



**MERIWETHER COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

Official Minutes

July 10, 2023

4:00 p.m.

**Meriwether County Administration Building
Commissioners Chambers**

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

Member Absent: Danny Hosey

Via Phone: Attorney Kevin Brown

Staff: Jane Fryer, Velinda Walton

Others: Theron Gay, Meriwether County Special Projects Director; 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 for approval of the July 10th, 2023, Agenda as presented. Vice-Chairman Allen Parham seconded the motion. Motion carried.

Approval of Minutes/June 12th, 2023: A motion was made by Vice-Chairman Parham to approve the June 12th, 2023, minutes as presented, and Mrs. Bray seconded the motion. Motion carried.

Financial Report as of June 30th, 2023: Ms. Fryer presented and explained the June 30th, 2023, Financial Report to the Board. Vice-Chairman Parham made a motion to approve the June 30th, 2023, Financial Report as presented. Mr. Hines seconded the motion. Motion carried.

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. Entrance to the property has been discussed with Waste Management to see if we could enter from the Landfill Road. Ms. Jane Fryer, Mr. Theron Gay and Ms. Michelle Irizarry met with Ms. Lisa Kelly, Hogansville's City Manager, to discuss the possibility of the City of Hogansville accepting the Leachate from Waste Management. Ms. Kelly would need details from Waste Management such as the leachate makeup and how many loads per week. The request has been sent to Waste Management concerning the leachate details. Ms. Fryer stated she emailed Woncheun making them aware of the situation. This topic will be continued at the August 2023, Board meeting.

Redmond Machinery/Ms. Fryer: Ms. Fryer informed everyone that Red Mule, LLC (Redmond Machinery) is concentrating on purchasing the 13.69 acres across the interstate from Meriwether Park Drive off County Line Road. They want to construct a 25,000 square foot building on the property for his business. Redmond and the IDA have an agreement on the full depth reclamation of paving 1,050 LF of County Line Road (see addendum below for details). The IDA has a Purchase and Sales Agreement for the 13.69-acre tract with Red Mule, LLC. Ms. Fryer presented the following Addendum A to the Board as follows:

1. Meriwether County, Meriwether County IDA, and Mr. Redmond agree that Meriwether County will prepare a bid, advertise, accept, and award the bid to a qualified contractor to perform full depth reclamation, process, binder, and topping to county specifications in the paving of approximately 1050 LF of County Line Road, starting at the I-85 bridge intersection with said road.
2. All parties agree that Mr. Redmond will pay 50% of the cost of the project up to a maximum of \$50,000. Parties further agree that the Meriwether County IDA will cover the balance of this project cost, with Meriwether County performing inspections, final acceptance, and future maintenance of the project upon completion.
3. Once bids are received and opened, all parties will meet and agree on the bid amount prior to Meriwether County accepting the bid.
4. Once the bid specifications and documents are prepared, all parties will know the bid opening date at least one month in advance. This will allow time for the Meriwether County IDA and Mr. Redmond to prepare documents in preparation for closing the property.
5. Once the bid amount is known and accepted by all parties per item #3 of this addendum, Meriwether County IDA and Mr. Redmond will move forward with closing on the property within 10 days of the bid acceptance.
6. Once the property closing is complete, Meriwether County will execute the contract for the bid and issue a notice to proceed on the paving of this section of County Line Road.

After discussion of the above Addendum A above, Mr. Hines made a motion to approve Addendum A and the first Amendment to the Purchase and Sales Agreement presented. Vice-Chairman Parham seconded the motion. Motion carried.

Rex Stinson: Ms. Fryer informed the Board that Mr. Rex Stinson purchased 30.02 acres at \$3,800 per acre totaling \$114,076.00. The closing date was Friday, July 7th, 2023.

KB Autosys: Ms. Fryer stated that after the meeting with the Manager of Georgia Regional Department of Transportation, permits were given for Piedmont Paving to proceed with the entrance to KB AutoSys. Mr. Gay stated a Bond is already in place that passes through the Meriwether County Industrial Development Authority. Grants have been applied for assistance on the entrance lanes to the company.

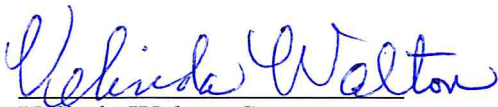
M. Korean Guest House/Bo K. Kim: Ms. Fryer informed the Board that Ms. Kim and Mr. Gu are relocating to Savannah, Georgia to assist the new electric vehicle companies. They have hired a manager to operate the M. Korean Guest House on Heather Lane and will keep the business open. They are still going to purchase the 6.25- acre tract off Heather Lane.

Other Business: Mr. Theron Gay announced that Ms. Michelle Irizarry has accepted a new position and her last day is July 20th, 2023. A reception will be held in her honor on Tuesday, July 18th, 2023, at 3:00 p.m. Everyone is welcome to attend.

Ms. Irizarry thanked the Meriwether Industrial Development Authority and Meriwether County Board of Commission and County Staff for helping her learn about the county and her duties as a County Administrator.

The next meeting will be held on Monday, August 14th, 2023, at 4:00 p.m., in the Meriwether County Administration Building Commissioner's Chambers.

Respectfully submitted by:


Velinda Walton, Secretary


Rosla Plant, Chairman