April 13, 2026 MCIDA Regular Board Meeting Minutes

The Meriwether County Industrial Development Authority met for their regular meeting Monday, April 13, 2026 at 4:00 PM in the MCIDA conference room, located at 17234 Roosevelt Highway, Greenville, GA.

In attendance:

Board Members:

Mary Bray, Danny Hosey- via video call, Allen Parham, Rosla Plant, Wanda Sims

Staff: Jane Fryer, Jodi Sharpe

Guests: Kevin Brown (Seyfarth), Dr. Al Griffin and Carrie Chambers (Meriwether Co. School System) Agnes Kong and Dowon Jung (KB Autosys), Will Derzis (Mauldin & Jenkins) - via video call, and Justin Grier (Pittman & Grier)- via video call.

Welcome

Call to Order

Allen Parham called the April 13, 2026 Meriwether County Development Authority meeting to order at 4:00 pm.

Pledge of Allegiance and Invocation

Wanda Sims led the Pledge of Allegiance and offered an invocation asking for guidance in making the right decisions for the county.

Approval of Agenda

A motion was made by Rosla Plant to accept the agenda as presented. Motion seconded by Mary Bray and carried unanimously.

Approval of Minutes from March 9, 2026 Regular Meeting

Motion was made by Mary Bray to approve the minutes as presented. Wanda Sims seconded and motion carried unanimously.

Comments from the Audience

Dr. Griffin provided updates on school system activities, including upcoming high stakes assessments beginning April 20-23, milestone testing for grades 3-8, and anticipation of budget projections for fiscal year 2027. Updates were also provided on construction projects at school facilities.

Ms. Logan Gann reported on the Ignite Leadership program, noting approximately 60 applications received with plans to visit Manchester to recruit additional students. The program

aims to accept approximately 22 students.

Reports

Mauldin & Jenkins Auditor's Report

Will Derzis presented the final audit report for the IDA. Key highlights included:

- Unmodified (clean) audit opinion issued for the financial statements
- No significant issues or disagreements with management
- One material weakness finding related to segregation of duties (repeat finding due to small office staff size)
- One management recommendation regarding missing supporting documentation for one expenditure sampled
- Primary assets consist of land held for development and capital assets
- Primary liability is compensated absences (accrued vacation)

Jane Fryer noted that steps are being taken to improve segregation of duties by having another person assist with deposits and financial recordkeeping.

Will Derzis will coordinate with Jane and Jodi regarding the AAFR submission to DCA.

Financial Report

Jane Fryer presented the updated financial report showing:

- Total bank accounts: $171,056
- Total liabilities: $50,681 (primarily legal fees)
- Two recent land sales closed: DK Holding ($309,025) and Tree Holdings/Concrete Supply Co. ($64,589), totaling $393,514
- Net operating income for the month: $106,700
- Year-to-date net income: $9,007
- Pending sale: 26-acre tract with potential buyer

Motion made by Mary Bray to accept the financial report as presented. Wanda Sims seconded and motion carried unanimously.

DCA Job Tax Credit Tier Ranking

Jane Fryer reported that Meriwether County is ranked #68 in Tier 1 (least advantaged tier), having moved from a previous position. The ranking is based on four factors including median household income, poverty rates, and population changes. Discussion noted that 18 counties are in Tier 4, with four surrounding Meriwether County.

Labor Report

Jodi Sharpe reported that Meriwether County's unemployment rate for January 2026 is 4.4%, compared to the state rate of 3.5%. The December rate was 4.1%.

Old Business

CCS/Tree Holdings

Discussed as part of the financial report. Sales have been completed and proceeds received.

New Business

KB Autosys Manufacturing America, Inc. Bond

This agenda item was moved to Executive Session.

Georgia Trend Article - Meriwether Industrial Park

Article included in meeting materials for board review.

Star Mercury-Vindicator Progress Edition

Progress edition included in meeting materials for board review.

5. Executive Session

Motion made to enter executive session for the purpose of discussing real estate and personnel matters. Motion seconded and carried unanimously.

Motion was made by Rosla Plant to exit executive session. Motion seconded by Mary Bray and carried unanimously. No action was needed to be taken from discussion in Executive Session.

Adjournment

Keep Meriwether Beautiful Cleanup Day - April 25, 2026, 8am-3pm

Announcement made of upcoming community cleanup event.

Next Meeting Monday May 11, 2026 at 4:00pm

Next regular board meeting scheduled.

Meeting adjourned.

Respectfully submitted,

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Jodi Sharpe, secretary Allen Parham, Chairman