Rome Floyd County Development Authority
800 Broad Street, Suite 102
Rome, GA 30161
Tuesday, September 22, 2026 – 2:00 PM

Minutes

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

OTHERS PRESENT:
Andy Davis (Davis Lucas Carter), Jamie McCord (Floyd County), Sammy Rich (City of Rome), Matthew Thomas (RFCDA), Mary Grace Selman (RFCDA), Pam Powers-Smith (RFC), Doug Walker (City of Rome), Lori Dowdy (Georgia Department of Economic Development), Maureen Kline (Pirelli), Jason Burleson (Pirelli): members of public: Kristi Miner.

CALL TO ORDER
Chair Jimmy Byars called the September meeting to order.

CERTIFICATE OF MEETING NOTICE AND QUORUM
Andy Davis confirmed that a quorum was present and the media was notified.

MINUTES OF PREVIOUS MEETING
Jimmy Byars presented the minutes from the September 8, 2026, meeting for approval. Jim Bojo made a motion to approve the previous meeting minutes, and Lowery May seconded. Bojo, May, Byars, McNiece, Wallace, Kibler, and Miller voted in favor.

FINANCIAL REPORT
A. August 2026 – Doc Kibler gave the financial report for August 2026 with a net income of -$37,983.03 and balance sheet total of $18,396,933.73. Doc Kibler made a motion to accept the financial report and Ryan Miller seconded. Kibler, Miller, May, Wallace, Bojo, McNiece, and Byars voted in favor.

EXECUTIVE SESSION
The development authority went into executive session to discuss litigation and real estate. Rhonda Wallace made a motion to go into executive session and Jim Bojo seconded. Bojo, Wallace, Miller, McNeice, Byars, May, and Kibler voted in favor. Jim Bojo made a motion to come out of executive session and Lowery May seconded. Kibler, May, Miller, McNiece, Bojo, Byars, and Wallace voted in favor.

ACTIVITY/PROSPECT REPORT
A. New Projects – Mary Grace Selman reported that RFCDA has submitted seven RFIs, hosted one site visit, had even inquiries, and one existing industry visit.

NEW BUSINESS

A. Battey Business Complex Demolition Update– Mary Grace reported that Demolition is moving forward at Bettey Business Complex. There will be a community meeting on Monday, October 12 at 5:30 PM where Atlanta Demolition and CHA Consulting will present and answer questions.

B. Project Gara – Maureen Kline of Pirelli outlined Pirelli's expansion in Rome and Floyd County representing a $1,213,745,679.29 capital investment with 1,000 jobs to be created. This investment will increase their tire production to 6,000,000 tires per year, and this is the largest investment in Rome and Floyd County history. This is a tax incentive payment in lieu of taxes package that will be phased in over 8 years with Pirelli's capital investment and job increase. The jobs will pay an average wage of over $51,000 per year. The incentive package includes varying percentages for payments in lieu of taxes over the 15-year time period, and is being offered in 8 phases with each phase having the 15-year incentive plan, thus spanning over 23-years, and ending in 2048. Pirelli will pay taxes each year via payments in lieu of taxes and will pay a PILOT Fee to the Authority. Andy Davis then explained the inducement resolution. Jim Bojo made a motion to approve the inducement resolution and Doc Kibler seconded. Bojo, Kibler, Byars, McNiece, May, Wallace, and Miller voted in favor. Andy then explained the memorandum of understanding. Rhonda Wallace made a motion to approve the MOU subject to final attorney review and edits. Lowery May seconded the motion and Wallace, May, Byars, Bojo, McNiece, Kibler, and Miller voted in favor.

No vote was taken in executive session.

MEETING ADJOURNED

There being no other business, the meeting was adjourned.

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Jimmy Byars (Chairman)