



**Cherokee Regional Land Bank Authority
Board of Directors Meeting Minutes
Wednesday, February 11, 2026
3:00 p.m.**

The Cherokee Regional Land Bank Authority Board of Directors held their regular meeting on Wednesday, February 11, 2026. In attendance for the Cherokee Regional Land Bank Authority Board of Directors were Benny Carter (Cherokee County), Bobby Dyer (Canton), Ashley Holcomb (COED), Kendall Jones (Holly Springs), Greg Elder (At-Large), and David Moody (At-Large), absent: Colin Ake. Staff members present included Geoff Morton, Brantley Day, Margaret Stallings, Catherine Long, Katie Parker, Erika Neldner (Cherokee County) Elise Holcomb (COED), Ken Patton, Kevin Turner, Jakob Allen, (Canton), and Melissa Sigmund (Woodstock).

The meeting was called to order by Kendall Jones at 3:00 p.m.

With the meeting opened, a motion to approve the agenda was made by Mr. Dyer, with a seconded by Mr. Moody. Motion passed unanimously.

Catherine Long asked for a motion to approve the January 16, 2026, meeting minutes. Mr. Holcomb made a motion to approve. Seconded by Mr. Elder. Motion passed unanimously

Ms. Long welcomed everyone and opened a discussion on the bylaws.

Mr. Dyer noted the need to define a quorum and stated per the IGA it is defined as a majority of the whole board, which would make the quorum 4. He also asked to look into the Ethics portion of the bylaws, and suggested adopting the county ethics as it applies to boards and authorities.

Mr. Carter stated that Cherokee County can support the financial reporting. He suggested setting the fiscal year to reflect the same as the County which is October – September. Mr. Carter stated timeline for bylaw adoption is within 30 days.

Mr. Dyer confirmed it is 30 days from being appointed.

Ms. Long said staff would make the edits to the bylaws and send them out to the board. She then read the responsibilities of the officers and asked for discussion on the positions and to move forward with the election of officers.

Mr. Elder volunteered to be Secretary. Mr. Carter made a motion for approval, followed by a second from Mr. Dyer. Motion passed unanimously.

Mr. Carter volunteered to be Chairman. Mr. Holcomb made a motion for approval, followed by a second from Mr. Moody. Motion passed unanimously.

Mr. Holcomb volunteered for Vice Chairman. Mr. Carter made a motion for approval, followed by a seconded by Mr. Elder.

A discussion was had about the Treasurer position with Mr. Carter stating the county finance office would provide support and made a suggestion that Colin Ake take the Treasurer position. A motion was made by Mr. Moody with a second from Mr. Holcomb. Motion passed unanimously.

Mr. Dyer stated the bylaws do not state how often officers were elected. A discussion of the length of officer terms occurred with Mr. Carter suggesting a 2-year term or elected as needed.

Ms. Long asked for the directors to look into the policy and procedures and noted work was still needed on these. She asked for feedback to be given by the March meeting to get these in place. She mentioned the next meeting was on March 11 at 3:00 pm. She noted the April meeting and the November meeting were not on the list due to holidays and breaks. She stated that the GALBA membership had been received and to save the dates of October 26-28 for the GALBA Annual Summit in Atlanta.

Mr. Elder asked what was the first step in this process, do we need to get the tax lien properties list?

Ms. Long said we would have the list in March.

Mr. Carter asked to have the tax commissioner invited to the next meeting.

Mr. Moody asked if donations could be accepted and how can we get this information out.

Ms. Long said we need to get a 501(c)(3). She also said some land banks have mission statements and asked if that is something this group wanted.

Mr. Moody said he would work on a statement.

Erika Neldner, Communications Director for Cherokee County, offered to help facilitate branding element, voice, and mission statement.

Mr. Carter said they would review the policy and procedures and mission statement and look at what the land bank wants to accomplish. He said they need to come up with some talking points to help educate the community and be consistent with the message. He said they would need to determine what cannot be done.

Ms. Long said eminent domain cannot be done, and Mr. Dyer said that they cannot compete on a tax sale. There can only be one bid.

Mr. Carter asked to check with the school board on their advisor.

Mr. Elder made a motion to adjourn. Seconded by Mr. Moody. Motion passed unanimously. The meeting was adjourned at 3:34 pm.