



**MERIWETHER COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

Official Minutes

April 14, 2025

4:00 p.m.

**Meriwether County Administration Building
Commissioners Chambers**

Members Present: Allen Parham; Wanda Sims; Rosla Plant; Mary Bray; Danny Hosey

Staff: Jane Fryer, Blue Cole, Velinda Walton

Others: Dawn Woodard, CTAE Director, Meriwether County Schools; Dawn Woodard, CTAE Director; Carrie Chambers, Meriwether County School CTAE Director; Jennifer Meares, Woodbury Downtown Development Authority; Mrs. Jodi Sharpe, Manchester Development Authority; Commissioner Jennifer Snelson, BOC; John Gorton, Meriwether County Administrator.

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

Approval of Agenda: A motion was made by Mrs. Mary Bray for approval of the April 14th, 2025, Agenda as presented. Vice-Chairman Wanda Sims seconded the motion. Motion carried.

Approval of Minutes, 03/10/2025: A motion was made by Mrs. Bray for approval of the March 10th, 2025, minutes as presented. Chairman Parham seconded the motion. Motion carried.

Financial Report as of March 30th, 2025 /Jane Fryer: Ms. Fryer presented and explained the Financial Statement as of March 30th, 2025, to the Board. Only one correction was made by Chairman Parham stating that the Caldwell property should show as a current asset. Mr. Danny Hosey made a motion to approve the financial report noting the one correction. Mrs. Bray seconded the motion. Motion carried.

Old Business/Ms. Jane Fryer/Mr. Blue Cole:

- BJK Project: Mr. Cole received a letter that confirmed and authorized by both attorneys for the Purchase & Sale Agreement on the 18-22 + or – acres behind International Circle in Meriwether Park. The option on the property will be executed at closing. Mr. Cole stated that he has been approved by BJK22 to announce the signing of the contract by press release. He said that he sent them a draft earlier today and it was approved.
- Weyerhaeuser: Ms. Fryer reached out to Weyerhaeuser by phone concerning purchasing 400 acres off State Highway 109. She stated she is still waiting for an answer.
- Red Mule, LLC Termination: Mr. Scotty Redmond, Red Mule Properties, LLC officially released the documentation on the Purchase and Sale Agreement. Mr. Cole has reached out to Red Mule, LLC, concerning to see if they were still interested in moving forward. After discussing this matter, Chairman Parham called for a motion. Mrs. Plant made a motion to authorize Ms. Fryer to release and execute mutual termination of the PSA dated February 1, 2023, and agree to release the Earnest Money held with the Escrow Agent back to the Purchaser. Mrs. Bray seconded the motion. Motion carried.
- Woncheun: Ms. Fryer stated that Woncheun is going well. The first items are expected to be produced on June 1st, 2025. The total investment is seven million dollars and 4.1 million dollars in machinery. They did not receive any incentives from Meriwether County. They are a plastic injection molding company. They are already talking about building an expansion.
- Greenville North: Mr. Cole stated that we would have to go to Meriwether County Board of Commissioner's property to look for where an access road could be installed to access the property. Mulching and driveway need to be installed. The work would take two days for approximately \$3,200, and the payment would come out of the Georgia Power Grant. Attorney Kevin Brown stated that someone would need to talk to the County concerning the price of the property per acre, public works assisting and an Intergovernmental Agreement between Meriwether County and Meriwether County Industrial Authority. There are approximately 120 acres available. Ms. Mary Bray made a motion to authorize the Executive Director and Project Manager to have a conversation with Meriwether County Administrator, John Gordon and the Board of Commissioners concerning approximately 120 acres located in Greenville North with all documentation needed. Mr. Danny Hosey seconded the motion. Motion carried.
- Hummingbird Project: The Hummingbird Project List was given back to the Meriwether County Board of Commissioners. The BOC will finalize the agreement with the Hummingbird Project.

