

**Rome Floyd County Development Authority  
800 Broad Street, Suite 102  
Rome, GA 30161  
Tuesday, March 17, 2026 – 9:00 AM**

**Minutes**

**MEMBERS' PRESENT:** Jimmy Byars Evie McNiece  
Rhonda Wallace Lowery May  
Ryan Miller Doc Kibler

**OTHERS PRESENT:**

Andy Davis (Davis Lucas Carter), Meredith Ulmer (City of Rome), Jamie McCord (Floyd County), Spencer Hogg (RFCDA) Heather Seckman (RFCDA), Mary Grace Selman (RFCDA), JR Davis (RFCDA), Matt Sewell (Sunrise Manufacturing), Members of the Public

**CALL TO ORDER**

Chair Jimmy Byars called the March meeting to order.

**CERTIFICATE OF MEETING NOTICE AND QUORUM**

Andy Davis confirmed a quorum was present and the media notified.

**MINUTES OF PREVIOUS MEETING**

Jimmy Byars presented the minutes from the February 17, 2026, for approval. Evie McNiece made a motion to approve the previous meeting minutes, and Rhonda Wallace seconded. McNiece, Wallace, May, Byars, Miller, and Kibler voted in favor.

**FINANCIAL REPORT**

- A. February 2026 – Doc Kibler presented the financial report for February 2026 with a net income of -\$40,989.80 and a balance sheet total of \$17,895,174.50. Doc's report came as a motion to approve the financial report, and Lowery May seconded. Kibler, May, McNiece, Wallace, Miller, and Byars voted in favor.

**ACTIVITY/PROSPECT REPORT**

- A. New Projects – Spencer reported on prospect activity with three new RFIs and stated the RFCDA continues to work with active projects.
- B. Marketing Update – Mary Grace Selman said there were 137,00 impressions with the new marketing campaign. The Pre-bid Conference for Battey demolition is scheduled for Thursday, April 23 from 8:00 - 12:00PM at the Battey Business Complex

## **EXECUTIVE SESSION**

The development authority went into executive session to discuss real estate. Lowery May made a motion to go into executive session and Rhonda Wallace seconded. May, Wallace, Kibler, Miller, Byars, and McNiece voted in favor.

Evie McNiece made a motion to come out of executive session and Lowery May seconded. McNiece, May, Kibler, Miller, Byars, and Wallace voted in favor.

## **NEW BUSINESS**

- Elevated Steel Approval – Spencer explained that Elevated Steel would like to terminate the Purchase and Sale Agreement (PSA) for the 24-acre tract in the North Floyd Industrial Park due to land constraints. Lowery May made a motion to terminate the PSA on the 24-acre tract and Rhonda Wallace seconded. May, Wallace, Miller, Kibler, Byars and McNiece voted in favor.

Spencer explained that Elevated Steel would like to purchase 37-acres in the North Floyd Industrial Park on the west side of Prosperity Way. Doc Kibler made a motion to approve the PSA for the 37-acre tract for a purchase price of \$47,000 per acre and to approve Vice Chair May sign the document and Evie McNiece seconded. Kibler, McNiece, Wallace, Miller, Byars, and May voted in favor.

- Project GARA Mini – Spencer asked for a motion to amend the agenda to ‘Pirelli’ from ‘Project GARA Mini’. Rhonda Wallace made a motion to amend the agenda and Lowery May seconded. Wallace, May, McNiece, Miller, Kibler, and Byars voted in favor.

Spencer further explained that Pirelli would be investing \$22,000,000 and creating 20 new jobs at their plant in the Floyd County Industrial Park. Andy Davis reviewed the details of the Memorandum of Understanding (MOU) to the board members along with the Inducement Resolution (PILOT). The PILOT reflects a 10-year schedule with 10% annual increases after Year 1. Evie McNiece made a motion to approve the MOU and the Inducement Resolution and Lowery seconded. McNiece, May, Kibler, Miller, Wallace, and Byars voted in favor.

## **MEETING ADJOURNED**

There being no other business, the meeting was adjourned.

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Jimmy Byars  
Chairman

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Spencer Hogg  
President