



Community Development Committee Special Called Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, March 3, 2025 | 6:00 PM

Kyle Whitaker - Chair | Jeff Wilbur - Co-Chair | Mayor Ryan P. Shirley

AGENDA

- I. CALL TO ORDER
- II. OLD BUSINESS
- III. NEW BUSINESS
 - A. Support of a resolution for participation in the creation of the Cherokee Regional Land Bank Authority.
 - B. November 7, 2024 Community Development Committee Special Called Meeting minutes.
- IV. REPORTS
- V. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: III.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: March 3, 2025

AGENDA ITEM: Support of a resolution for participation in the creation of the Cherokee Regional Land Bank Authority.

EXECUTIVE SUMMARY:

Support of a resolution for participation in the creation of the Cherokee Regional Land Bank Authority.

FISCAL IMPACT:

ATTACHMENTS:

1. Resolution - Cherokee Land Bank Authority
2. Cherokee County Resolution 2025-R-018 - Authorizing Land Bank February 18, 2025
3. 2025 Cherokee Regional Land Bank Info Sheet

RECOMMENDATION:

The staff recommendation is to move forward with approval of the resolution at the March 3rd City Council Meeting.

CONCURRENCES:

Finance and Administration

A RESOLUTION OF THE CITY OF HOLLY SPRINGS, GEORGIA MAYOR AND COUNCIL TO SUPPORT THE CREATION OF THE CHEROKEE REGIONAL LAND BANK AUTHORITY; TO DIRECT STAFF TO WORK WITH COOPERATING GOVERNMENTAL AGENCIES TOWARD AN INTERGOVERNMENTAL AGREEMENT PERTAINING TO THE CREATION AND OPERATION OF THE CHEROKEE REGIONAL LAND BANK AUTHORITY; AND FOR OTHER PURPOSES

WHEREAS, in enacting the Georgia Land Bank Act, O.C.G.A. § 48-4-100, *et seq.* (hereinafter “Act”), the Georgia General Assembly found that there exists in the State of Georgia a continuing need to strengthen and revitalize the economy of the State of Georgia and local units of government in this State; and

WHEREAS, further, the Act establishes that it is in the best interests of the State of Georgia and local units of government in this State to assemble or dispose of public property, including dilapidated, abandoned and tax delinquent property, in a coordinated manner to foster the development of that property and to promote economic growth in the State of Georgia; and

WHEREAS, the Act permits a county and one or more municipal corporations located wholly or partially within the county to establish a land bank, the purpose of which would be to acquire tax delinquent and other properties in order to foster the public purpose of returning property which is non-revenue generating and non-tax producing to an effective utilization status in order to provide housing, new industry and jobs for the citizens of the State of Georgia; and

WHEREAS, Cherokee County (hereinafter “County”) is a duly formed political subdivision of the State of Georgia and have expressed interest to the City in forming a land bank authority; and

WHEREAS, the City of Holly Springs, Mayor and Council have determined that the establishment of a land bank is in the best interest of the citizens of the City; and

WHEREAS, the City, in conjunction with the Cherokee County Board of Commissioners and other participating municipalities, desire to work collaboratively in order to form the Cherokee Regional Land Bank Authority; and

WHEREAS, the Parties have collectively met on several occasions and entered preliminary discussions regarding the formation, organization, and funding of the same; and

WHEREAS, staff now desires to seek the input of the Mayor and Council in order to move forward with these discussions; and

WHEREAS, this resolution shall solidify the intent of the City of Holly Springs Mayor and Council to move forward with the creation of the Cherokee Regional Land Bank Authority and directs staff to work with the County and cooperating municipalities on draft documents to bring forward at a later date for Council consideration and implementation.

NOW, THEREFORE, BE IT RESOLVED by the City of Holly Springs Mayor and Council, and it is hereby so resolved by the authority of the same, that the City hereby supports the creation of the Cherokee Regional Land Bank Authority and directs staff to continue working toward implementation of the same.

