitted,

Logan Drake
Recording Secretary

