



Minutes
Tuesday, March 12, 2024 ♦ 1:30 PM
107 S. Jefferson Avenue, Eatonton, GA 31024

The Putnam Development Authority met on Tuesday, March 12, 2024 at approximately 1:24 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

ABSENT

- Member John Wojtas

OTHERS PRESENT

- Attorney Kevin Brown
- Economic Development Director Matt Poyner

Opening

Call to Order

1. Chairman Rocker called the meeting to order at approximately 1:24 p.m. (Copy of agenda made a part of the minutes.)

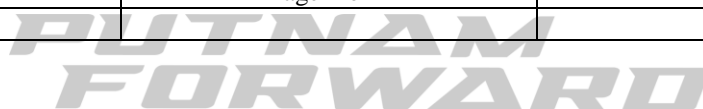
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2. Approval of Minutes – February 13, 2024 Regular Meeting
Motion to approve the February 13, 2024 Regular Meeting Minutes.
Motion made by Member Mangum, Seconded by Member Doolittle.
Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum

Financials

3. Approval of Financials – February 2024. Member Burns reviewed the financials. No questions were raised.
Motion to approve February 2024 Financials.
Motion made by Member Mangum, Seconded by Member Doolittle.
Voting Yea: Chairman Rocker, Member Burns, Member Doolittle, Member Mangum
(Copy of financials made a part of the minutes.)

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Reports

4. Economic Development Director Report
Executive Director Matt Poyner reported the following: (Copy of report made a part of the minutes)

- Administrative
 - Audit
 - 107 S Jefferson Avenue
 - Strategic Planning
 - Lake Oconee Area Development Authority
 - Board of Commissioners
- Business & Industry Company Contacts
 - Business Retention & Expansion (BREP) Survey
- Workforce Development
 - Putnam College & Career Academy
 - ACT WorkKeys
- Marketing & Branding
 - Tytan Pictures
- Project Status
 - Project Activity
- Rock Eagle Technology
 - Park
 - Miscellaneous
- South Industrial Park
 - Property Overview

Regular Business

5. Survey for proposed signage at Industrial Park

Executive Director Poyner has received a quote from Ogletree & Chivers for \$1,400 to survey the ‘triangle’ portion of land located between Industrial Boulevard and Oak Street or more succinctly, the area between the Norfolk Southern right of way and the Georgia Department of Transportation right of way. Based on the existing configuration of access into the Park, a proposed sign that is sited in the Park will not be as visible to vehicles entering the Park versus setting the sign in this triangle portion of land.

Motion to allow Executive Director Poyner to engage Ogletree & Chivers for the amount of \$1,400 to survey this area for new signage.

Motion made by Member Doolittle, Seconded by Member Burns.

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

6. 8-acre site development

Executive Director Poyner has received a quote from Simonton Engineering for \$12,600 to survey and create construction documents to develop the 8-acre tract of land for smaller parcels of land to be sold for future industrial use. Additionally, the need for a cattle gate at the entrance to the SIP site was discussed to deter littering from occurring on the property.

Motion to approve the engagement of Simonton Engineering for \$12,600 to create construction documents for the 8-acre site and to allow the Executive Director to

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engage a company to install a cattle gate for a not to exceed number of \$2,500 at the entrance to the SIP site.

Motion made by Member Doolittle, Seconded by Member Mangum.

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

7. Georgia Power strategy session date

Executive Director Poyner requested that the Board convene for a planning session to discuss future initiatives for the PDA and to discuss marketing strategies. Mickey Daniel with Georgia Power has agreed to facilitate the discussion. After discussion, April 30th was agreed to as a date to convene at Cuscowilla. The board will meet from 8:30 to 12:00 and then host a lunch with invited guests from the Board of Commissioners, Eatonton City Council, and the Board of Education.

No formal motion made for a strategy session.

8. Sara Lee Drive property development

Executive Director Poyner discussed engaging with Simonton Engineering to put a feasibility study together for the property owned by the PDA on Sara Lee Drive. After much discussion, it was tabled due to utility limitations and topographic challenges.

No action taken.

Other Business

9. Other Business

Discussions were held to move the current funds held in the Peoples Bank out and set up a new account at Farmers & Merchant Bank.

Motion to allow Executive Director Poyner and Treasurer Burns to withdraw funds from Peoples Bank and move the funds into Farmers & Merchants Bank.

Motion made by Member Burns, Seconded by Member Doolittle.

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

Chairman Rocker presented a proposal from Palacio Collaborative to provide a third-party cost model for construction of a parking garage in downtown Eatonton adjacent to the County Courthouse.

Motion to allow Executive Director Poyner and Chairman Rocker to engage with Palacio Collaborative for an amount not to exceed \$4,000 for a cost model on a proposed parking garage in downtown Eatonton.

Motion made by Member Doolittle, Seconded by Member Mangum.

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

Next Meeting Items

10. Next Meeting Items

The April board meeting will be canceled. April 30th strategic planning session will occur in place of regularly scheduled meeting (no formal action to be taken during planning session).

Executive Session

11. Enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel,

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Litigation, or Real Estate

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

Motion made by Member Doolittle, Seconded by Member Burns.

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

Meeting closed at approximately 2:27 p.m.

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

Motion to reopen the meeting.

Motion made by Member Doolittle, Seconded by Member Burns.

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

Meeting reconvened at 2:40 p.m.

Member Mangum left the meeting at approximately 2:42 p.m.

- 13. Action, if any, resulting from the Executive Session

Motion to authorize the Chair and Executive Director to negotiate with Southeastern on the Helms College property located on Harmony Road.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

Closing

- 14. Adjournment

Motion to adjourn the meeting.

Motion made by Member Doolittle, Seconded by Member Burns.

Voting Yea: Chairman Rocker, Member Burns, Member Doolittle

Meeting adjourned at approximately 2:49.

ATTEST:

Matt Poyner
Director

Walt Rocker III
Chairman

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