

Rome Floyd County Development Authority
800 Broad Street, Suite 102
Rome, GA 30161
Tuesday, August 18, 2026 – 9:00 AM

Minutes

MEMBERS' PRESENT: Jimmy Byars
Lowery May
Jim Bojo
Evie McNiece
Rhonda Wallace

OTHERS PRESENT:

Andy Davis (Davis Lucas Carter), Jamie McCord (Floyd County), Meredith Ulmer (City of Rome), Mary Grace Selman (RFCDA), Pam Powers-Smith (RFC), David Crowder (WRGA News), Members of the Public: Ron Swinford, Kristie Minor, Angela Rubino, Marsha Dempsey, Barbara Triplitt, and others.

CONSTITUTIONAL OFFICERS MEETING

Andy Davis called the meeting to order.

Andy mentioned that the time has come to elect three members of the Board to each serve a three (3) year term. The members are Jimmy Byars (2028), Lowery May (2027), and Doc Kibler who has decided to be replaced.

Jim Bojo made a motion to nominate Evie McNiece to serve a three-year term as a member-at-large, and Rhonda Wallace seconded. Wallace, Bojo, and McNiece voted in favor. Evie McNiece will serve a three-year term ending 2029.

The constitutional officers meeting was adjourned.

CALL TO ORDER

Chair Jimmy Byars called the July meeting to order.

CERTIFICATE OF MEETING NOTICE AND QUORUM

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

ELECTION OF OFFICERS FOR 2027 TERM

- A. **Election of Chairman** – Rhonda Wallace made a motion to nominate Jimmy Byars as Chairman and Lowery May seconded. Wallace, May, McNiece, Bojo, and Byars voted in favor.
- B. **Election of Vice Chairman** – Jimmy Byars made a motion to nominate Lowery May as Vice Chairman and Rhonda Wallace seconded. Byars, McNiece, May, Wallace and Bojo voted in favor.
- C. **Election of Secretary/Treasurer** – Jimmy Byars made a motion to nominate Evie McNiece as Secretary/Treasurer and Jim Bojo seconded. Byars, McNiece, May, Bojo, and Wallace voted in favor.

MINUTES OF PREVIOUS MEETING

Jimmy Byars presented the minutes from July 21, 2026, meeting for approval. Jim Bojo made a motion to approve the previous meeting minutes, and Rhonda Wallace seconded. McNiece, Bojo, Byars, May, and Wallace voted in favor.

FINANCIAL REPORT

- A. July 2026 – Evie McNiece gave the financial report for July 2026 with a net income of \$606,072.73 and balance sheet total of \$18,435,161.46. Lowery May made a motion to accept the financial report and Jim Bojo seconded. Bojo, May, McNiece, Wallace, and Byars voted in favor.

OFFICE LEASE RENEWAL

- A. Evie McNiece mentioned that the RFCDA offices lease expires on August 31, 2026. Evie asked for a motion to exercise the option to renew the lease for another three-year term. The rent rate will go from \$3,500.00 to \$3,700.00. Lowery May made a motion to exercise the option, and Jim Bojo seconded the motion. May, McNiece, Bojo, and Wallace voted in favor. Jimmy Byars did not vote and stated that his company managed the property for the landlord, but the company took no commission on this lease. The Board, aware of the conflict for Byars, had previously waived the conflict.

ACTIVITY/PROSPECT REPORT

- A. New Projects – Mary Grace Selman reported that RFCDA has submitted information on twelve projects, hosted one site visit, three project calls, fourteen inquiries, and one existing industry meeting.

NEW BUSINESS

- A. Enterprise Corner – Now GRAD Certified Select – Mary Grace reported that RFCDA received GRAD Select designation from the Georgia Department of Economic Development for Enterprise Corner.
- B. Request for Reimbursement for Tree Trimming – Ira Levy sent the RFCDA an invoice for tree trimming in the amount of \$6,000. Jamie McCord mentioned that he spoke with Ira and came to an agreement that RFCDA will pay Ira Levy \$3,000. Evie McNiece made a motion to reimburse Ira Levy and Rhonda Wallace seconded. McNiece, May, Bojo, and Wallace voted in favor. Byars abstained.
- C. Cultural Resources Study Payment – Mary Grace explained that the Cultural Resources Study on Enterprise Corner is complete and asked the board for approval to pay CHA Consulting \$27,500 for conducting the study, \$20,000 of which will be reimbursed by a grant from DCA. Jim Bojo made a motion and Rhonda Wallace seconded. Bojo, McNiece, Byars, May, and Wallace voted in favor.
- D. Chamber Reimbursement for GA DOT visit – Jimmy explained that Spencer Hogg, the previous President of the RFCDA, agreed to help support the Chamber when they hosted the Georgia Department of Transportation Board visit. Lowery May made a motion to pay the Rome Floyd Chamber \$2,500 and Rhonda Wallace seconded. Bojo, Byars, May, and Wallace voted in favor. Evie McNiece abstained because she serves as Chair of the Chamber.
- E. Battey Business Complex Contract Update – Jimmy Byars explained that Atlas Development, LLC terminated the contract with RFCDA for the purchase of Battey Business Complex. Atlas' attorneys, Chandler Farmer of Thompson Burton, LLC sent a termination letter to Spencer Hogg

and J. Anderson Davis, attorney for RFCDA, dated August 7, 2026. The termination was within the due diligence period, and thus the earnest money would be fully refunded to Atlas. In a conversation that Andy Davis had with one of the attorneys, and a representative of Atlas, Atlas indicated that Georgia Power Company, the exclusive utility provider for the City of Rome, had placed the Battey site lower in the process, and indicated it might be 3-4 years before they could assess the property for the power requirements of a data center. Thus, Atlas would terminate so the RFCDA could market the property for other economic development.

EXECUTIVE SESSION

The development authority went into executive session to discuss litigation, real estate, and personnel. Evie McNiece made a motion to go into executive session and Lowery May seconded. Bojo, McNiece, May, Byars, and Wallace voted in favor. Lowery May made a motion to come out of executive session and Evie McNiece seconded. May, McNiece, Wallace, Bojo, and Byars voted in favor.

No vote was taken in executive session.

MEETING ADJOURNED

There being no other business, the meeting was adjourned.

Jimmy Byars (Chairman)