



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

Minutes

Tuesday, August 10, 2021 ♦ 4:30 PM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Tuesday, August 10, 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 Patty Burns
Member Brice Doolittle
Member Mylle Mangum
Member John Wojtas

STAFF PRESENT

Attorney Kevin Brown
Executive Director Matt Poyner (via Zoom)
County Clerk Lynn Butterworth

OTHERS PRESENT

County Commissioner Bill Sharp
Eatonton-Putnam Chamber of Commerce President Maggie Milner

Opening

1. Call to Order

Chairman Rocker called the meeting to order at approximately 4:35 p.m.
(Copy of agenda made a part of the minutes.)

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Minutes

- 2. Approval of Minutes
 - a. July 20, 2021 Regular Meeting
 - b. July 20, 2021 Executive Session

Motion to approve the July 20, 2021 Regular Meeting and Executive Session minutes.

Motion made by Member Mangum, Seconded by Member Wojtas.

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

Financials

- 3. Approval of Financials - July 2021

Member Burns reviewed the financials.

Motion to approve the July 2021 Financials.

Motion made by Member Mangum, Seconded by Member Burns.

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

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

Reports

- 4. Executive Director's Report

Executive Director Matt Poyner reported the following: (copy of report made a part of the minutes.)

- Business & Industry Company Contacts
- Workforce Development
 - Putnam County High School
 - Cosmo Cabinets
 - Stair South
 - Custom Cabinets
- New Project Activity
 - Project Tank – company looking for space for a manufacturing/fabrication facility; looking for an existing building or a green field site to build on; will create 20-30 jobs over 5 years; headquartered in Ohio and looking to expand into the Southeast; want to create a partnership with PCHS for future welding positions; GDEcD is assisting with requests from company for specific information that will help them in their process for the potential expansion
- 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

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- 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
 - Existing Industry
 - Continuing to reach out to companies within the community
 - Workforce
 - Will be meeting within the next few weeks with local CTAE Director at PCHS and Chamber President to begin formulating some workforce strategies
 - SIP Site
 - Need to get quotes from local landscape companies to bush hog SIP Site as City and County are currently unable to offer assistance
 - Admin
 - Getting a PDA credit card for Director
 - Access for Director to see bank accounts on-line
- 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
 - 669 sessions
 - 1933 pageviews
- Social Media
 - 669 Facebook Followers
 - 95 Linked-In Followers
 - 382 Instagram Followers
 - 43 Twitter Followers
- Future Discussions/Planning
 - Strategic Planning
 - Web Site Review

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- Updated Data
 - Fresh Look
- Branding
- Marketing
 - Videos
- Internal Operations
 - Work with Finance Chair
- South Industrial Park
 - Industrial Boulevard Beautification
 - Signage – Industrial Boulevard
 - Signage – Old Milledgeville Road
- Properties
- Workforce

Motion to establish a credit card for the Executive Director.

Motion made by Member Burns, Seconded by Member Doolittle.

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

Regular Business

5. Rebranding Initiative

Chairman Rucker explained that he invited Eatonton-Putnam Chamber of Commerce President Maggie Milner to the meeting because they are working on rebranding the Chamber. He also advised that the Downtown Development Authority is working on rebranding and perhaps all three entities can collaborate together. Executive Director Poyner was instructed to meet with these entities, along with Tytan Pictures who has been working on rebranding for the city, and come back with a plan at the next meeting.

Member Wojtas commented that the Chamber is doing more of a marketing rebranding and the PDA needs a "what do we want to be when we grow up" approach.

Chairman Rucker suggested a workshop with key players would be helpful. Member Wojtas agreed and advised that is part of Matt Forshee's agenda.

Chairman Rucker also mentioned that it is difficult to work on a one-year at a time basis for funding and recommended trying to work towards an Intergovernmental Agreement with the county for a three to five year time period regarding an appropriation to include goals the PDA must meet.

No action was taken.

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Other Business

6. Other Business

Commissioner Sharp advised the authority about an upcoming TRC (Technical Review Committee) meeting. The TRC consists of representatives from different county departments and reviews preliminary plats of upcoming projects. Commissioner Sharp encouraged PDA members to attend and pay attention to new projects like this.

He also invited them to attend the EPWSA meetings and reported that EPWSA is working on repairing all of the fire hydrants in the city, is gaining new customers each month and is looking to expand in the county.

Commissioner Sharp further advised that he supports providing funding that would equal 1/10th of a mil for PDA operating expenses and is hoping for support from the other commissioners.

Attorney Brown advised that the final numbers had come in for the Rock Eagle Tech Park/GA Fall Line sale of land to GDOT:

Below is the summary of our agreement with GDOT.

Breakdown of the agreement of \$462,615:

Land - 7.757 acres x \$25,000/ac = \$193,925

Permanent easement = \$428

Plus: Property value impact added = \$60,000

Total land payment: \$254,353

Site improvements = \$26,316

Cost to cure = \$149,437

Plus: Contingency fees added = \$22,415

Plus: Attorney fees = \$10,000

GDOT rounding = \$94

Total funds to escrow: \$208,262

Motion to authorize the Chairman to sign the GDOT documents.

Motion made by Member Wojtas, Seconded by Member Mangum.

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

Next Meeting Items

7. Next Meeting Items

Rebranding

Banking Resolution

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Executive Session

8. 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.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

Meeting closed at approximately 5:53 p.m.

9. 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 Burns, Member Doolittle, Member Mangum, Member Wojtas

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

Meeting reopened at approximately 6:01 p.m.

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

No action was taken.

Closing

11. Adjournment

Motion to adjourn the meeting.

Motion made by Member Doolittle, Seconded by Member Burns.

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

Meeting adjourned at approximately 6:03 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

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