



**MERIWETHER COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**Official Minutes  
September 11, 2023  
4:00 p.m.  
Meriwether County Administration Building  
Commissioners Chambers**

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

Absent: Danny Hosey

Staff: Jane Fryer, Velinda Walton

Others: Theron Gay, Meriwether County Interim County Administrator; Blue Cole, Meriwether County Assistant Manager; Attorney Kevin Brown, Seyfarth Shaw; Jodi Sharpe, Manchester Development Authority Executive Director; Dawn Woodard, Meriwether County Schools CTAE Director; Dr. Robert Griffin, Meriwether County School Superintendent

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. Allen Parham 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 September 11<sup>th</sup>, 2023, Agenda with one correction being the addition of Executive Session concerning Woncheun Facility beneath New Business. Mrs. Mary Bray seconded the motion. Motion carried.

Approval of Minutes/August 14<sup>th</sup>, 2023: A motion was made by Chairman Parham to approve the August 14<sup>th</sup>, 2023, minutes as presented. Mr. Freddie Hines seconded the motion. Motion carried.

Financial Report as of August 31<sup>st</sup>, 2023: Ms. Fryer presented and explained the August 31<sup>st</sup>, 2023, Financial Report to the Board. Vice-Chairman Parham made a motion to approve the August 31<sup>st</sup>, 2023, Financial Report as presented. Mrs. Bray seconded the motion. Motion carried.

Budget/October 1, 2023 – September 30, 2024: Ms. Fryer presented and explained the MCIDA Proposed Budget for Fiscal Year 2023 – 2024. She explained the Budget Comparison for FY 2022-2023 and FY 2023-2024 Proposed Budget. Mr. Hines made a motion to approve the Fiscal Year 2023 - 2024, Proposed Budget. Vice-Chairman Parham seconded the motion. Motion carried.

Summary of Land Sales: Ms. Fryer presented and explained a summary of the land sales by the Meriwether County Industrial Development Authority from 2021 – 2024. Discussion was held among the Board members.

Comments from Guests: Dr. Robert Griffin reported the following updates concerning the schools in Meriwether County: Test came back for the summer and the students have met their milestones in learning; SPLOST 7 vote will be November 2023; 168 calendar school days and would like to get back to 180; stabilized enrollment this year.

Redmond Machinery/Ms. Fryer: Ms. Fryer informed everyone that Red Mule, LLC (Redmond Machinery) has a Purchase and Sale Agreement on the 13.69 acres across the interstate from Meriwether Park Drive off County Line Road, and the 26 acres on Lone Oak Road. We continue to work on the driveway entrances on both parcels and they ask for a 90-day extension on the Purchase and Sale Agreement that was approved by the Board. Parcel #1 is the 13.69 acres and parcel #2 is the 26 acres on Lone Oak Road. There will be a pre-bid meeting on Friday, September 15<sup>th</sup>, 2023, at parcel #1 concerning the road paving for contractors who are bedding on the project.

KB Autosys: Ms. Fryer informed the Board that permits were given to Piedmont Paving to proceed with the entrance to KB Autosys. AT&T lines need to be moved. AT&T contractors stated it will be two to three months before they can move the lines. The project is on hold currently due to waiting on AT&T contractors to move their lines.

The Chairman of KB Autosys will be in town on Wednesday, September 13<sup>th</sup>, 2023, for a meet and greet with Ms. Fryer, Mr. Blue Cole, and others. The new General Manager for KB Autosys is David Kim.

Tamarack: Tamarack and Blue Creek have not come to an agreement on the request for an easement. The Meriwether County Water & Sewerage Authority voted to begin land condemnation against Blue Creek, LLC, concerning this matter. This matter has been turned over to Attorney Bob Trammell, representing the Water & Sewerage Authority.

M Korean Guest House/Bo K. Kim: Ms. Gu and Mr. Kim are in the process of purchasing the 6.25 acre-tract off Heather Lane. Attorney Kevin Brown expects the closing to take place before the end of September 2023.

Mando Casting Facility/#2: Ms. Jane stated that the Mando Casting Facility had a Grant through the Georgia Department of Community Affairs for the grading of the property. Mando has not met their goals, therefore they will have to pay \$305,520.00 to the state. A meeting was held with Mando, the State and Ms. Fryer concerning this matter. Ms. Fryer stated the Mando Casting Facility wrote a check in the amount of \$305,520.00 to the State. All is well between the state and Mando.

Mando #1: Ms. Fryer stated that she met with their engineer concerning construction permits for Mando to expand. More information is needed, and they will also have to confer with the Joint Development Authority of Meriwether County and Hogansville. Mando 1 has met their goals to the state.

Compost Now: Ms. Fryer stated that Compost Now called her inquiring about the 31-acre tract on Sewell Road. The property has been sold and Compost Now is speaking with the new owner, Russell Arington about purchasing the property from him.

New Business: None

Other Business:

- Legislative Activity on the medical marijuana (Peach Health Alternative): Ms. Fryer presented an article on Medical Marijuana – HB 1425, stating the bill passed the House but fell one vote short of passing the Senate Committee, and therefore died. Peach Health Alternative will continue to work to get a license.
- State Economic Development Totals: Ms. Fryer presented a chart from the Georgia Economic Development FY23 Year-End Totals as follows: 426 projects, 38,406 jobs created and \$24,268B investment.
- Labor Report: Ms. Fryer presented and explained the most recent Georgia Area Labor Profile information from the GDOL.

Motion was made by Vice-Chairman Parham to leave regular session and enter Executive session at 4:42 p.m., to discuss Real Estate Acquisition and seconded by Mr. Freddie Hines. Chairman Plant made a motion to enter Executive Session to discuss real estate. Mr. Hines seconded the motion. Motion carried unanimously.

Vice-Chairman Parham made a motion to come out of Executive Session and Mrs. Bray seconded the motion. Motion carried. Vice-Chairman made a motion to enter back into regular session at 5:38 p.m., and Mrs. Bray seconded the motion. Motion carried. No action was taken during the Executive Session.

The next meeting will be held on Tuesday, October 10<sup>th</sup>, at 4:00 p.m., in the Meriwether County Administration Building Commissioner's Chambers.

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

Respectfully submitted by:

  
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Velinda Walton, Secretary

  
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Rosla Plant, Chairman