This resolution is adopted this 3rd day of March 2025.

CITY OF HOLLY SPRINGS

Ryan P. Shirley, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

RESOLUTION NO. 2025-R-018

A RESOLUTION OF THE CHEROKEE COUNTY BOARD OF COMMISSIONERS TO SUPPORT THE CREATION OF THE CHEROKEE REGIONAL LAND BANK AUTHORITY; TO DIRECT STAFF TO WORK WITH COOPERATING MUNICIPALITIES TOWARD AN INTERGOVERNMENTAL AGREEMENT PERTAINING TO THE CREATION AND OPERATION OF THE CHEROKEE REGIONAL LAND BANK AUTHORITY; AND FOR OTHER PURPOSES.

WHEREAS, in enacting the Georgia Land Bank Act, O.C.G.A. § 48-4-100, *et seq.* (hereinafter “Act”), the Georgia General Assembly found that there exists in the State of Georgia a continuing need to strengthen and revitalize the economy of the State of Georgia and local units of government in this State; and

WHEREAS, further, the Act establishes that it is in the best interests of the State of Georgia and local units of government in this State to assemble or dispose of public property, including dilapidated, abandoned and tax delinquent property, in a coordinated manner to foster the development of that property and to promote economic growth in the State of Georgia; and

WHEREAS, the Act permits a county and one or more municipal corporations located wholly or partially within the county to establish a land bank, the purpose of which would be to acquire tax delinquent and other properties in order to foster the public purpose of returning property which is non-revenue generating and non-tax producing to an effective utilization status in order to provide housing, new industry and jobs for the citizens of the State of Georgia; and

WHEREAS, Cherokee County (hereinafter “County”) is a duly formed political subdivision of the State of Georgia; and

WHEREAS, the Board of Commissioners of Cherokee County, Georgia has determined that the establishment of a land bank is in the best interest of the citizens of the County; and

WHEREAS, the Board of Commissioners, in conjunction with the City of Ball Ground, the City of Canton, the City of Holly Springs, the City of Nelson, the City of Waleska, and the City of Woodstock (collectively hereinafter “the Parties”), desire to work collaboratively in order to form the Cherokee Regional Land Bank Authority; and

WHEREAS, the Parties have collectively met on several occasions and entered preliminary discussions regarding the formation, organization, and funding of the same; and

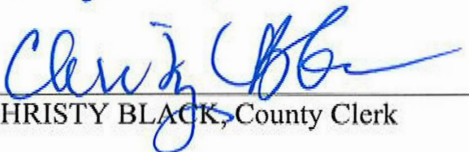
WHEREAS, staff now desires to seek the input of the Board in order to move forward with these discussions; and

WHEREAS, this resolution shall solidify the intent of the Cherokee County Board of Commissioners to move forward with the creation of the Cherokee Regional Land Bank Authority and directs staff to work with cooperating municipalities on draft documents to bring forward at a later date for Board consideration and implementation.

NOW, THEREFORE, BE IT RESOLVED by the Cherokee County Board of Commissioners, and it is hereby so resolved by the authority of the same, that the Board of Commissioners hereby supports the creation of the Cherokee Regional Land Bank Authority and directs staff to continue working toward implementation of the same.

SO RESOLVED, APPROVED, AND ADOPTED this 18th day of February, 2025.

By: 
HARRY B. JOHNSTON., Chairman

Attest: 
CHRISTY BLACK, County Clerk



Cherokee Regional Land Bank

Information Sheet

1. What is a Land Bank?

Land banks are public authorities, governed by a board of directors appointed by the member jurisdictions (county and cities), to acquire and receive property, often facilitating the redevelopment of blighted and delinquent properties into productive uses, meeting the priorities set forth by the land bank, including for housing and economic development purposes. Land banks are provided by Georgia law, dating back to 1991, with an update to the statute in 2012. About 23 land banks operate throughout the state, a nearby example is the Bartow-Cartersville Land Bank.

2. How are Land Banks formed?

It takes the County and at least one city to form, but all cities can participate.

