



**MERIWETHER COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

**Official Minutes
Regular Meeting/Planning Session
March 10, 2025
12:00 – 4:30 p.m.
Meriwether County Administration Building
Commissioners Chambers**

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

Staff: Jane Fryer, Blue Cole, Velinda Walton

Others: Attorney Kevin Brown, Seyfarth; Mrs. Jodi Sharpe, Manchester Development Authority; Logan Gann, Diverse Power; Trip Smith, Atlanta Land Group; Justin Greer, Engineer, Jennifer Snelson, Meriwether County Commissioner/District 5; Matthew Brown, IT.

Ms. Jane Fryer asked everyone to please introduce themselves.

Approval of Agenda: A motion was made by Mrs. Rosla Plant for approval of March 11th, 2025, Agenda as presented. Mrs. Mary Bray seconded the motion. Motion carried.

Approval of Minutes, February 10th, 2025: A motion was made by Mrs. Bray for approval of February 10th, 2025, meeting minutes as presented. Vice-Chairman Wanda Sims seconded the motion. Motion carried.

Financial Report as of February 28th, 2025 /Jane Fryer: Ms. Fryer presented and explained the Financial Statement as of February 28th, 2025, to the Board. Chairman Allen Parham made a motion to approve the financial report as presented and Ms. Mary Bray seconded the motion. Motion carried.

Moderator, Blue Cole Executive Director of Projects

Mr. Blue Cole welcomed all and thanked them for attending the Meriwether County Planning Session Meeting. Lunch was provided by Subway.

Mr. Blue Cole, Moderator, presented and discussed the following items:

Meriwether County Industrial Development Authority mission statement. Mr. Blue Cole presented and discussed the Authority's Mission Statement.

Staff: Mr. Cole presented handouts and discussed the number of employees; current location of Meriwether County Industrial Development Authority future locations; overview of the FY 2025 Budget and FY 2026 Budget; 2024 Tax Digest and Future Impacts. Reviewed the Georgia Area Labor Profile for November 2024 and December 2024.

Presented handouts on Meriwether County existing industries, including the sectors:

- Manufacturing, retail, forestry, agriculture and health care including their locations at Industrial Parks, downtown areas, retail centers and neighborhood commercial businesses.
- The following opportunities were discussed including:
 1. Expansion-ready business (discussed existing industry maps and all locations).
 2. Employee education includes technical and managerial.
 3. Expanding the retail in the county, we depend on Special Local Option Sales Tax, ESPLOST and TSPLOST to assist in the county budget.
 4. Agribusiness to promote forestry-related manufacturing.
 5. Small or family-owned businesses; Meriwether County issued 300 business licenses and 150 home office licenses in 2024.
 6. Discussion was held concerning grocery stores and other retail locations in the County, which is very much needed.
- Mr. Cole presented and explained the Existing Industry map. He discussed that every business located in Meriwether Park expanded in 2024. Woncheun is the new company in the park. There are opportunities for the dirt the contractors left over from International Circle to be used elsewhere.
- They discussed the following regarding potential land available for growth:
 1. Manchester – Mountain Spring and the Mill
 2. Warm Springs – 160 acres
 3. Water & Sewerage Authority – 25 acres on Highway 54
 4. Roosevelt Memorial Airport – 175 acres
 5. Reynolds property – 600 acres, Highway 54
 6. Blue Creek II

7. Watson – 93 acres, off Highway 54
8. Hagan & Faletto – 47 +- acres off Highway 54
9. Tamarack -Chairman Parham explained there are sewer easement issues and user cannot connect from backside.

- Existing Industry Locations:

Meriwether County industrial areas are listed below:

1. Meriwether County Industrial Park
2. Greenville North
3. Woodbury Industrial Park
4. Manchester Industrial Park
5. Downtowns
6. Retail Centers & Neighborhood Commercial

Our focus: Support and enhance existing industry through partnerships, education and business development.

- Long-term: Discussion was held between Mr. Cole and Ms. Fryer, with the Board and guests concerning long-term projects.

