



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

Minutes
Tuesday, August 12, 2025 ♦ 1:00 PM
107 S. Jefferson Avenue, Eatonton, GA 31024

The Putnam Development Authority met on Tuesday, August 12, 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 1:10 p.m.
(Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes

- a. June 10, 2025 Regular Meeting
- b. June 10, 2025 Executive Session

Motion to approve the June 10, 2025 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

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Financials

3. Approval of Financials

a. June 2025

b. July 2025

Member Burns reviewed the financials.

Motion to approve the June 2025 and July 2025 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)

- Administrative
 - CGTC rental checks
 - GP project manager
- Business & Industry Company Contacts
 - BlueStem update
- Workforce Development
 - Putnam College & Career Academy
- Marketing & Branding
 - Office
 - Marketing
- Project Status
 - Project activity
- Rock Eagle Technology Park
 - Miscellaneous
- South Industrial Park
 - Property overview

Regular Business

5. Post Group Marketing Agreement

Executive Director Poyner advised that the agreement was for one two-sided sign on PDA owned property (the Central Georgia Technical College property) and showed a photo of what the sign would look like. He further advised that all costs will be borne by PGM; that the PDA is just giving them the land to use and that it would be a good revenue stream.

Attorney Brown noted some revisions that would need to be made to the contract, mainly involving insurance, commitments of PGM, and terms of the agreement.

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Motion to authorize counsel to mark up the Post Group Marketing Agreement and authorize the chairman to sign revised copy.

Motion made by Member Mangum, Seconded by Member Burns.

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

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

6. Discussion of selling approximately 2.4 acres of land adjacent to CGTC
This item was handled in Executive Session.

7. CPACE Discussion

Chairman Rocker advised that he received a call from Mr. Josh Sprayberry who thought the PDA was holding up the CPACE (Commercial Property Assessed Clean Energy) for his hotel property. CPACE is a financing program that allows commercial building owners to fund energy efficiency, renewable energy, and other sustainability-related projects through an assessment on their property tax bill, providing low-cost, long-term, off-balance sheet capital.

Attorney Brown advised that this was not a PDA issue and should be something that the Lake Oconee Area Development Authority brings before the Board of Commissioners and Tax Assessors office.

Chairman Rocker advised that he will send a formal response to Mr. Sprayberry that this is not PDA issue.

Other Business

8. Other Business

Executive Director Poyner advised that he wrote the check to the career academy to pay for the sign.

Next Meeting Items

9. Next Meeting Items

None

Executive Session

10. 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 real estate.

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 1:54 p.m.

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11. 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 Wojtas, Seconded by Member Mangum.

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

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

Meeting reconvened at approximately 2:21 p.m.

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

Motion to authorize the Executive Director to obtain appraisal of the property discussed during the Executive Session up to \$3000.

Motion made by Member Doolittle, Seconded by Member Mangum.

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

Closing

13. 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 2:26 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

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