



**MERIWETHER COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**Official Minutes**

**October 11, 2022**

**4:00 p.m.**

**Meriwether County Administration Building  
Conference Room**

Members Present: Rosla Plant; Allen Parham; Mary Bray; Freddie Hines

Member Absent: Danny Hosey

Staff: Jane Fryer, Velinda Walton

Others: Kevin Brown, Attorney, Seyfarth; Dr. Al Griffin, Superintendent of Meriwether County Schools; Michelle Irizarry, Meriwether County Administrator

Chairman Rosla Plant called the regularly scheduled monthly Meriwether County Industrial Development Authority meeting to order at 4:00 p.m. and welcomed everyone. Mr. Freddie Hines conducted the invocation and led everyone in the pledge of allegiance to the flag.

Approval of Agenda: A motion was made by Mr. Hines for approval of the October 11<sup>th</sup>, 2022, Agenda. Vice-Chairman Allen Parham seconded the motion. Motion carried.

Approval of Minutes/September 12<sup>th</sup>, 2022: A motion was made by Mrs. Mary Bray for approval of the September 12<sup>th</sup>, 2022, meeting minutes as presented. Mr. Hines seconded the motion. Motion carried.

Financial Report as of 09/30/2022/Jane Fryer: Ms. Fryer presented and explained the September 30<sup>th</sup>, 2022, Financial Statement to the Board. Vice-Chairman Allen Parham made a motion to approve the September 30<sup>th</sup>, 2022, Financial Statement as presented. Mrs. Bray seconded the motion. Motion carried.

### New Business:

- Rezoning of 7.28 acres: Ms. Fryer informed the Board that the 7.28 acres located at 7418 Lone Oak Road that the Meriwether County Industrial Development Authority purchased must be rezoned. The property is zoned residential and needs to be Industrial. She informed the Board that she is in the process of taking care of this matter.
- Sewell Road Property: Ms. Fryer informed the Board she has an offer on the 31.67 acres located on Sewell from a gentleman that lives near the property. He wants to put horses on the property. He has no problems with the deed restrictions. The property is zoned commercial/industrial/ agricultural. He offered \$4,736.34 per acre, which would be approximately \$150,000 and is ready to purchase the property now. Ms. Fryer emailed Compost Now and asked for a contract and 10% down and he did not accept the offer. Discussion was held among the Board. Vice-Chairman Parham made a motion of approval for Ms. Fryer to sell the property to the gentleman in the amount of \$4,736.34 per acre. Mr. Hines seconded the motion. Motion carried.
- Long- and Short-Term Goals/Rosla Plant: Chairman Plant suggested to the Board that the IDA schedule a work-session since we have not had one since February 8<sup>th</sup>, 2021, due to COVID. She stated she would like the Board members to be thinking about suggestions on the long-and short-term goals for economic growth. She would like for each Board member to suggest three goals. We will compare and review where we were in February 2021, to what we have accomplished since then. It was the consensus of the Board that we have our regularly scheduled Board meeting simultaneously with the work-session. The group will include the Meriwether County Board of Commissioners; Meriwether County Water & Sewerage Authority; Meriwether County Airport Authority; Meriwether County Tax Commissioner; Meriwether County Tax Assessors; and Meriwether County Planning & Zoning Director. The scheduled date for the meeting is Monday, February 13<sup>th</sup>, 2023, from 12:30 p.m. – 5:00 p.m. Lunch will be served.

### Old Business /Jane Fryer:

- Tamarack Development: Tamarack Development purchased 20 acres in Meriwether Park to lease or sell to a company. Tamarack plans to construct a building for a food manufacturing company. They need an easement to connect the water and sewer from the Meriwether County Industrial Authority on one side and on the other side, Blue Creek Land, LLC. The Meriwether County Industrial Development Authority granted the easement to Tamarack. Blue Creek Land, LLC wants Tamarack to pay them for the easement. Ms. Fryer stated she will check the Meriwether County Water & Sewerage Ordinance to see what it states concerning granting easements for potential industry.
- KB Autosys/DOT Bid Request: Ms. Fryer informed the Board that the Bid Proposal for the ingress and egress lanes turn lanes for KB Autosys has been

advertised in the newspaper for bids. On October 17<sup>th</sup>, 2022, a required pre-bid meeting for contractors will be held at the site and open bids on Thursday, October 27<sup>th</sup>, 2022. Ms. Fryer stated that she has written a letter to the Commissioner of the Georgia Department of Economic Development stating the need for financial assistance. Ms. Fryer asked Michele Irizarry, Meriwether County Manager to please contact the Regional DOT Manager for assistance, as well. Ms. Fryer thanked Ms. Irizarry and Mr. Gay for their assistance.

- Diverse Power: Diverse Power is in the process of closing on the 10-acre parcel located in Meriwether Park surrounding the water tank. Attorneys, Willis and McKenzie, conducted a title search on the property and discovered a parcel of the property is in Meriwether County's name and another parcel in the Meriwether County Water & Sewerage Authority. Ms. Fryer asked each to sign a Quit Claim Deed to the Meriwether County Industrial Development Authority in order to sell the property to Diverse Power.
- Peach Care Health Alternative: Ms. Fryer stated that Peach Healthcare has signed a contract for the purchase of the 20 acres with the closing date being October 11<sup>th</sup>, 2022. They have been granted options for the property numerous times and she does not think that another option should be granted to them. The consensus of the Board was for Peach Care Health to close by Tuesday, October 18<sup>th</sup>, 2022, or the deal is over. Vice-Chairman Parham made a motion for approval of Ms. Jane Fryer to contact Peach Care Health with an offer of closing by Tuesday, October 18<sup>th</sup>, 2022, if they do not accept, the deal is null. Mrs. Bray seconded the motion. Motion carried.
- Hospital Property: Ms. Fryer stated they are still in the process of purchasing the Meriwether County Hospital Authority of 3.02 acres, situated along Lone Oak Road.

#### Comments from Guests:

- Dr. Al Griffin, Superintendent of Meriwether County Schools informed the Board the FY June 30<sup>th</sup>, 2021, audit came back with no suggestions. They are caught up on the Fiscal-Year Audits for 2016, 2017, 2018, 2019, 2020 and 2021. An audit had not been conducted since 2015.

Ms. Michele Irizarry, Meriwether County Administrator stated they will present the RFP Bid for the KB Autosys ingress and egress lanes at tomorrow's Board of Commissioners meeting in executive session for discussion. The bids have been advertised in the local newspaper.

Keep Meriwether Beautiful/Amazon Smile: Chairman Plant asked everyone to please use Amazon Smile and choose Keep Meriwether Beautiful as the organization so that KMB will receive a small donation. Ms. Fryer added that we had an excellent clean-up on Saturday, September 24<sup>th</sup>, 2022.

The next meeting will be held on Monday, November 14<sup>th</sup>, 2022, at 4:00 p.m. The meeting will be held in the Conference Room at the Meriwether County Administration Building.

There being no further business, the meeting was adjourned on a motion by Mr. Hines and seconded by Mrs. Bray. Motion carried.

Respectfully submitted by:

  
Velinda Walton, Secretary

  
Rosla Plant, Chairman