



**MERIWETHER COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

**Official Minutes
February 12, 2024
4:00 p.m.
Meriwether County Administration Building
Commissioners Chambers**

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

Member Absent: Wanda Sims

Staff: Jane Fryer, Velinda Walton

Others: Attorney Kevin Brown, Seyfarth Shaw; Dr. Robert Griffin, Meriwether County School Superintendent; Dawn Woodard, Meriwether County Schools, CTAE Director; Jodi Sharpe, Manchester Development Authority Director; Meriwether County Commissioner Adam Worsley; Kevin Williams, Three Rivers Business Operations Coordinator; Michael Robertson, Community Citizen

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

Approval of Agenda: Vice-Chairman Parham approved the February 12th, 2024, Agenda with one correction beneath Financial Report, adding December 2023, for approval. Mrs. Mary Bray seconded the motion. Motion carried.

Approval of Minutes/December 11th, 2023/January 8th, 2024: Mrs. Bray made a motion to approve the December 11th, 2023, and January 8th, 2024, minutes as presented. Vice-Chairman Parham seconded the motion. Motion carried.

Financial Report as of December 31st, 2023/January 8th, 2024: Chairman Rosla Plant made a motion to approve the December 31st, 2023, and the January 8th, 2024, financial reports as presented. Mr. Danny Hosey seconded the motion. Motion carried.

Comments from Guests: Dr. Robert Griffin, Superintendent of Meriwether County reported the following: Nice electronic signs will be placed at all of the schools in the county; Thanks to everyone that voted to pass SPLOST; No schools are on the negative list; GNET Lab at Greenville High; Working on the astro turf and track at Greenville High, completion expected in 120 days and also working on the turf and track at Manchester High but modifications have to be made.

Dawn Woodard: CTAE Director of Meriwether County Schools reported the following: Real People Read is where individuals in the community can volunteer and read to the elementary school students. The first day will be held on March 6th, 2024, at Unity Elementary in Luthersville; March 8th, 2024, one can go read to the elementary students at Mountain View in Manchester. The Meriwether County School District has received a \$50,000, Workforce Preparedness Grant from the Georgia Chamber; The grant will enable us to tour industries, host Career Technical Spear Camp, add sports medicine (supplies), and career books made for students. Ms. Woodard stated she will bring one for everyone at next month's meeting.

Jodi Sharpe, Manchester Development Authority Director: Mrs. Jodi Sharpe announced that the City of Manchester is having Market Days on Saturdays, March 2nd – March 23rd, 2024. She also informed everyone that the Goody Building is with a new leasing company.

Old Business:

- Woncheun: Ms. Fryer informed the Board that Woncheun has an option to purchase 8.05 acres and is considering an additional 7 +/- acres. The cul-de-sac road to access the property will come off Meriwether Park Drive and at this time a decision has not been made to the length of the road. Ms. Fryer stated that the President of Woncheun will be here for two weeks, and she will be meeting with him.
- Redmond Machinery: Mr. Scotty Redmond's informed Ms. Fryer that the Fire Marshall required them to install sprinklers in the building they were planning to build on the thirteen acres. They are now considering building two 12,000 sq. ft buildings instead of one 25,000 sq ft building due to not having to install sprinklers. They plan on using the 26 acre-tract to build on. 1,000 feet of road needs to be built that will be paid for from the proceeds of the property. The county will build the road.
- KB AutoSys: Ms. Fryer presented and explained an aerial of KB AutoSys marking the lanes that are going to be installed for the entrance lanes. AT&T cut the phone lines last Thursday or Friday. Piedmont Paving has hired a new project

manager. Due to the inclement weather conditions, they are delayed in beginning the project.

- Bo K. Kim Property: Attorney Kevin Brown stated Bo K. Kim documents are ready for the closing on the 6.25 acre-tract off Heather Lane. Attorney Brown stated he will contact Mr. Kim.
- New Road Project: Ms. Fryer informed everyone that they are ready to start clearing the property at the International Circle.

New Business:

- Dongwon/Jane Fryer: Dongwon is planning on building a 75,000 sq. ft. separate building on the backside of their existing building. Presently they are renting the old Lanier Clothing Plant in Greenville for warehouse storage.
- Project Wald/Jane Fryer: Ms. Fryer stated she had completed and returned a Request for Proposal for the project. They are interested in the Georgia Pacific Plant located in Durand. This is a wood utilization company and Ms. Fryer stated they will visit the plant in mid-March.
- Project Sunny/Jane Fryer: Ms. Fryer stated a food processing plant contacted her needing 25 – 30 acres of land to build on. She is working with them.

Other Business:

Ms. Fryer presented and reviewed the following: Georgia Department of Labor Profile; Seyfarth Zoom Basic Development Authority Board Member Training; Georgia Transmission Hearing to be held on March 5th, 2024, at the Meriwether County Administration Building; Reminded everyone of the Joint Development Authority Meeting to be held on February 15th, at Roger's Bar-B-Que Restaurant, Hogansville.

Discussion was held among the Board concerning holding a Work Session about long-term and short-term goals for the Authority. Also, areas where more industrial land is available.

Chairman Plant informed the Board that 120 acres has been purchased by two families in the St. Marks area. They will have 16 Mega chicken houses with a six-week grow out with the chicks.

Attorney Brown stated that Senate Bill 26, which is a bill that will allow Workforce Development Boards and Development Authority Boards to conduct a meeting via zoom. The members will be deemed as a quorum. He stated he expects this Bill to pass in the next couple of months. Board members will be required to have two hours of training annually.

The next meeting will be held on Monday, March 11th, 2024, at 4:00 p.m., in the Meriwether County Administration Building Commissioner's Chambers.

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

Respectfully submitted by:


Velinda Walton, Secretary


Rosla Plant, Chairman