Manchester Development Authority

Regular Meeting

Minutes

January 16, 2025

9:00 a.m.

The Manchester Development Authority held their Regular Meeting Thursday, January 16, 2025 at the MDA office located at 117 Callaway Street, Manchester.

The board members present were Danny Wadsworth, Solomon Ferguson, Atticus Mathis, Glen Gosa, Suzanne Bartels-Pengelly, and Beverly Wadsworth. MDA Staff in attendance was Jodi Sharpe. Guests included Mayor Mark Trimble and City Manager Mark Pullium.

1. Call to Order

Chairman Danny Wadsworth called the meeting to order at 9:00 am. Mr. Wadsworth greeted our guests and led in prayer.

1. Approval of Agenda for January 16, 2024, Regular Session

Suzanne Bartels-Pengelly made a motion to approve the agenda for January 16, 2024. Beverly Wadsworth seconded the motion, and all were in favor.

Approval of Minutes for December 19, 2024, Regular Session

Suzanne Bartels-Pengelly made a motion to approve the Minutes from December 19, 2024. Beverly Wadsworth second the motion and all were in favor.

1. Citizen Comment

Ms. Sharpe said that no one had signed up for Citizen Comment as of 4:00 pm, Wednesday January 15th.

1. New Business

County Development Authorities Meeting

Ms. Sharpe informed the board that she had attended a meeting hosted by Blue Cole, and the Meriwether County Industrial Development Authority. She said that Suzanne Bartels-Pengelly attended representing the MDA and the DDA, and Mayor Trimble also attended representing the city of Manchester. Ms. Sharpe said that all of the development authorities in the county had been invited and if the city did not have authority the mayor and members of their city council were asked to attend. She said that Carolyn Mckinnley (Chamber of Commerce), Jane Fryer and Alan Parham (Meriwether Co. Industrial Development Authority), Mayor Stargell (Greenville), a member of the Warm Springs DDA and Merchants Association and business owner Terry Lane, Corrine Thorton (GA Dept. of Community Affairs) and Eric McDonald (Georgia Power) were in attendance. She said that there was discussion about the development that is taking place throughout the county, the needs that each city has, and resources available to the cities. Ms. Sharpe said that there was a common theme throughout the meeting, that the cities needed to work together.

Mayor Trimble commented on the importance of bringing the county together.

Suzanne Bartels-Pengelly discussed the information she gleaned from the meeting, in particular the contact she was able to make with Eric McDonald from Georgia Power. She stated that she has since contacted Mr. McDonald to get some demographic information to help with a project that she is working on.

City Manager Mark Pullium gave an update on the Mountain Springs Development. He stressed that progress is taking place. Mr. Pullium discussed with the board that the country store had already booked a wedding for May of 2026. Ms. Bartels-Pengelly requested that city manager Pullium send her an email with the updates because she needed it for an MDA project that she was working on. Mr. Pullium said, ‘Sure, I wouldn’t mind doing that.” Mr. Danny Wadsworth said that he drives by the property frequently and hasn’t noticed any activity. He said he was told that there is work being done but it is not to the part of the property that can be seen from the road. Mr. Wadsworth said he would like to see a sign go up on the property. Mr. Glen Gosa said that they were within a 35 day window before they can begin to move dirt. He said the work that has been done out there is part of an agricultural permitting. The city does not permit agriculture, but will issue a permit for the 1 acre of the building. The rest will be permitted by the state. Mr. Pullium stated that since it was a CBDG Revolving Fund project David Burt did a Phase 1 environmental study on the entire 1300 +/- acres. He said that there was a possibility that the owners of the country store, the Lennons might use the CBDG Revolving Fund Loan. He stated that this loan has been used by HMP and Mel Buffington. HMP repaid their loan, and Mr. Buffington was paying his back. Mr. Pullium expressed his confidence that the Lennon’s General Store and wedding venue would be a success. Danny Wadsworth requested that a Manchester City Limits sign be located on or near the property to indicate that it is in Manchester because people do not believe it is Manchester. Mr. Pullium discussed that Nebula Road belonged to the city all the way through to Whitehouse Parkway. He stated that the county had maintained it for a time. Suzanne Bartels-Pengelly stated that she had tried to drive down Nebula Road recently and then she came to a section that had been washed out. Mr. Pullium told the board that Nebula Road had been repaired, and you could go down the road now. Ms. Bartels-Pengelly stated that it was impassable. Mr. Pullium asked, “when was the last time tried?”. Ms. Bartels-Pengelly said, “Sunday.” Mr. Pullium then said, “the county had been out there to spruce, I haven’t been out there.” Ms. Bartels-Pengelly said it was washed out and needed a culvert.

Goals for 2025

Ms. Sharpe told the board that the joint meeting between the MDA, DDA, and city was rescheduled for our February board meeting. She asked that in the meantime she would like the board members to look at the Strategic Plan and focus on the items that the MDA could focus on and plan for. Ms. Sharpe provided the board members with a copy of the Strategic Plan Draft.

Mayor Trimble discussed the necessity of rescheduling this meeting. He also invited the MDA board members to the upcoming State of the City address on February 25th at 7:00pm

The board discussed the need for workforce and technical training in the schools. Ms. Sharpe said that she would like to have Dawn Woodard present at the March board meeting about the CTAE program at the Meriwether County high schools.

Update Bank Information- Ms. Sharpe told the board that since Marty Mitchell resigned from the MDA her name would need to be removed from the bank account at F&M Bank, and that Glen Gosa would need to be added as an account signer. Solomon Ferugson made a motion to remove Ms. Mitchell and add Mr. Gosa to the bank account. Suzanne Bartels Pengelly seconded, and all were in favor.

1. Old Business

Repairs to the Mill- Ms. Sharpe updated the board on the list of repairs needed at the Mill. One of the items previously discussed was having the air quality tested throughout the building. Ms. Sharpe said that she had contacted Warrior Remediation in Newnan, but did not get any response. She then called Carlisle Service Company in Pine Mountain who recommended that she contact Mike Buerline for testing, and they would be willing to do any remediations if needed. She said that she scheduled for Mike Buerline to come and do an air quality test in the building next week.

Ms. Sharpe also said that Matt Daniel (MMD Heating and Cooling) has air fresheners that he is going to come and install on the HVAC filters to help with the smell in the building.

Suzanne Bartels Pengelly told the board that Lights All Year was set to install roofline lights on the Mill January 27-28.

Carnival Dates- Ms. Sharpe said that she had been contacted by Ben Jordan with the carnival company, and they have openings the 2nd and 3rd weeks of March and would like to bring the carnival to Manchester. She said that she told Mr. Johnson that the city has a new special events ordinance and would like him to touch base with city manager Mark Pullium. She also told the board that she had told Mr. Johnson the requirement for insurance to use the Mill property for the carnival.

1. Financial Report- Ms. Sharpe presented the board with the financial report. There was discussion about renewing the Antique Trail subscription for 2025. She said that she would renew the MDA’s subscription.
2. Adjourn – Beverly Wadsworth made a motion to adjourn the meeting, and Suzanne Bartels Pengelly seconded. All were in favor. The meeting adjourned at 10:19 am.