1. Mr. Cole presented maps of Greenville North with 122 acres available that are zoned Industrial and NHC. The goal is to develop a cluster of small businesses to create job growth and economic development. There is a potential expansion in Greenville North of 503 acres that has state Highway and local road access, this is a Timber Farm. The goal is to bring jobs and economic activity to the central part of the county. Greenville North Park would be ideal for this project. Some of the property in Greenville North is owned by Meriwether County. Chairman Parham made a motion to move forward with due diligence on Greenville North. Mrs. Bray seconded the motion. Motion carried.

2. Listed below are other properties that were discussed (Long-Term):

- Roosevelt Memorial Airport – 375 acres
- Reynolds property – 600 acres, Highway 54
- Blue Creek II – numerous parcels (undeveloped)
- Watson – 93 acres, off Highway 54
- Hagan & Faletto – 47 acres off Highway 54
- Hillwood – 184 acres off Highway 54
- Keith Road – 600 acres
- Weyerhauser – 384 acres, northern section of Meriwether County
- Warm Springs – 116 acres
- Manchester Development Authority – 70+ or – acres

Current Projects:

- Tamarack - Chairman Parham explained there has been sewer problems and they cannot connect from any other location.
- Peach Health Care – Ms. Fryer will revisit Peach Health Care. Currently, they have not received their license from the State of Georgia to open their business.
- Woncheun -Meriwether Park
- KB AutoSys – Meriwether Park (Hwy 54)
- Mando – Meriwether Park (Expansion of building in process)
- Dongwon – Meriwether Park (Expansion of building in process)
- House Autry (Expansion of building in process)
- The International Circle in Meriwether Park is completed and logistically it will provide entrance to projects in Meriwether Park.
- BJK22 is a potential project in Meriwether Park.

Questions and Answers:

- Where do we go from here?
 1. Chairman Parham stated that number one priority is to develop Greenville North.
 2. Chairman Parham asked Ms. Jane Fryer to revisit Tamarack pursuing purchasing back the land if they do not open.
 3. Chairman Parham asked Ms. Fryer to revisit with Peach Health Care and see what their status is on opening.
 4. The Board suggested for Ms. Fryer to make an offer on Weyerhaeuser property.
 5. Looking at property off Hwy 109/Keith Road stating we cannot decide on this property without the support of the County. A discussion was held and Mr. Justin Greer stated that you could put the property under contract for due diligence.
 6. Market and sell Mac Reynold's property.
 7. Mr. Danny Hosey suggested that 2 speculative buildings for Manchester concerning rail projects. Jodi Sharpe with the Manchester Development Authority met with Aubrey Brown with CSX railroad and discussed rail services.

Other Business:

- Mr. Cole stated that conversations about an Equestrian Center across from the railway in Manchester is being pursued.
- The potential Inland Port that is to be in LaGrange, on Callaway Church Road/Jim Hamilton Industrial Park, was discussed. Attorney Kevin Brown explained an Inland Port would be feasible if the County owns the land that it is being

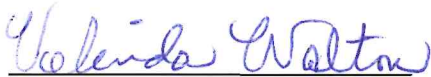
constructed on. He stated that it takes a lot of infrastructure to support it. One must consider how it will affect their County.

- Georgia Power has a \$15,000, grant to spend on stream banks that we received.
- Bond paid off in 2024, for roads and gas lines.
- Mr. Cole spoke with Mr. Andrew Brown about the property around Blue Creek.
- The City of Grantville wants to annex a Meriwether County Road into their City.
- An article on House Autry was placed in the local newspaper.
- The leftover dirt located behind the International Circle could be very useful at some of the facilities in the park.

There being no further business, Mrs. Bray made a motion to adjourn the meeting. Mrs. Rosla Plant seconded the motion. Motion carried.

The next meeting will be held on Monday, April 14th, 2025, in the Commissioners Chambers at the Meriwether County Administrative Building.

Respectfully submitted by:



Velinda Walton, Secretary

Allen Parham, Chairman