

Minutes of the August 10, 2026 MCIDA Board of Directors

1. Welcome

The Meriwether County Industrial Development Authority Board of Directors met Monday August 10, 2026 at 4:00pm in the MCIDA conference room 17234 Roosevelt Hwy. Building B, Greenville.

Members in attendance were Rosla Plant, Sean Lennon, Danny Hosey, and Allen Parham. A quorum was present.

Staff present were Jane Fryer and Jodi Sharpe.

Guest- Meriwether County Cattlemen's Association members: Lanny Rampley, Daryl McCoy, John Kierbow, and Scott Colomb.

Kenneth Murphy- Meriwether County Water and Sewer Authority, Dr. Al Griffin, Carrie Chambers, and Walter Burgess- Meriwether County School System, and Kevin Brown-Seyfarth. Agnes Kong and Dowon Jung- KB Autosys.

a. Call to Order

Allen Parham called the meeting to order at 4:00pm. He welcomed board and guests.

i. Pledge and Invocation

Sean Lennon led in the Pledge and Invocation.

b. Approval of Agenda

Rosla Plant made a motion to approve the agenda for the August 10, 2026 meeting. Danny Hosey seconded and all were in favor.

c. Approval of Minutes July 13, 2026

Rosla Plant made a motion to approve the minutes for the July 13, 2026 meeting as presented. Danny Hosey seconded and all were in favor.

d. Comments from the Audience

Dr. Griffin gave an update from the school system. Assessment results were released on Friday July 31, 2026 showed a strong performance in science, social studies, and mathematics grades 3-12. English Language Arts and Reading scores will not be released until later in the year due to new curriculum requiring recalibrated cut scores.

Greenville Middle will host a softball game this evening starting at 5:30 pm. This is the first game there in years.

Dr. Griffin gave praise to Ms. Chambers and her financial management especially the balancing of federal dollar credits.

e. Presentation- Meriwether County Cattlemen's Association

Representatives from the Meriwether County Cattlemen's Association presented their vision for a new Agricultural Center in Meriwether County. Background and an association overview were given. Highlights were the Meriwether Cattlemen's Association is one of the oldest Cattlemen's Association in the state of Georgia. Membership has grown significantly in the last several years. Cattle ownership is not a requirement to be a member. Each May

the Cattlemen host a First Responders Appreciation meal to the sheriff and fire departments. They held their first rodeo bringing in 2,600 people and raising \$12,000. They host Farm Days at Oak Hill Farm in September- all fifth graders in Meriwether County attend and are exposed to various types agriculture including- beef, dairy, chickens, forestry, and horses.

The Association presented architectural drawings and site plans for a proposed ag center on an approximately 30-acre parcel. The conceptual drawing was developed after site visits to comparable in Bulloch and Jefferson County. The proposed facility is 53,000 square feet- (36,000 sq. ft. enclosed space + 27,000 sq. ft. covered + 4000 sq. ft. working space).

Designed to have an agricultural/farmstead aesthetic to create a welcoming environment for both small and large events.

The Cattlemen explained their broader vision:

- Intended to serve the entire county — not just agricultural groups.
- Cooperative extension offices, school agricultural programs, community organizations, and touring groups are all envisioned users.
- Health and wellness component planned — including a family/consumer sciences agent to work with schools on nutrition and healthy living.
- Comparable facilities in other counties operate near full capacity and host events ranging from dog shows and car shows to trading card events, generating consistent local economic activity.
- Georgia Tech was consulted on economic impact modeling; their conclusion was that the facility would catalyze downstream development (restaurants, hotels, retail), though those amenities would need to develop in parallel or afterward.

Ownership, Funding & Path Forward

- The Association approached the Meriwether County Commission in February 2025; commissioners endorsed the concept.
- The county cannot directly transfer the land to the Cattlemen's Association — it must go through an authorized intermediary (e.g., MCIDA or a Public Facilities Authority).
- A Public Facilities Authority (PFA) structure was identified as the most natural vehicle: the county transfers the property to the PFA, which then issues a management contract to the Association (consistent with how recreation centers and similar facilities operate statewide).
- MCIDA noted it could also serve as the intermediary (as done previously with solar projects), transferring the property out on a lease of up to 50 years.
- Estimated project cost: approximately \$28.8 million; likely to be built in phases.
- Funding strategy: pursuing a combination of USDA grants, state-level funding (Georgia Department of Agriculture — Commissioner Tyler Harper expressed willingness to assign resources if the project moves forward), federal grants, and potential SPLOST dollars.
- The Association would like a Board of Trustees structure for facility governance, including representation from Farm Bureau, the Cattlemen's Association, and other county organizations.
- The Association noted that obtaining broad institutional endorsement (commissioners, MCIDA, school board, etc.) is critical before approaching state and federal funding sources.

f. Kenneth Murphy- Meriwether County Water & Sewer Authority

Kenneth Murphy, representing the Meriwether County Water & Sewer Authority, addressed the board.

