



**MERIWETHER COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**Official Minutes**

**October 15, 2024**

**4:00 p.m.**

**Meriwether County Administration Building  
Commissioners Chambers**

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

Staff: Jane Fryer, Velinda Walton

Others: Kevin Brown, Attorney Seyfarth; Dawn Woodard, CTAE Director, Meriwether County Schools; John Gorton, Meriwether County Interim Administrator.

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.

Approval of Agenda: A motion was made by Vice-Chairman Allen Parham for approval of the October 15<sup>th</sup>, 2024, Agenda as presented. Mrs. Mary Bray seconded the motion. Motion carried.

Approval of Minutes, August 12<sup>th</sup>, 2024: A motion was made by Vice-Chairman Allen Parham for approval of the August 12<sup>th</sup>, 2024, meeting minutes as presented. Mrs. Bray seconded the motion. Motion carried.

Financial Report as of /Jane Fryer: Ms. Fryer presented and explained the September 30<sup>th</sup>, 2024, Financial Statement to the Board. Chairman Rosla Plant made a motion to approve the financial report and Vice-Chairman Parham seconded the motion. Motion carried.

Budget: Ms. Fryer presented the Meriwether County Industrial Development Authority's Fiscal Year Budget for 2024-2025. The Meriwether County Board of Commissioners cut the MCIDA's budget 65% at their board meeting held previously, they reinstated the budget to the correct amount at the Board of Commissioner's meeting held on October 7<sup>th</sup>, 2024. Vice-Chairman Parham made a motion to approve the FY 2024-2025 Budget as presented. Ms. Sims seconded the motion. Motion carried unanimously.

Taxes paid by Industry in Meriwether Park: Ms. Fryer presented a detailed Budget, taxes paid by industry in Meriwether Industrial Park from FY 2013 through 2024. A total of taxes paid by industry in the above-mentioned years is \$4,197,592,43. The budgeted amount paid to the IDA was \$3,437,986.00.

Old Business:

- Mando Expansion and Bond Issue (JDA Project): Attorney Kevin Brown gave an update on the 280-million-dollar Revenue Bond Issue that was to be used to assist Mando on the expansion of their facility located in Meriwether Industrial Park. He explained that the bond was presented to the Joint Development Authority Board Members at their meeting that was held on Thursday, August 15<sup>th</sup>, 2024. The bond was approved by the JDA.
- KB AutoSys: The contractor is moving along on the project. The new pipes have been installed and the project is complete. The cost of the project was split three ways between the Meriwether County Industrial Development Authority, Meriwether County and KB Autosys.
- Woncheun: Ms. Fryer presented a map showing the location of the new road, International Circle, located in Meriwether Park for entrance to Woncheun and give us entrance to other sites in the park.
- New Road (International Circle): Ms. Fryer stated they received six bids on construction of the new road, International Circle, and Southeastern Site Development was the lowest bid. Vice-Chairman Parham made a motion to authorize approval of the Southeastern Site Development bid to be accepted to build the new road, International Circle. Mrs. Mary Bray seconded the motion. Motion carried unanimously.
- 26 acres optioned by Red Mule Properties: Mr. Scotty Redmond, Red Mule Properties closed on the 13 acres. The investors backed out on the 26 acres Mr. Redmond wants to purchase. The Board advised Ms. Fryer to start showing the 26 acres at \$20,000 per acre. They discussed retail development and a rest area. A trucking company has shown interest in the 30 acres. Vice-Chairman Parham made a motion to free Mr. Scotty Redmond, Red Mule Properties of the option he has on the 26 acres, they will work with him, and a motion to request the

earnest money on the option of 26 acres. Mrs. Bray seconded the motion. Motion passed unanimously.

- 185-acre Warehouse & Distribution approved: The Meriwether County Board of Commissioners approve the warehouse in a 3-2 vote at the BOC's meeting that was held on Monday, October 7<sup>th</sup>, 2024, at their meeting. The Development Authority has nothing to do with the warehouse & distribution center locating in the county. Discussion was held concerning the Comprehensive Plan's ideas for the future.
- 15 acres on McLaughlin Road for MSS: Mr. Daniel McCoy has made an offer to purchase 15 acres on McLaughlin Road for his business. Mr. McCoy is purchasing 5 acres in Meriwether Park to build an office and maintenance shop for Meriwether Site Solutions. The land on McLaughlin is being sold to MSS for \$6,500 per acre. Discussion was held among the Board members concerning the price.
- Taxes paid by industry in Meriwether County Industrial Park 2013 - 2014 through 2023 - 2024: Ms. Fryer presented a chart beginning with FY 2013-2014, taxes paid by industry in Meriwether Industrial Park, with the amount that was budgeted for the Meriwether County Industrial Development Authority. The total budgeted amount taxes to was \$3, 437, 986.00 and the actual taxes paid was \$4,197,594.43, from FY 2013-2014 through FY 2023-2024.

Executive Session: Mrs. Bray made a motion to close regular session meeting and enter executive session concerning personnel. Chairman Plant seconded the motion. Motion passed unanimously.

Vice-Chairman Parham made a motion to come out of executive session and return to regular session at 5:42 p.m. Mrs. Bray seconded the motion. Motion carried unanimously. The action taken in Executive Session was to hire a Project Director, Mr. Blue Cole, for the Meriwether County IDA, and to authorize Ms. Fryer to handle the salary. Ms. Fryer will remain President and plans to work part-time for the present. Velinda Walton will decide what she wants to do.

Next meeting, November 12<sup>th</sup>, 2024, 4:00 p.m.

There being no further business, Vice-Chairman Parham made a motion to adjourn the meeting. Mrs. Bray seconded the motion. Motion carried.

Respectfully submitted by:

  
Velinda Walton, Secretary

  
Rosla Plant, Chairman