New Business/Blue Cole:

- Dirt Project: Mr. Cole informed everyone that there is 27,000 yards of dirt that is stored along the International Circle in Meriwether Park. The price for dirt is \$3.10 per square cubic yard to \$5.50 per square cubic yard.
- House Autry: House Autry installed the mesh fence up along the perimeter of their property to prevent the runoff of dirt. They have a punch list and are handling it well. Ms. Fryer stated we are very fortunate to have House Autry.
- Top Global Contractors: Mr. Cole stated Top Gloobal Contractors wants to locate in Meriwether County and do business here. Mr. Cole has offered them an LOI and is waiting to hear from them.
- Arbor Valley: They are a landscaping company that is looking at the 3 acres that front Highway 54, to purchase. The business owner lives in Meriwether County and would like to relocate his business here. The LOI Mr. Cole received is satisfactory and will revisit this whenever they need a Purchase & Sale Agreement.
- CSC09: Mr. Cole has sent them an LOI on 9 acres off Hwy 362 on the top portion of Greenville North. He has not heard back from them.
- Existing Industry Meeting: Mr. Cole met with Haylee Bell, Region 4 State Economic Representative to visit KB AutoSys, Woncheun, House Autry and Dongwon Autopart Technology. They toured the plants and expansions, except for KB AutoSys. Haylee Bell was very pleased with the growth in Meriwether Park.
- Economic Development Group Meeting: Mr. Cole attended a group meeting held at West Georgia Technical College, Greenville on Wednesday, April 9th, 2025, from 10:00 a.m. – 2:00 p.m.
- Joinder by Ground Lessor for Dongwon/Jane Fryer: Ms. Fryer stated that Dongwon has a loan with Compass Bank that is up for renewal. A Joinder by Ground Lessor must be signed by the Meriwether County Industrial Development Authority for Dongwon to renew the lease. Ms. Fryer stated a motion was needed from the Board for permission of renewal of the Lease Joinder. She explained the lease to them, after discussion Ms. Bray made a motion authorizing Ms. Fryer to go forward with the renewal of the lease for Dongwon. Mr. Danny Hosey seconded the motion. Motion carried unanimously.

Other Business/ Jane Fryer/Blue Cole:

- Mack Reynolds Restaurant: Mr. Reynolds Restaurant is located on Hwy 54 and needs water and sewer connections. Conversations are being held with the Meriwether County Water & Sewer Authority concerning this matter.
- Rolling Ridge Farms: They have purchased 12 acres on McLaughlin Road.
- Tamarack: Mr. Cole stated that Tamarack wants to assist in marketing the property with them.
- Peach Health Alternative: They want the Meriwether County Industrial Authority to assist in marketing their 23 acres with them.
- Georgia Trend Magazine: Mr. Cole presented an impressive article that Georgia Trend Magazine featuring Ms. Fryer and her success in our region.

- Georgia Power Presentation: Mr. Cole presented a copy of the Georgia Power Presentation – Inflow/Outflow and Workforce Characteristics information.
- Wage Information: Mr. Cole presented and explained the automobile & light duty motor vehicle manufacturing wage analysis for Meriwether County as of 2025. He also included the wage analysis for other occupations in Meriwether County.
- City of Woodbury: Mr. Cole assisted the Woodbury Downtown Development Authority with having a conversation with Mr. Jimmy Gill, Custom Truck & Body Works. Mr. Cole also has contacted the property owner that has 70 acres that adjoins Woodbury Industrial Park. Mrs. Jennifer Meares, Executive Director of the Woodbury Downtown Development Authority, asks Mr. Cole for his assistance with Woodbury.
- Woodbury Elementary School: Mr. Cole stated he would like to help Mrs. Meares market the 80,000 square feet school that entails 43 acres. Mr. Cole stated this could be a multi-layer building. Mrs. Meares told the Board that she really appreciates them allowing him to assist with Woodbury.
- Spewell Bluff: DNR has a 3,500-acre tract of land in Meriwether County. Mr. Cole stated the Brown-Gilbert Road has a blown-out culvert and this road provides access to the property. This property would be good for hiking, camping, hunting, GEO cash and other tourism activities. Mr. Hosey stated he would look at the road. It was the consensus of the Board that DOT should repair the road for DNR.

Guests' Comments: Ms. Dawn Woodard stated they have started testing, the new football field turf looks good and Manchester High School is looking good. Mr. Jimmy Black has Greenhouses at Manchester High School. The FFA has raised beds tended by special needs students who have planted several different plants


Chairman Parham stated we need to amend the agenda to conduct an Executive Session Meeting this afternoon regarding Real Estate. Mr. Hosey made a motion to leave regular session and approve the amendment to the Agenda for Executive Session, and Mrs. Plant seconded the motion. Motion carried.

No action was taken in the Executive Session.

The next meeting will be held on Monday, May 12, 2025, at the Meriwether County Administrative Building.

There being no further business, Mrs. Bray made a motion to adjourn the meeting. Mr. Hosey seconded the motion. Motion carried.

Respectfully submitted by:


Velinda Walton, Secretary

Allen Parham, Chairman