

MINUTES
MERIWETHER COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
JUNE 10, 2024
12:00 NOON
COUNTY ADMINISTRATION BUILDING

MEMBERS PRESENT:

ROSLA PLANT

WANDA SIMS

DANNY HOSEY (BY PHONE)

ALLEN PARHAM

MARY BRAY

OTHERS PRESENT:

KEVIN BROWN, ATTORNEY, SEYFARTH

BLUE COLE, ASSISTANT COUNTY ADM.

JANE FRYER

JARROD MCCARTHY, COUNTY ADMINISTRATOR

Lunch was enjoyed by all. The meeting was called to order by Chair, Rosla Plant. The pledge and invocation were given by Vice Chair, Allen Parham.

The agenda was approved by all with a motion made by Vice Chair, Allen Parham with a second by Mary Bray. After review of the minutes, a motion was made by Wanda Sims to approve the minutes as printed. This was seconded by Allen Parham. Motion carried.

The financial report as of May 31, 2024, was reviewed by Jane Fryer. After review, a motion to accept the report as presented was made by Allen Parham and seconded by Mary Bray. Motion carried.

The meeting was then turned over to our chair, Rosla Plant who reviewed the minutes of the last planning session held on Feb. 13, 2023. She stated that the purpose for this planning session was to discuss the possibilities of finding sites desirable for a future industrial park. As everyone has been in on the conversations that we are limited to a maximum of approximately 30 acres. We have a 5-acre site also available; however, it is hard to sell it because there is no room to expand. Theron Gay is working on the bid notice for the new International Circle Road that will give Woncheun access to their property.

As we look at sites, we need to consider the cost of running the infrastructure to these sites. It includes water, sewer, gas, and broadband. Electricity can be obtained from most sites. We need to discuss the pros and cons of each site. (Site overview attached)

After much discussion of each of these sites, a motion was made to ask Justin Greer with Pittman & Greer to give us a minimum opinion as to whether he thought the Weyerhaeuser site would be suitable for us to continue pursuing for our new industrial park. If he agrees that it would be a good site, then we would go into first finding out if they will sell and at what price. The next step would be to obtain an option so that we could do our due diligence before committing to the site. We know that there will be a lot of engineering to do as well as talking to financial advisors about bonds that would cover the land, engineering and infrastructure.

Our next meeting will be Monday, July 8th at 4:00 pm at the county administration building where we will continue to discuss our options and other business.

LAND COMPARISONS - NO LAND OWNER HAS BEEN CONTACTED					
MERIWETHER COUNTY INDUSTRIAL PARK					
ACREAGE			30 ACRES REMAINING		
ACCESS			NEW ROAD , INTERNATIONAL CIRCLE		
UTILITIES			HAS ALL INFRASTRUCTURE		
INTERSTATE			YES		
LAND VALUE			\$25,000 PER ACRE		
REYNOLDS PROPERTY					
ACREAGE			600 ACRES		
LOCATION			LONE OAK ROAD		
UTILITIES			LIMITED		
INTESTATE			YES		
LAND VALUE			\$30-50k PER ACRE		
LONE OAK LAND INVESTMENT					
ACREAGE			409 ACRES		
LOCATION			NEXT TO ALLEN LEE CHURCH		
UTILITIES			NO		
INTERSTATE			9+ MILES		
STATE HIGHWAY			54		
LAND VALUE			\$1,097,840		
WEYERHAEUSER					
ACREAGE			399 ACRES		
LOCATION			LAGRANGE HIGHWAY		<i>for Distribution</i>
UTILITIES			WATER		
STATE HIGHWAY			109		<i>See pty plant</i>
LAND VALUE			\$853,300		
CALVIN HARMAN, JR					
ACREAGE			591 ACRES		
LOCATION			LAGRANGE HIGHWAY		
UTILITIES			WATER		
STATE HIGHWAY			109		
LAND VALUE			\$1,408,940		

Respectfully submitted

Rosla Plant, Chairperson

A handwritten signature in blue ink, appearing to read "Jane Fryer". The signature is fluid and cursive, with the first name "Jane" written in a larger, more prominent script than the last name "Fryer".

Jane Fryer, President