- Mr. Murphy emphasized that industrial water demand has surged significantly over the past 4–6 months, underscoring water as a critical — and increasingly constrained — economic development resource.
- The Authority is actively working to expand water capacity; additional supply is expected within approximately four months.
- Mr. Murphy proposed that MCIDA and the Water & Sewer Authority hold a joint annual planning session to: Review accomplishments from the prior 12 months on both sides. Align on plans for the next 12, 24, and 60 months. Ensure economic development decisions are made with a clear picture of water and sewer availability.
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- Align on plans for the next 12, 24, and 60 months.
- Ensure economic development decisions are made with a clear picture of water and sewer availability.
- The board responded positively. October was identified as a preferred month, as MCIDA's regular annual planning session is held in November. The joint session could be incorporated into or precede that planning cycle.

g. Agnes Kong- KB Autosys Bond Restructuring

Agnes Kong presented on behalf of KB Autosys, joined by Dowon Jung representing the company's interests during the absence of the company president, who is currently in Korea recovering from surgery following a serious car accident.

- KB Autosys has agreed to the overall bond restructuring terms previously discussed with the board.
- The company is requesting a modest adjustment to the property tax payment rate (PILOT percentage) for their bond, split across two parts: Prior \$30 million investment New \$30 million investment
- Rationale for the adjustment request: significant unanticipated cash outflows resulting from tariff impacts on imported power equipment. Current additional cash outflow is approximately \$110,000, with new development-related payments expected to reach an additional \$270,000, bringing total additional outflow to approximately \$380,000–\$390,000.
- The requested adjustment is intended to ease recovery of these tariff-driven costs over the next 10 years of the bond term.
- Both the company president and CEO have agreed to the restructuring schedule; the rate adjustment is the remaining open item.
- Danny Hosey made a motion to grant KB Autosys's request for bond readjustments as presented. Rosla Plant seconded the motion and all were in favor.

2. Reports

a. Financial Report

Financials were not received from accountant in time for this month's board meeting.

i. Georgia Fund 1 Account

Allen Parham stated that the Georgia Fund 1 account application had been completed, and he had a video call with Craig Cannon from the Office of the State Treasury to certify his identity and authority for the account. Waiting to finalize process before deposit is made.

b. Labor Report

Jodi Sharpe provided the board with most recent labor reports.

3. Old Business

a. Meriwether Forward

Jodi Sharpe discussed meeting with Dr. Griffin and Ms. Carrie Chambers about setting a date for "Meriwether Forward"- Career Expo for spring of 2027. Possible locations were discussed including the West Georgia Tech Campus (Greenville). She stated that they were very supportive of the idea and that she looks forward to working with them.

b. Water and Sewer Line to International Circle

Jodi Sharpe gave an update on the installation of the water and sewer line on International Circle. She said that she had met with Crawford Grading, Carter and Sloope, and Butch Oliver (project manager) to discuss plans and a start date. Project should begin middle of August and be completed by end of September.

4. New Business- There was no new business to discuss.

4. Comments from the Board Members

No comments were made by board members.

5. Executive Session

Rosla Plant made a motion to enter Executive Session for litigation and personnel. Danny Hosey seconded the motion and all were in favor. Board entered Executive session at 5:18pm.

Rosla Plant made a motion to end Executive Session with Danny Hosey seconded the motion. All were in favor. The board left Executive Session at 5:55pm.

a. Litigation

No vote needed for litigation matter.

b. Personnel

Following Executive Session Rosla Plant made motion to close the application period for candidates applying for the President/Executive Director position and allow Jane Fryer to contact applicants giving them a 14 day period to withdraw their resumes if they were not the top candidate. Danny Hosey seconded the motion and all were in favor.

6. Adjournment

Having no further business Allen Parham adjourned the meeting at 5:57pm.

Respectfully Submitted,

Jodi Sharpe, MCIDA Secretary