



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

Minutes

Tuesday, May 11, 2021 ♦ 4:30 PM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Tuesday, May 11, 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 (via Zoom)

OTHERS PRESENT

Attorney Kevin Brown
Interim Economic Development Director Pat Topping
County Clerk Lynn Butterworth

Opening

1. Call to Order
Chairman Rocker called the meeting to order at approximately 4:34 p.m.
(Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes - April 13, 2021 Regular Meeting and Executive Session
**Motion to approve the April 13, 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**

Minutes	Page 1 of 6	Approved
May 11, 2021		June 8, 2021

Financials

3. Approval of Financials - April 2021
Member Burns reviewed the financials.

Motion to approve the April 2021 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.)

Other Business

4. Other Business

Mr. Paul Simonton (via Zoom) gave an update on the South Industrial Park. Outdoor Solutions is on sight and work is progressing. Depending on the weather, they should be close to being finished this week. The hope is the City of Eatonton will accept the roadway and take care of future maintenance. The PDA may need to bush hog it until that happens. No action was taken.

5. Update on South Industrial Park GRAD Application

EDD Topping reminded all that the board approved two studies for the GRAD application at the last meeting. The Phase 1 study is completed and was sent to Mr. Simonton. The Wetlands study should be ready anytime. Two of the letters of support are out of date and he is working on updating those. Plans are to start uploading documents to the application this week. No action was taken.

Reports

6. Economic Development Director's Report

Interim EDD Topping reported the following: (copy of report made a part of the minutes.)

- Georgia is the #1 state for business for the 8th consecutive year by Site Selection Magazine
- For FY21 so far:
 - 257 new projects statewide
 - 24,000+ new jobs
 - \$8.43B total investments
- Business & Industry Company Contacts
- Project Status
 - Project Legacy – Active status - Private developer looking at Historic Hotel Eatonton; prospect developing LOI; investment and jobs to be determined; working with developers 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 – Active status – Private developer looking to develop mixed use project on approximately 100 acres; met with Planning Department to discuss zoning; met with DDA; developer has Civil Engineering company working on Master Plan; PDA and DDA will work project jointly
 - Project Club – Manufacturing project on hold; prospect cannot find suitable building; still in contact

Minutes	Page 2 of 6	Approved
May 11, 2021		June 8, 2021

- Project Club – Manufacturing project on hold; prospect cannot find suitable building; still in contact
- 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
- Project Connect – The Retreat of Atlanta; 50-70 new jobs; annual payroll \$2.5M - \$3.5M; scheduled to open Summer 2021
- Project Bruzze – 2,400 sf new construction; food, hospitality; jobs and investment TBD
- GRAD Update
 - Studies updated
 - Phase 1 Environmental – completed May 6
 - Wetlands Survey – in progress
 - Support Letters (12)
 - Site Ownership
 - Utilities – energy, natural gas, telecom, water, sewer
 - Fire – City and County
 - EMS
 - Transportation
 - Planning and Development
- Marketing Activities
 - Lake Oconee Area Development Authority Board meeting May 3
 - EPTAHP Board Meeting May 21
 - MEGA Works – Workforce Platform meeting May 23
 - Middle GA Innovation Project Update May 28
 - Bluestem Job Fair May 1
 - Eatonton Chamber Annual Meeting May 3
 - Putnam Board of Commissioners Meeting May 7
 - Planning meeting with Scott Joris re: LOADA
 - Project Managers back in business
 - Scheduling visits to Eatonton/Putnam
- Existing Companies Adding Jobs
 - Bluestem/Haband – job fairs, CGTC May 1
 - Interfor – Virtual job fair May 11
 - Legacy Housing
 - Cosmo Cabinets
 - UFP
 - KaMin
 - Activ Materials
 - Ttg Imaging Solutions
- Open Jobs in Region
 - 11 counties: 8826
 - Baldwin: 1083

Minutes	Page 3 of 6	Approved
May 11, 2021		June 8, 2021

- Jones: 1243
- Putnam: 1048
- Twiggs: 366
- Wilkinson: 949
- Unemployment and Wages survey
- MGEA Metrics (MGEA Works website)
 - 2,628 users since August 11, 2020
 - 9,096 page views since August 11, 2020
 - 95.8% of users are from USA and 78.6% of those users reside in Georgia
 - Out of county users could be bots from other countries or they could be international companies working projects within the region doing research on the labor market to see what jobs are available and how that might affect their operations; same can be said for out of state users looking to relocate professionally to Middle Georgia or companies reviewing the labor market; Florida, Texas, Ohio and South Carolina lead the out of state searches with Destin, Florida being the largest user location for a city outside of Middle Georgia and Atlanta
 - Mobile and tablet devices make up the majority of searches followed by a desktop
 - 60% of users are between the ages of 18 and 34
 - 54% of users are Males
- Website Visitor Sessions
- Website Visitor Stats
 - 1,381 sessions
 - 3,195 pageviews
 - 70% new visitors
- Social Media
 - 651 Facebook Followers
 - 95 Linked-In Followers
 - 353 Instagram Followers
 - 47 Twitter Followers
- Virtual Meetings & Events Attended
 - 4/20 – MGEA Board Meeting, CGTC
 - 4/21 – EPTAHP Board Meeting
 - 4/23 – MGEA Works Workforce Meeting
 - 4/28 – Middle GA Innovation Project
 - 5/1 – Bluestem/Haband Job Fair
 - 5/3 – LOADA Board Meeting
 - 5/7 – BOC Meeting
- Upcoming Events and Projects
 - 5/12 – Innovation Project Report
 - 5/13 – Project Grace meeting
 - 5/14 – MGEA Works Board Meeting, CGTC
 - 5/18 – GEDA Nominating Committee
 - 5/19-21 – GEDA Spring Workshop
- GEDA Spring Workshop – May 19-21, 2021 at Legacy Lodge at Lanier Islands
 - Over 200 registered

Minutes	Page 4 of 6	Approved
May 11, 2021		June 8, 2021

- Topics include: Regionalism; Marketing your community; Workforce; Working with Site Selectors; Project Location Case Study; Rural Innovation; Broadband Funding
- Upcoming Events and Projects
 - Web Site review/revamp
 - Industrial Park Sign Program
 - Strategy Session facilitated by GA Power
 - GRAD Application

Regular Business

7. Board Member Training

Attorney Brown advised that every appointment and reappointment needs eight hours of training. EDD Topping will get a schedule of upcoming training and share with all board members. No action was taken.

8. FY22 Budget Discussion

The board reviewed the budget schedule from the county. Chairman Rocker and EDD Topping will start working on a preliminary budget. No action was taken.

Next Meeting Items

9. Next Meeting Items

FY22 budget needs to be added to the next agenda.

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 Personnel and Litigation.

Motion made by Member Wojtas, Seconded by Member Burns.

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

Meeting closed at approximately 5:37 p.m.

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 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.)

Minutes	Page 5 of 6	Approved
May 11, 2021		June 8, 2021

Meeting reopened at approximately 6:16 p.m. Member Burns left the meeting.

12. Action, if any, resulting from the Executive Session
No action was taken.

Closing

13. 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 6:17 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

Minutes	Page 6 of 6	Approved
May 11, 2021		June 8, 2021