



107 S. Jefferson Avenue  
Eatonton, GA 31024  
(478) 747-2219

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**Minutes**  
**Tuesday, January 14, 2025 ♦ 1:00 PM**  
107 S. Jefferson Avenue, Eatonton, GA 31024

The Putnam Development Authority met on Tuesday, January 14, 2025 at approximately 1:00 PM in the Putnam Development Authority Office, 107 S. Jefferson Avenue, Eatonton, Georgia.

*PRESENT*

Chairman Walt Rocker III  
Member Patty Burns  
Member Brice Doolittle  
Member Mylle Mangum  
Member John Wojtas

*OTHERS PRESENT*

Attorney Kevin Brown  
Economic Development Director Matt Poyner  
County Clerk Lynn Butterworth

**Opening**

1. Call to Order

Chairman Rocker called the meeting to order at approximately 1:04 p.m.  
(Copy of agenda made a part of the minutes.)

**Minutes**

2. Approval of Minutes - November 12, 2024

**Motion to approve the November 12, 2024 Regular Meeting Minutes.**

**Motion made by Member Mangum, Seconded by Member Wojtas.**

**Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum, Member Wojtas**

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**Financials**

- 3. Approval of Financials
  - a. November 2024
  - b. December 2024

Member Burns reviewed the Financial reports.

**Motion to approve the November 2024 and December 2024 Financials.**

**Motion made by Member Mangum, Seconded by Member Doolittle.**

**Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum, Member Wojtas**

(Copy of financials made a part of the minutes.)

**Reports**

- 4. Economic Development Director Report

Executive Director Matt Poyner reported the following:

(Copy of report made a part of the minutes)

- Administration
  - Transfer funds
  - Audit process
  - DCA dropped the county from Tier 3 to Tier 2
  - Board member training
- Business & Industry Company Contacts
  - Business Expansion
  - Accolades
- Workforce Development
  - Putnam College & Career Academy
  - MGEA
- Marketing & Branding
  - Office
  - Marketing
- Project Status
  - Project activity
- Rock Eagle Technology Park
- South Industrial Park
  - Property overview

Executive Director Poyner also announced that the County is building a new sign into Sammons Parkway, and he is working on making signs into all industrial parks the same.

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8. Memorandum of Understanding between Putnam Development Authority and Harmony Road GA, LLC

Attorney Brown discussed the project description schedule and reviewed some changes in the MOU. It was originally for 340 lots but has been reduced to 275. Ten percent (27 units) will be set aside for applicants with a member of the household that is employed or has accepted an offer of employment from a department or office with the County and its departments (including constitutional officers like Sheriff, Clerk of Court, etc.) and the Board of Education, then to first responders, such as firefighters, paramedics, emergency medical technicians, nurses, and other emergency medical personnel without a medical doctorate, and then to hospitality and retail workers. He reminded everyone that the MOU is between the PDA and Southeastern and other entities are asked to sign an acknowledgment. There will be an annual fee to the PDA, and the company will have goals to meet and must report to PDA. They are trying to close by June 30, 2025.

**Motion to approve and present to the Board of Commissioners and Board of Education.**

**Motion made by Member Mangum, Seconded by Member Wojtas.**

**Voting Yea: Chairman Rucker, Member Burns, Member Doolittle, Member Mangum, Member Wojtas**

(Copy of MOU made a part of the minutes.)

**Regular Business**

5. Approval of 2025 PDA Meeting Schedule

**Motion to approve the 2025 PDA Meeting Schedule with the cancellation of the November meeting.**

**Motion made by Member Mangum, Seconded by Member Doolittle.**

**Voting Yea: Chairman Rucker, Member Burns, Member Doolittle, Member Mangum, Member Wojtas**

(Copy of schedule made a part of the minutes.)

6. Selection of 2025 PDA Officers

The current slate of officers agreed to serve another term in their respective positions.

**Motion to approve the 2025 PDA officers (Walt Rucker III as Chairman, John Wojtas as Vice Chairman, Patty Burns as Secretary/Treasurer, and Lynn Butterworth as Assistant Secretary/Treasurer.)**

**Motion made by Member Mangum, Seconded by Member Wojtas.**

**Voting Yea: Chairman Rucker, Member Burns, Member Doolittle, Member Mangum, Member Wojtas**

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7. Approval of Construction Costs for 107 S Jefferson Avenue

Executive Director Poyner advised that work had been completed on the lights in the boardroom, installation of the sink, and fixing termite damage. This work is to finish up work that the other contractor didn't finish.

Attorney Brown advised that an ad needs to be placed in the newspaper regarding a potential conflict of interest for Member Wojtas since the work was performed by his company.

**Motion to approve the invoice from Paxis Group up to \$21,000.00.**

**Motion made by Member Mangum, Seconded by Member Burns.**

**Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum  
Member Wojtas left the room and did not vote.**

**Other Business**

9. Other Business

None

**Next Meeting Items**

10. Next Meeting Items

None

**Closing**

11. Adjournment

**Motion to adjourn the meeting.**

**Motion made by Member Doolittle, Seconded by Member Wojtas.**

**Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum,  
Member Wojtas**

Meeting adjourned at approximately 2:41 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Walt Rocker III  
Chairman

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