3. Why form a land bank?

It's a tool to assist with housing and economic development goals. Land banks can receive donated property and acquire tax delinquent property to repurpose into productive uses completed by the private sector. The land bank has the ability to bring housing costs down, working with non-profit and private sector partners.

4. When and how did Land Bank discussions start?

In late 2022/early 2023, Cherokee County and the City of Canton began exploring land banks as a tool to assist with providing more workforce housing. During 2023, the County and cities met periodically to discuss and explore the land bank concept. Through this time, the land bank governing documents were drafted.

5. How would a Cherokee County Regional Land Bank operate?

It would be governed by a nine (9) member board with the County and each municipality receiving one (1) appointment. COED would receive one (1) appointment with an additional at-large appointment, both of which requiring approval of the jurisdictional members. Once the land bank is formed, in the early years, staffs from the County and cities would assist the land bank with operations, however, eventually it would possess its own staff.

6. How is the land bank funded?

From proceeds of property sales with potential donations of property and funds conveyed by the jurisdictions, should they choose to contribute.

7. What if a city chooses not to participate at this time?

As the governing documents are currently drafted, for any city not participating with the formation of the land bank, a board seat will be reserved for that city as an "at-large" seat. In the future, should the city choose to enter into the IGA and join the land bank, the city would be able to replace the at-large seat with its representative at the end of the at-large seat term. All at-large seats require approval by the jurisdictional members.

8. Can the land bank complete a project within a non-participating city?

As the governing documents are currently drafted, whether a city is a member of the land bank or not, when a land bank project is proposed, the jurisdiction where the project is located, including if in the unincorporated County, is required to approve the project before it can proceed.

9. What's the current resolution proposed and the 2025 timeline for the land bank?

The resolution proposed for adoption by the County and cities, gauges the interest in forming a land bank. The prospective 2025 timeline is as follows:

Feb. – April 1: A resolution is circulated to the cities, gauging interest;

April/May: If the cities and the County adopt the resolution, proceed to final review of the governing documents;

April/May: Concurrently, Board Members are nominated;

May - July: Land Bank governing and operating documents are finalized and adopted, land bank is created;

August – Sept: Land Bank Board is seated, and the first land bank meeting occurs;

September – Dec: Land Bank operations begin.

Ver 2.19.2025

City of Holly Springs
Community Development Committee Special Called Meeting Minutes
November 7, 2024

Committee Members Present: Chairman Kyle Whitaker, Co-Chair Jeff Wilbur, and Mayor Steven Miller.

Committee Members Not Present: None.

Elected Officials Present: Mayor Pro Tem Michael Roy Zenchuk II and Councilman Kevin Moore.

Staff Present: Laura Rollins from the City Attorney's Office, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Assistant City Clerk/Records Manager Lou Stewart, Chief Building Official Jon Page, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Officer Matthew Rice, and Officer Riley Landry.

I. CALL TO ORDER

Chairman Kyle Whitaker called the Community Development Committee Special Called Meeting to order.

II. OLD BUSINESS

III. NEW BUSINESS

A. Cherokee Regional Land Bank

City Manager Robert H. Logan gave an overview of the Intergovernmental Agreement between Cherokee County, Georgia and the surrounding cities of Holly Springs, Canton, Nelson, Woodstock, and Waleska concerning the creation of a Cherokee Regional Land Bank. This agreement would be used to dispose of blighted properties in each jurisdiction that participated. It was the consensus of the Committee to conduct further research prior to making a decision whether to participate in the agreement.

B. September 23, 2024 Community Development Committee Special Called Meeting minutes.

Mayor Miller made a motion to approve Item B. Councilman Wilbur seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

IV. REPORTS

No reports were given.

V. ADJOURNMENT

Councilman Wilbur made a motion to adjourn the meeting. Mayor Miller seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

Respectfully submitted.

Kyle Whitaker, Chairman

Attest:

Karen Norred, City Clerk
(Seal)