



**MERIWETHER COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**Official Minutes**

**August 14, 2023**

**4:00 p.m.**

**Meriwether County Administration Building  
Commissioners Chambers**

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

Via Phone: Danny Hosey

Staff: Jane Fryer, Velinda Walton

Others: Theron Gay, Meriwether County Interim County Administrator; Attorney Kevin Brown, Seyfarth Shaw; Sheree Carreker, Owner of 2 Renew Logistics; Jodi Sharpe, Manchester Development Authority Executive Director; Dawn Woodard, Meriwether County Schools CTAE Director; Dr. Robert Griffin, Meriwether County Schools Superintendent; Commissioner Chairman Bryan Threadgill, Meriwether County BOC

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. Danny Hosey conducted the invocation and led everyone in the pledge of allegiance to the flag.

Approval of Agenda: A motion was made by Vice-Chairman Allen Parham for approval of the August 14, 2023, Agenda as presented. Mrs. Mary Bray seconded the motion. Motion carried.

Approval of Minutes/July 10<sup>th</sup>, 2023: A motion was made by Mr. Freddie Hines to approve the July 10<sup>th</sup>, 2023, minutes as presented. Vice-Chairman Parham seconded the motion. Motion carried.

Financial Report as of July 31<sup>st</sup> 2023: Ms. Fryer presented and explained the July 31<sup>st</sup>, 2023, Financial Report to the Board. Vice-Chairman Parham made a motion to approve

the July 31<sup>st</sup>, 2023, Financial Report as presented. Mr. Hines seconded the motion. Motion carried.

Budget/October 1, 2023 – September 30, 2024: Ms. Fryer presented and explained the MCIDA Proposed Budget for Fiscal Year 2023 – 2024. She explained the Budget Comparison for FY 2022-2023 and FY 2023-2024 Proposed Budget. Ms. Fryer informed the Board that she would present the Proposed Budget for FY 2023-2024, at the September 11<sup>th</sup>, 2023, meeting.

Summary of Land Sales: Ms. Fryer presented and explained a summary of the land sales by the Meriwether County Industrial Development Authority from 2021 – 2024. Discussion was held among the Board members.

Comments from Guests: Dr. Robert Griffin reported the following updates concerning the schools in Meriwether County: School year began on August 9<sup>th</sup>, 2023; Kickoff speaker was Coach Willie Spears; Summer retakes reflected the students are moving forward; SPLOST 6 expires June 6<sup>th</sup>, 2024; school system is out of debt as of February 23<sup>rd</sup>, 2023; constructing a GNET Lab at Greenville High School; SPLOST 7 vote will be November 2023; presented layouts for the updates on the recreation areas in Greenville and Manchester; first renovations will begin at Greenville High and looking forward to a good school year.

Sheree Carreker, owner of 2 Georgia Transportation Logistics Institute located in 2850 GA Hwy East, Manchester, gave a brief biography of herself. Ms. Carreker stated she own 27 companies with five of them located in Georgia. She stated at the Manchester location they have graduated 72 CDL students since last November 2022. She recently started new classes that are held Monday – Thursday, with the classes being 4 to 6 weeks. She just began weekend training.

Old Business: Woncheun, a Korean Company, has a contract with the Meriwether County Industrial Development Authority, for the 8.5-acre tract located on Lone Oak Road for \$20,000 per acre. Acquiring entrance to the property has been an issue, they would like to extend their contract for 60 days due to this issue. Mr. Theron Gay, Ms. Fryer will meet with them tomorrow, August 15<sup>th</sup>, 2023, to discuss the issues. Vice-Chairman Parham made a motion to ratify the amendment on the 8.5 acres for the Woncheun Company until October 10<sup>th</sup>, 2023. Mr. Freddie Hines seconded the motion. Motion carried.

Redmond Machinery/Ms. Fryer: Ms. Fryer informed everyone that Red Mule, LLC (Redmond Machinery) has a Purchase and Sale Agreement on the 13.69 acres across the interstate from Meriwether Park Drive off County Line Road, and the 26 acres on Lone Oak Road. They are having issues with acquiring driveway entrances on both parcels and need a 90-day extension on the Purchase and Sale Agreement. Mr. Hines made a motion of approval for a 90-day extension of the 13.69-acre tract and the 26-acre tract to Red Mule, LLC, Purchase and Sale Agreement. Mrs. Mary Bray seconded the motion. Motion carried.

KB Autosys: Ms. Fryer informed the Board that permits were given to Piedmont Paving to proceed with the entrance to KB Autosys. Water lines and AT&T lines need to be moved. AT&T contractors stated it will be two to three months before they can move the lines. The project is on hold currently due to waiting on AT&T contractors to move their lines.

M. Korean Guest House/Bo K. Kim: Ms. Fryer informed the Board that Ms. Kim and Mr. Gu have relocated to Savannah, Georgia to assist the new electric vehicle companies. They have hired a manager to operate the M. Korean Guest House on Heather Lane and will keep the business open. Ms. Fryer met with the new manager, Jane Jung, and was impressed by her. Ms. Kim and Mr. Gu are planning to purchase the 6.25- acre tract off Heather Lane. Ms. Fryer stated she sent them an email today stating they must close by September 30<sup>th</sup>, 2023. The name of the restaurant will be Bethel Hospitality Group.

New Business/KIA Manufacturing Company: KIA Manufacturing Company located in West Point, Georgia, have plans to manufacture electric SUVs at their facility.

Other Business:

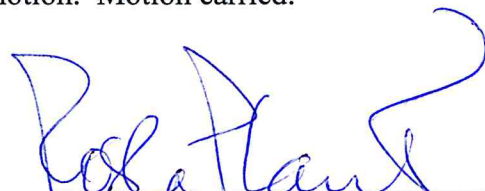
- Mando Casting Facility: Ms. Fryer stated the Mando Casting Facility has a Grant through the Georgia Department of Community Affairs for grading of the property. Mando received a letter from the Georgia Department of Community Affairs explaining they had not met their goals and will have to repay a percentage of the Grant within forty-five days.
- Leadership Meriwether Evaluation: Ms. Fryer presented the results from the Leadership Meriwether class that was held on economic development. She stated we did well.
- Economic Development Legends – Southern Business & Development Magazine: Ms. Fryer presented and explained the Economic Development Legends of the South including legends from the past 30 years and their success. Our own Ms. Jane Fryer is featured in the magazine as a Georgia legend. This makes us all proud.
- Labor Report: Ms. Fryer presented and explained the Georgia Area Labor Profile Updates for Meriwether County and the surrounding counties.

The next meeting will be held on Monday, September 11<sup>th</sup>, at 4:00 p.m., in the Meriwether County Administration Building Commissioner's Chambers.

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

Respectfully submitted by:

  
Velinda Walton, Secretary

  
Rosla Plant, Chairman