



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

Minutes
Tuesday, February 11, 2025 ◊ 1:00 PM
107 S. Jefferson Avenue, Eatonton, GA 31024

The Putnam Development Authority met on Tuesday, February 11, 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 1:00 p.m.
(Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes - January 14, 2025

Motion to approve the January 14, 2025 Regular Meeting Minutes.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

(Member Burns stepped out.)

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Financials

3. Approval of Financials - January 2025

Member Burns reviewed the financials.

Motion to approve the January 2025 Financials.

Motion made by Member Wojtas, 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
 - Member Burns’ term on the board expires May 1, 2025
- 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 provided a quote for the outside sign of \$4,298.40 and advised that this is the last thing needed to complete the office. Member Wojtas commented that the quote seemed expensive and recommended contacting the high school and seeing if the welding students can make one out of metal. No action taken.

Regular Business

5. Ratification of Surveyor quote of \$7500 to subdivide two 10 acre parcels in the South Industrial Park

Motion to ratify the Surveyor quote of \$7500 to subdivide two 10 acre parcels in the South Industrial Park.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

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Other Business

6. Other Business

Chairman Rocker gave a brief recap of the February 7, 2025 Board of Commissioners meeting and the discussion of the Memorandum of Understanding between the PDA and Harmony Road GA, LLC. The county declined to sign the acknowledgement of the MOU and Commissioner Garrett moved to hold three townhall meetings-one in March, one in April, and one in May.

BOC Chairman Bill Sharp was present and explained that the MOU had too many errors. He also listed the items most mentioned by the public: 1) square footage of homes – the MOUS says 500 square feet, but Southeastern says the smallest apartment will be 896 square feet; 2) the MOU lists job creation as 2-3 jobs when reality will be between 50-70 jobs – Attorney Brown advised that 50-70 jobs would not be for the residential portion; 3) the MOU calls for a \$100M bond, but the developer says \$60M is more accurate – Attorney Brown advised that the amount of the bond will always be greater than the amount of project, in order to allow for rising costs; 4) 20 year bond term is too long – Chairman Sharp asked if they would be willing to negotiate to 15 years.

Member Mangum advised that industrial bonds, and how they work, needed to be explained to the public because it is an unusual method that most people are not familiar with.

Member Wojtas advised that the abatement needed to be explained better too because although the abatement is 20 years, the term is 24 years because the abatement does not start until after they get their Certificate of Occupancy.

Chairman Rocker advised that the PDA got involved with the project to lower the density of homes and have more control over project.

No action was taken.

Member Mangum left at approximately 2:42 p.m.
Member Doolittle left at approximately 2:47 p.m.

Next Meeting Items

7. Next Meeting Items
None

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Closing

8. Adjournment

Motion to adjourn the meeting.

Motion made by Member Wojtas, Seconded by Member Burns.

Voting Yea: Chairman Rocker, Member Burns, Member Wojtas

Meeting adjourned at approximately 3:23 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

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