



117 Putnam Drive ♦ Eatonton, GA 31024 ♦ Tel: 706-485-1884
www.putnamdevelopmentauthority.com

Minutes

Tuesday, July 20, 2021 ♦ 4:30 PM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Tuesday, July 20, 2021 at approximately 4:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

PRESENT

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

ABSENT

Member Patty Burns

OTHERS PRESENT

Attorney Kevin Brown
Executive Director Matt Poyner
County Clerk Lynn Butterworth

Opening

1. Call to Order

Chairman Rocker called the meeting to order at approximately 4:38 p.m.
(Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes

- a. June 8, 2021 Regular Meeting
- b. June 8, 2021 Executive Session

Motion to approve the June 8, 2021 Regular and Executive Session Minutes.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

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Financials

3. Approval of Financials - June 2021

Chairman Rucker advised that the budget request of \$195,000 had been submitted to the county and that he attended the budget work session with the Board of Commissioners to present the request and answer any questions. The final budget work session is August 6, 2021 and Chairman Rucker encouraged all board members to attend.

Chairman Rucker also advised that a check was cut today for \$105,472 to Outdoor Solutions for their work on the SIP site and is not showing in these financials. This will be turned in for reimbursement from OneGeorgia.

Chairman Rucker announced that the budget is tracking well for this year and the authority should be under the approved budget for FY21.

Motion to approve the June 2021 Financials.

Motion made by Member Mangum, Seconded by Member Wojtas.

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

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

Reports

4. Executive Director's Report

PDA's new Executive Director Matt Poyner thanked the board for the great opportunity and reported the following: (copy of report made a part of the minutes.)

- Business & Industry Company Contacts
- New Project Activity
 - Project Grill (Direct Inquiry) – company looking for space for manufacturing of restaurant equipment; will create 50 jobs over 5 years; company headquartered in Munich, Germany; currently located in South Carolina and looking to relocate to Georgia
- Project Status
 - Project Legacy – Active status - Private developer looking at Historic Hotel Eatonton; prospect developing LOI; investment and jobs to be determined; working with developer for 6+ months
 - Project Anchor – Active status – Private developer developing site for a lakefront hotel; has hired a hotel consultant to identify potential hotel operators; 175 jobs; \$50 Million investment
 - Project Solar – On hold
 - Project Grace (formerly Hand Up) – Active status – Goodwill – Helms College in Middle GA and the CSRA has plans to make a \$6 million investment to build a multi-purpose center in the Lake Country; local developer
 - Project Gum – Active status – Existing manufacturing company looking to expand and add 45 jobs, investment to be determined; looking at existing building or expanding current location; monthly contact
- Miscellaneous Activities
 - OneGeorgia
 - Internal Operations

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- Existing Industry
 - Workforce
- Meetings & Events Attended
 - 7/2 – Putnam County BOC meeting
- Upcoming Meetings and Events
 - 7/20 – Interfor
 - 7/21 – EPTAH
 - 8/6 – Putnam County BOC
- GRAD ‘Select’ Update
 - Site Contact Information & Site Details – complete
 - Site Description – complete
 - Site Ownership & Terms – complete
 - Topographic Survey & Aerial Photography – complete
 - Zoning & Planning & Land Use Controls of Site – complete
 - Transportation Infrastructure – complete
 - Utilities – Energy – Telecom & Public Safety Services – complete
 - Wetlands & Other Aquatic Resources – complete
 - Geotechnical Investigation – complete
 - Phase I Environmental Assessment – complete
 - Historic Cultural Resources Studies & Endangered Species Report - needed
- Open Jobs in Region
 - Baldwin: 1665
 - Jones: 1957
 - Putnam: 1617
 - Twiggs: 608
 - Wilkinson: 1512
- Website Visitor Sessions
- Website Visitor Stats
 - 295 sessions
 - 855 pageviews
- Social Media
 - 667 Facebook Followers
 - 95 Linked-In Followers
 - 381 Instagram Followers
 - 43 Twitter Followers
- Future Discussions/Planning
 - Strategic Planning
 - Web Site Review
 - Branding
 - Marketing
 - Internal Operations
 - South Industrial Park
 - Properties
 - Workforce

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Motion to approve the GEC proposal for cultural resources and endangered species reports at approximately \$8300 for the South Industrial Park GRAD Select certification. Motion made by Member Mangum, Seconded by Member Wojtas.

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

Motion to approve up to \$10,000 to the City of Eatonton to extend the gas line at the South Industrial Park and authorize the Chairman and Executive Director to execute the appropriate documents.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

Other Business

5. Other Business

Chairman Rocker advised the board about the recent filming activity taking place in Eatonton and Putnam County. The industry is pleased with the area and people and filming is expected to increase this year and in future years. He requested some general authority for handling the filming requests for PDA owned property. Attorney Brown advised requiring a certificate of insurance with PDA listed as an additional insured and setting a minimum fee for use of the property.

Motion to authorize the Chairman and Executive Director to negotiate use of PDA owned properties for filming use with the requirement of getting a certificate of insurance naming PDA as an additional insured and charging \$250 per day with a 28-day maximum use.

Motion made by Member Wojtas, Seconded by Member Mangum.

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

Next Meeting Items

6. Next Meeting Items

Chairman Rocker requested to add the Rebranding Initiative to the next agenda with the hopes of getting this completed by the end of the year.

Executive Session

Chairman Rocker advised that an Executive Session was needed.

7. Enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel, Litigation, or Real Estate

Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Litigation and Real Estate.

Motion made by Member Wojtas, Seconded by Member Doolittle

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

Meeting closed at approximately 5:33 p.m.

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8. Reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting

Motion to reopen the meeting and execute the Affidavit concerning the subject matter of the closed portion of the meeting.

Motion made by Member Mangum, Seconded by Member Doolittle

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

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

Meeting reopened at approximately 5:43 p.m.

9. Action, if any, resulting from the Executive Session

No action was taken.

Closing

10. Adjournment

Motion to adjourn the meeting.

Motion made by Member Mangum, Seconded by Member Doolittle

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

Meeting adjourned at approximately 5:44 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

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