



**MERIWETHER COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

Official Minutes

June 12, 2023

4:00 p.m.

**Meriwether County Administration Building
Commissioners Chambers**

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

Members Via Zoom: Danny Hosey

Via Zoom: Will Derzis, Mauldin & Jenkins

Staff: Jane Fryer, Velinda Walton

Others: Kevin Brown, Attorney Seyfarth; Dr. Robert Griffin, Superintendent of Meriwether County Schools; Dawn Woodard, CTAE Director, Meriwether County Schools; Dr. Julie Pope, President, West Georgia Technical Colleges; Scotty Redmond, Redmond Machinery; Matthew Brown, Meriwether County IT

Chairman Rosla Plant called the regularly scheduled monthly Meriwether County Industrial Development Authority meeting to order at 4:00 p.m. and welcomed everyone. Mrs. Mary Bray 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 June 12th, 2023, Agenda, with the addition of the Executive Session Meeting. Mr. Freddie Hines seconded the motion with the additional item. Motion carried unanimously.

Approval of Minutes/May 8th, 2023: A motion was made by Vice-Chairman Parham to approve the May 8th, 2023, minutes as presented, and Mr. Hines seconded the motion. Motion carried unanimously.

Auditor's Annual Report of Finances/Will Derzis, Mauldin & Jenkins: Mr. Will Derzis, Senior Manager with Mauldin & Jenkins CPA's & Advisors Firm, presented the Meriwether County Industrial Development Authority's Financial Report for the Fiscal Year Ended September 30th, 2022. Mr. Derzis presented the highlights of the report expressing an opinion on land development, primary revenues, County General Fund, segregation of duties, and leasing arrangements for next year. Mr. Derzis thanked Ms. Jane Fryer for being so helpful to the auditors. Vice-Chairman Parham made a motion of approval for the FY Financial Report ending September 30th, 2022, as presented. Mrs. Mary Bray seconded the motion. Motion carried unanimously.

Financial Report as of May 31st, 2023: Ms. Fryer presented and explained the May 31st, 2023, Financial Report to the Board stating the adjustments from the recent audit that has been made. Vice-Chairman Parham made a motion to approve the May 31st, 2023, Financial Report as presented. Mr. Freddie Hines seconded the motion. Motion carried unanimously.

Old Business: Woncheun, a Korean Company, has presented a Purchase and Sales Agreement to the Meriwether County Industrial Development Authority, with Attorney Kevin Brown executing the agreement for the 8.5-acre tract located on Lone Oak Road for \$20,000 per acre. Vice Chairman Parham made a motion of approval for the Chairman, Rosla Plant and Secretary, Velinda Walton to sign the Purchase and Sales Agreement for the 8.5 acres for \$20,000 per acre. Mr. Hines seconded the motion. Motion carried unanimously.

Redmond Machinery/Ms. Fryer: Ms. Fryer introduced Mr. Scotty Redmond, Redmond Machinery stating he has a Purchase and Sales Agreement for 13.69 acres across the interstate from Meriwether Park off County Line Road and 26 acres on Lone Oak Road. Mr. Redmond gave a bio of his company stating it is a fourth-generation family-owned company that manufactures and supplies machinery for shops at schools and trains the students. They also supply other companies. Mr. Redmond stated their service area is Georgia, Alabama, Tennessee, and Florida.

Mr. Redmond stated he has spoken to Mr. Bill Cawthorne and Mr. Theron Gay concerning the condition of the road to the 13.69-acre tract and discussion was held about entrance lanes to the 26 acres. Mr. Gay stated the full depth reclamation asphalt procedure could be done on the road leading to the 13.69-acre tract but needs to be contracted out. Mr. Gay stated he hopes to work with Waste Management about incorporating the landfill road back to the county road system to provide entry from the 26-acre site. Mr. Redmond is ready to purchase the 13.69-acre tract now. Discussion was held among the Board concerning the road issues to the 13.69 acres.

Rex Stinson: Ms. Fryer informed the Board that Mr. Stinson counteracted our original offer and has asked to purchase all the property totaling 30.02 acres at \$3,800 per acre. She emailed all Board members and they all approved to do so. Vice Chairman made a motion to approve the sale of the 30.02 acres for \$114,076. Mrs. Bray seconded the motion. Motion carried unanimously.

KB Autosys: Ms. Fryer stated the bid process has been completed for the acceleration and deceleration lanes for KB AutoSys. KB has planned a grand opening for October 3rd, 2023. Discussion was held among the Board concerning the lane entrances. Vice-Chairman Parham made a motion to reflect that Meriwether County completed the bid process and Piedmont Paving was the lowest bidder and was awarded the job. Mrs. Bray seconded the motion. Motion carried unanimously.

Guests Comments: Ms. Dawn Woodard gave a brief report stating they are in the middle of Summer School and the elementary Enrichment Programs. They will not be having the Back to School Bash this year. School will begin in August 2023. Ms. Woodard will be attending a Career Tech Conference in Athens this week.

Dr. Julie Pope: Ms. Fryer welcomed Dr. Julie Pope, President of the West Georgia College's to the Board meeting, and she stated she was glad to be here and would try to attend more in the future. Dr. Pope stated they were in the middle of summer and things were a little slower. They have some programs being offered at Roosevelt Warm Springs and GED Classes are being offered at the West Georgia Technical College Satellite Center in Greenville.

Other Business: Ms. Fryer presented a 3rd of July Flyer to everyone inviting them to attend the July 3rd, Manchester Community Celebration for 2023. She encouraged everyone to come and enjoy the fun. The Meriwether County Industrial Development Authority has purchased a sponsorship which includes a stage side table for 8 people. Please let her know if you can attend.

Ms. Fryer also presented them with an invitation to an Education Staffing Solutions Open House held on Wednesday, June 14th, 2023, at 10:00 a.m. at 2100 Gaston Street, Greenville.

Motion was made by Vice-Chairman Parham to leave regular session and enter Executive Session to discuss Real Estate Acquisition and seconded by Mrs. Bray. Chairman Plant made a motion to enter Executive Session to discuss real estate. Mr. Hines seconded the motion. Motion carried.

Mrs. Bray made a motion to come out of Executive Session and Vice-Chair Parham seconded the motion. Motion carried. Vice-Chairman Parham made a motion to enter back into regular session at 5:23 p.m., and Mr. Hines seconded the motion. Motion carried.

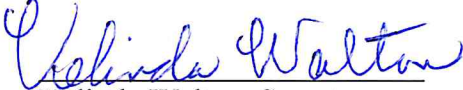
The following action was taken during Executive Session:

- A motion was made by Mr. Hines to amend the Purchase and Sale Agreement with Redmond Machinery to authorize a reimbursement in return after completion of County Line Road portion of approximately 1,000 feet within six months in an amount not to exceed \$50,000, upon Meriwether County Commissioner's Board approval. Mr. Danny Hosey seconded the motion. Motion carried.

There being no further business, the meeting was adjourned on a motion by Chairman Parham and seconded by Mr Hines. Motion carried.

The next meeting will be held on July 10th, 2023, at 4:00 p.m., in the Meriwether County Administration Building Commissioner's Chambers.

Respectfully submitted by:



Velinda Walton, Secretary



Rosla Plant, Chairman