



**MERIWETHER COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**Official Minutes**

**March 11, 2024**

**4:00 p.m.**

**Meriwether County Administration Building  
Commissioners Chambers**

Members Present: Rosla Plant; Allen Parham; Danny Hosey; Wanda Sims

Member Absent: Mary Bray

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; Jarrod McCarthy, Meriwether County Administrator; Blue Cole, Meriwether County Administrator Assistant; John Gorton, Meriwether County Finance Director.

Chairman Rosla Plant called the regularly scheduled monthly Meriwether County Industrial Development Authority meeting to order at 4:00 p.m. and welcomed everyone. Ms. Wanda Sims conducted the invocation and led everyone in the pledge of allegiance to the flag. Chairman Plant asked everyone to introduce themselves.

Approval of Agenda: Vice-Chairman Parham made a motion of approval for the March 11<sup>th</sup>, 2024, Agenda as presented. Mr. Hosey seconded the motion. Motion carried.

Approval of Minutes/February 12<sup>th</sup>, 2024: Vice-Chairman Parham made a motion to approve the February 12<sup>th</sup>, 2024, minutes as presented. Mr. Hosey seconded the motion. Motion carried.

Financial Report as of February 29<sup>th</sup>, 2024: Chairman Plant made a motion to approve the February 29<sup>th</sup>, 2024, financial report as presented. Vice-Chairman Parham seconded the motion. Motion carried.

Comments from Guests: Dr. Robert Griffin, Superintendent of Meriwether County Schools reported the following: Nice electronic signs will be placed at all the schools in the county, and some have been installed; bids are in for the turf and tracks; 6 new school buses and 8 new electric buses have been purchased; high stake assessments have been completed.

Dawn Woodard: CTAE Director of Meriwether County Schools reported the following: The Meriwether County School District received a \$50,000, Workforce Preparedness Grant from the Georgia Chamber; The grant will enable students to tour industries; a tour has been scheduled for Pratt-Whitney located in Columbus on March 21<sup>st</sup>, 2024, and Kia and Mando on April 17<sup>th</sup>, 2024. Ms. Woodard presented and gave an overview of the Meriwether County Schools Career Technical & Agricultural Program Guidebook, 2024 – 2025. Ms. Woodard informed the Board that 9 students have enrolled in the technical college or a job. These students will be tracked for 5 years (more information on page 12 of the guide she presented to us. Ms. Woodard gave an informative overview of the guide.

Jodi Sharpe, Manchester Development Authority Director: Mrs. Jodi Sharpe announced that the City of Manchester is having Market Days on Saturdays, March 2<sup>nd</sup> – March 23<sup>rd</sup>, 2024. They held their first market day on March 2<sup>nd</sup>, 2024, with 25 vendors and 100 to 200 shoppers. Ms. Sharpe stated the market day was a success. She also informed everyone that the Goody Building is with a new leasing company and is still available.

John Gorton: Mr. John Gorton informed everyone that the Meriwether County Audit for FY 2022-2023 is wrapping up. He stated the Meriwether County Industrial Development Authority's audit is looking good and hopes to have a report for the Authority soon.

#### Old Business:

- Woncheun: Ms. Fryer informed the Board that Woncheun is ready to close on the 12.876 acres. The cul-de-sac road to access the property will come off Meriwether Park Drive and their access road will come off Meriwether Park Drive. The property is being sold for \$20,000, per acre. The land sale proceeds that the Authority receives for the property will go back to Meriwether County towards construction of the road. The name of the road will be International Circle and will give more access to more industries in the future. Mr. Clint Flynn performed the survey, and the engineers are in the process of adjusting the road to fit the survey. The cost of the road is approximately \$750,000 to \$900,000.
- Redmond Machinery: Mr. Scotty Redmond informed Ms. Fryer they are in the process of 1,000 feet of road needs to be built that will be paid for from the proceeds of the property with the county doing the construction of the road. The participants in the cost of the construction of the road are Redmond Machinery, Meriwether County, and the Authority.



- KB AutoSys: Ms. Fryer stated that Piedmont Paving has hired a new project manager. Due to the inclement weather conditions, they are delayed in beginning the project of the acceleration and deceleration lanes to KB Autosys.
- 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.
- New Road Project: Ms. Fryer informed everyone that they are ready to start clearing the property at the International Circle.

Other Business:

Georgia Area Labor Profile: Ms. Fryer presented and reviewed the most current area labor profile from GDOL.

Jane Fryer/Presentation Package to Water & Sewerage Authority Board: Ms. Fryer presented a package of information pertaining to the Meriwether County Development Authority to the Meriwether County Water & Sewerage Authority Work Session. The package included the names of the Board members, industry prospects, industries located in Meriwether Park as well as potential industries. Ms. Fryer presented and explained a Summary of Land Sales from 2021 – 2024, that the Authority sold. The top ten employers of Meriwether County, and a chart of the taxes paid by industry in Meriwether Industrial Park and other industries.

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 passed and it is legal to have a quorum via phone or zoom at Board meetings.

Discussion was held among the Board to hold an extended regularly scheduled Meriwether County Industrial Development Authority, including a Short-Term and Long-Term goals work session meeting. Consensus of the Board was to hold the work session on Monday, June 10<sup>th</sup>, 2024, from 12:00 noon – 5:00 p.m.

The next meeting will be held on Monday, April 8<sup>th</sup>, 2024, at 4:00 p.m. The meeting will be held in the Meriwether County Administration Building, 17234 Roosevelt Highway, Building B, Greenville, Georgia 30222.

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