



**MERIWETHER COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

Official Minutes

May 8, 2023

4:00 p.m.

**Meriwether County Administration Building
Commissioners Chambers**

Members Present: Rosla Plant; Freddie Hines; Danny Hosey; Allen Parham

Members absent: Mary Bray

Staff: Jane Fryer, Velinda Walton

Others: Michelle Irizarry, Meriwether County Administrator; Kevin Brown, Attorney Seyfarth; Dr. Robert Griffin, Superintendent of Meriwether County Schools; Dawn Woodard, CTAE Director, Meriwether County Schools

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 by Vice-Chairman Allen Parham for approval of the May 8th, 2023, Agenda, with the addition of the Executive Session Meeting. Mr. Danny Hosey seconded the motion with the additional item. Motion carried.

Approval of Minutes/April 10th, 2023: A motion was made by Vice-Chairman Parham to approve the minutes as presented and Mr. Hines seconded the motion. Motion carried.

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

Other Business: Dr. Robert Griffin informed the Board that the Meriwether County Schools' last day is Friday, May 12th, 2023. They have completed their testing with better scores than in the past. The Manchester High Graduation will be held in Columbus due to safety issues.

Ms. Dawn Woodard, CTAE Director, informed the Board the students have been accredited as follows: 6-CNA's; 11 Early Childhood education; 6 graphic design certificates; 6 Ag; and Hospitality & Tourism, 8. They are accredited with West Georgia Technical College.

New Business/Bio Energy Plant: Ms. Fryer stated a prospect contacted her about a site for a Bio Energy Plant. She met with him and showed him a 30-acre site in the northern section of the County. The prospect liked the site and has scheduled a meeting with the Meriwether County Officials. Ms. Fryer sent him to Manchester to look at other sites.

Mr. Hosey met with the prospect in Manchester for two hours discussing different avenues that he could take. Mr. Hosey showed him the Goody Products Building in Manchester. He also liked the Goody Building for indoor produce growing by using solar lighting. The prospect wants to wait until he meets with the county to see if anything can be done with the 30-acre site Ms. Fryer showed them. The subject will be tabled and reviewed at the June 2023 meeting.

Old Business: Woncheun, a Korean Company, wants to purchase 8.5 acres for a 75,000 – 100,000 sq ft. building to manufacture injection mold parts for electric vehicles. The company will be a \$7 million dollar investment with 25 – 75 new jobs. Ms. Fryer showed them an 8-acre tract for \$20,000 per acre. Attorney Kevin Brown will provide a Purchase & Sale Agreement on the request of the Board. A motion was made by Vice-Chairman Parham for approval of the sale of the 8-acre tract at \$20,000 per acre with Attorney Brown executing the agreement. Mr. Hosey seconded the motion. Motion carried.

Redmond Machinery/Ms. Fryer: Mr. Theron Gay, Mr. Bill Cawthorne and Ms. Fryer met with Redmond Machinery concerning the purchase of property to relocate their company in a 25,000 sq. ft. building. They modify large power tools and service machinery for school districts, companies, etc. They have a Purchase Agreement for 26 acres on Lone Oak Road, and a 13-acre tract across the interstate on Meriwether Park Drive. Their purchase and sale agreement expires in July 2023. Discussion was held concerning this project.

Motion was made to leave regular session and enter Executive Session to discuss Real Estate Acquisition. Vice-Chairman Allen Parham made a motion to enter Executive Session to discuss real estate at 4:35 p.m. Mr. Hines seconded the motion. Motion carried.

Mr. Hines 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 and Mr. Hines seconded the motion. Motion carried.

The following action was taken during Executive Session:

- Vice – Chairman Parham made a motion of approval to authorize Ms. Fryer to negotiate with Mr. Rex Wade Stinson on the purchase of the 17.298 acres at \$4,500 per acre, and if Mr. Stinson wants to purchase the additional 12.73 acres, it is \$4,000 per acre for all of the land, located on Sewell Road. Mr. Hosey seconded the motion. Motion carried.
- Mr. Hines made a motion of approval for Attorney Kevin Brown to make an amendment to the KB Autosys Industrial Revenue Bond to extend the Phase- in - of taxes out three years with no taxes due until Year 4, in 2026. Taxes would then be paid starting at 30%. Vice-Chairman Parham seconded the motion. Motion carried with a 3 – 1 vote, with Chairman Plant abstaining.

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 June 12, 2023, at the Meriwether County Administration Building in the Commissioner's Chambers.

Respectfully submitted by:


Velinda Walton, Secretary


Rosla Plant, Chairman