



COMMUNITY REDEVELOPMENT COMMITTEE MEETING
WEDNESDAY, APRIL 26, 2023
SAM KING ROOM
2:30 P.M.

IN ATTENDANCE:

Jim Bojo (Chair), Bonny Askew, Jamie Doss, Sammy Rich, Toni Rhinehart, Bekki Fox, Meredith Ulmer, Doug Walker, David Crowder, Charles Love

APPROVAL OF MINUTES:

Chairman Bojo called the meeting to order. The minutes of the March 22, 2023, Community Redevelopment Committee meeting were approved by common consent.

COMMUNITY DEVELOPMENT REPORTS:

Director Bekki Fox presented TSW's final concept of the Banty Jones Park project. She noted that CDBG, ARPA, Choice Neighborhood funds, as well as other grants are all contributing to help fund the \$4.2 million dollar project. She stated that if the additional \$2 million that had been applied for to the State of Georgia is not granted, the project would then have to be completed in a phased approach and the elements to be included will have to be chosen. The City is also looking at ways to save costs on the project including having the option to order some of the elements at tax-exempt status and having work done internally through the City or through Parks and Recreation. She also reminded the group that the money being used for the project are designated restrictive funds, meaning that these funds must be used for specific census tracts, therefore cannot be used anywhere else in the City of Rome. The next step will be the design development phase with calls for bids on the construction in early fall with hopes of breaking ground by the end of 2023, and project completion by Spring 2024.

Commissioner Jamie Doss asked if the splash pad design for Banty Jones is the same kind of splash pad that the county is requesting to add to several county parks through the upcoming SPLOST. Fox stated that that the splash pad/spray ground for Banty Jones would be larger and would utilize recycled/recirculated water which is different than the splash pads that the county would potentially add. Doss also asked if the splash pad/spray ground would be under the domain of Parks and Rec and Fox responded that Todd Wofford was agreeable to that. The topic was also previously discussed at Joint Services and the county was also in agreement.

Doss told the group that he had hopes that Banty Jones would be more of a community park instead of just a neighborhood park, and that the success of the park would hinge upon that.

UPDATE ON MARTHA BERRY AND NORTH BROAD TADS:

City Manager Sammy Rich said that he had conferred with Geoff Koski from KB Advisory regarding both TADs and decided that the following suggestions would help simplify the financial administration of the areas:

- The Martha Berry area would be considered one TAD that would include all 43 parcels – this would be as is in the current draft for Martha Berry that was presented to the committee earlier in the year.
- The North Broad area includes 162 parcels which is much larger, more complex, and would be more difficult to administer given the size. The suggestion would be to consider it a **Redevelopment Area**. Once a project is ready to request TAD funding, an individual TAD would be created for that project which could result in multiple TAD projects within the Redevelopment Area. This would require the same TAD application process as the Martha Berry TAD. This option would be easier to manage and would give more flexibility to applicants. Currently a hotel project is attempting to get variance approval from the Board of Adjustments and if successful, would be the 1st TAD Application.

Commissioner Bojo asked what the next step to move forward would be and Rich stated that the Martha Berry TAD Proposal would be ready to go to the Rome Redevelopment Agency along with the North Broad proposal once it is amended by KB Advisory Group and approved by the committee. Visitor, Charles Love, stated that the North Broad Youth Center is waiting and would be applying for TAD funding once these areas are approved.

Once both proposals are ready and approved by this committee, both will go to the Rome Redevelopment Agency and then to the Floyd County and Rome City Commissions for approval.

DISCUSSION – PARCEL H13Y678:

The parcel discussed is owned by the City of Rome and is a vacant lot. The City granted an easement years ago for the adjacent church to have their driveway cross over this parcel. The church has requested to purchase the property so that they may expand. If the city chooses to sell the property, they would keep a 40' strip because of the water/sewer infrastructure on the property. The City would transfer the parcel as a whole to the Land Bank Authority and then the property can be marketed for a minimum of 30 days taking offers and all applications would be considered. At the end of the 30 days, the LBA will choose the application that will provide the best use of the property. The purchaser of the property would get the property surveyed, and the LBA would pay for the survey and would be reimbursed by the buyer through the closing process. The LBA would then transfer the 40' unsold strip/parcel back to the city. Commissioner Doss made a motion to transfer Parcel H13Y678 to the LBA to be put on the market which was seconded by Commissioner Askew. The item will now go to the City Commission for a vote.

OTHER BUSINESS:

Bekki Fox updated the committee about a potential request from the NWGHA regarding city-owned parcels on Maple Street. NWGHA is considering building an early learning center on Maple adjacent to the Floyd Training Center, located at Maple Street and E. 12th Street. The City of Rome owns the adjacent parcel, K14K247, and the NWGHA is requesting to take ownership of that parcel from the city as well as a portion of the parcel that the Floyd Training Center is located on, J14K246. If the transfer does occur, the city could transfer the parcels directly to the NWGA and would not have to go through the LBA. Fox stated that she would discuss this matter with the training center to make sure that they had no plans to utilize the portion of their parcel in question. Fox provided this information as an update only as this project is still in the initial discussion phase. She will update as more information becomes available.

Chairman Bojo adjourned the meeting at 3:32 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 extending to the right.

Kelley Parker, Assistant to the City Manager