



**MERIWETHER COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

**Monthly Meeting/
Planning Session
Official Minutes
February 13, 2023
12:30 p.m. – 5:00 p.m.
Commissioners' Chambers
Meriwether County Administration Building**

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

Staff: Jane Fryer; Velinda Walton

Others: Michelle Irizarry, Meriwether County Administrator; Theron Gay, Meriwether County Special Projects Director; Kevin Brown, Attorney, Seyfarth; Kenneth Murphy, Chairman, Meriwether County Water & Sewerage Authority; Mark Trimble, Meriwether County Water & Sewerage Authority; Larry Dunaway, Meriwether County Water & Sewerage Authority; Amanda Fields, Georgia Economic Development Region 4 Representative; Bill Charron, Meriwether County Building & Zoning Board; Mark Kalman, Retired GA Tech Mechanical Engineer.

Chairman Rosla Plant called the Meriwether County Industrial Development Authority Planning Session to order at 1:15 p.m. This meeting also served as our monthly scheduled Board of Directors meeting. Chairman Plant welcomed all members and guests. Chairman Plant asked everyone to please introduce themselves and the entity they are representing.

Pledge and Invocation: Vice-Chairman Allen Parham conducted the invocation and led everyone in the pledge allegiance to the flag.

Approval of Agenda: A motion was made by Vice-Chairman Parham for approval of the February 13th, 2023, Agenda. Mr. Danny Hosey seconded the motion as presented. Motion carried.

Approval of Minutes/January 9th, 2023: A motion was made by Vice-Chairman Parham for approval of the January 9th, 2023, meeting minutes as presented. Mrs. Mary Bray seconded the motion. Motion carried.

Financial Report: Ms. Fryer presented the January 31st, 2023 Financial Report to the Board. Mrs. Bray made a motion to approve the financial report as presented and Vice-Chairman Parham seconded the motion. Motion carried.

Jane Fryer: Ms. Fryer thanked everyone for coming to participate in ideas for the short/long term goals for Economic Development on the Meriwether County's Comprehensive Plan.

PLANNING AND OVERVIEW OF 2021-2022:

- MCIDA Description, Tab #1: Ms. Fryer presented and explained the following items concerning the Authority: Current Board of Directors; Mission Statement; Organization; Why have an Authority; What Industries do we want; How do we find the industry; Benefits of locating in Meriwether County; Obstacles; Incentives offered to manufacturers; Development Authorities in our County; and how are we doing. Ms. Fryer discussed the taxes paid in 2021 by Meriwether Industrial Park industries was \$692,318.87 and the total taxes paid by all industries as \$1,328,986.00.
- Job Tax Credit Rankings 2023 Tab #2: Ms. Fryer presented and explained the Job Tax Credit Rankings for 2023 in the State of Georgia stating the Meriwether County is a Tier 1 Ranking and is listed as #33. The Tiers categories are listed as 1, 2, 3 and 4, with Tier 1 offering the most incentives to companies from the state and Tiers 1, 2 and 3 offering less. Discussion was held in detail concerning the Tier status. A map was also included showing the character areas for Meriwether County. Also enclosed in this section was an Economic Update, research by Meriwether County Staff and written by Mr. Theron Gay for Moody's Bond Rating Review. This included an overview of the LOST, SPLOST and TSPLOST. Also, the economic drivers for the county were discussed.
- Economic Overview and Annual Summary, 2021 – 2022, Tab #3: Ms. Fryer included information on the Meriwether County Industrial Development Authority Land Sales for FY2021 – 2022. Remaining property to be sold in the Meriwether Park is 50 acres, and other parcels are 9.078 acres on Callaway Road, Highway 362 and 25 acres behind KB Autosys.

Ms. Fryer presented and explained the Meriwether County Industrial Development Authority Land Purchases for 2021 – 2022 as follows: Ballfield Property, 72.62 acres; Ruby E. Powell, 7.28 acres and Meriwether Healthcare, 3.02 acres. Total acres purchased was 82.92 acres. Ms. Fryer stated the other land sales handled by the IDA for Meriwether County are as follows: Reinforced Earth; GA Precast & Concrete and Harmony Church Road. Total acres sold that was handled by the IDA for Meriwether County was 46.52 acres.

Ms. Fryer presented and explained the Meriwether County Industrial Development Authority signed contracts for 2023 as follows: Bo K Kim, 6.466 acres; Red Mule LLC, 26.76 acres and Red Mule LLC, 13.69 acres. Other sites

available on Lone Oak Road are the Reynolds Property, 600 acres; Shelton Property, 184 acres and Blue Creek Park, 94 acres.

- AutoSys Review #4: Ms. Fryer presented and explained the summary information of the AutoSys Facility located on Highway 54 East in the northern section of Meriwether County. AutoSys is a \$38 million investment – 180 jobs-108,000 sq. ft. bldg. There is a second proposed 50,000 sq. ft. bldg. – 50. Presently working on a drive-way entrance with the Georgia Department of Transportation, IDA, and Meriwether County. Detailed photos, maps and information was reviewed for KBAutoSys. They received a \$500,000 State Grant reimbursement for cleaning and grading of the site.
- Short & Long - Term Plans #6: Chairman Rosla Plant of the Meriwether County Industrial Authority reviewed the past short and long-term goals. Good news is the bond for gas and roads for Meriwether Industrial Park will be paid off at the end of 2023. Payments have always been made by Meriwether County (2008-2023 – 15 years). Ms. Fryer thanked Ms. Michelle Irizarry and the Meriwether County Commission for their support!

Discussion Time: Discussion was held among the Board members and guests concerning the goals for economic development in Meriwether County. Suggestions were heard from the Board and guests on how to move forward in Meriwether County.

Where do we go from here? The Board agreed to move forward and explore the following suggestions:

Short-Term Goals:

- Check to see if any land is available near I-85, Exit 18 on 109 West.
 - ❖ Water and Sewer Allocations
- West Georgia Technical College (Satellite Campus, Greenville)
 - ❖ CDL Classes
 - ❖ Transportation
- Walking Trails
- Meet with landowners on Exit 28 to see if they would be interested in selling some of their property to the MCIDA.
- Quality of Living, Homes
 - ❖ Restaurants, entertainment, and relaxation
- Get Updates on Broadband Expansions with:
 - ❖ Diverse Power
 - ❖ Southern Rivers
 - ❖ Woodbury
 - ❖ Manchester
 - ❖ Starlink Internet Service


Long - Term Goals:

- Energy Power Production
 - ❖ Mr. Danny Hosey to make presentation at next IDA meeting on Power Plants.
- Solar Farms
- George E. Washington School, Woodbury
 - ❖ Ag Tech Center Training Facility
- Grant Writer for Meriwether County

The next meeting will be held on Monday, March 13th, at 4:00 p.m. in the Meriwether County Administration Building, Greenville.

There being no further business, a motion was made by Vice-Chairman Parham to adjourn, and Mr. Hines seconded the motion.

Respectfully submitted by:



Velinda Walton, Secretary



Rosla Plant, Chairman