



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

Minutes

Tuesday, October 12, 2021 ♦ 4:30 PM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Tuesday, October 12, 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 (arrived at approximately 5:27 p.m.)
Member Brice Doolittle
Member Mylle Mangum (left at approximately 5:56 p.m.)
Member John Wojtas

STAFF PRESENT

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

Opening

1. Call to Order

Chairman Rocker called the meeting to order at approximately 4:46 p.m.
(Copy of agenda made a part of the minutes.)

2. Capstone Benefits Consulting - Mr. Steven Prance

Mr. Steven Prance and Mr. Reed Damron of Capstone Benefits Consulting gave a presentation of their "narrow network" or "high performance network" of benefit options which works to create more commercial payers for our local hospital. This in turn increases the pay to the hospital which makes them more profitable and ultimately helps the community. They would like to partner with the PDA to help take the program to the local employers. No action was taken.
(Copy of presentation made a part of the minutes.)

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- 3. Approval of Minutes
 - a. September 14, 2021 Regular Meeting
 - b. September 14, 2021 Executive Session
 - c. September 29, 2021 Called Meeting
 - d. September 29, 2021 Executive Session
 - e. October 6, 2021 Called Meeting
 - f. October 6, 2021 Executive Session

Motion to approve the Minutes of the September 14, 2021 Regular Meeting and Executive Session, the Minutes of the September 29, 2021 Called Meeting and Executive Session and the Minutes of the October 6, 2021 Called Meeting and Executive Session.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

Due to the scheduling of some of the authority members, the Executive Session was held next.

Executive Session

- 4. 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 Wojtas, Seconded by Member Burns.

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

Meeting closed at approximately 5:31 p.m.

- 5. 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 Burns, Seconded by Member Doolittle.

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

Absent: Member Mangum

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

Meeting reopened at approximately 6:30 p.m.

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

Item #1

Motion to proceed with real estate matter as discussed in Executive Session.

Motion made by Member Wojtas, Seconded by Member Doolittle.

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

Absent: Member Mangum

Chairman Rocker and Member Mangum disclosed they both own various properties in the nearby area. Attorney Brown advised that he does not view this as a conflict of interest merely because members own other, non-adjacent properties downtown.

Motion to accept Attorney Brown's recommendation regarding a possible conflict of interest.

Motion made by Member Wojtas, Seconded by Member Burns.

Voting Yea: Member Burns, Member Doolittle, Member Wojtas

Voting Abstain: Chairman Rocker

Absent: Member Mangum

Item #2

Member Burns has a possible conflict of interest as she and her company worked on the contracts.

Motion to recognize the conflict with Member Burns, comply with conflict procedures for future deliberations and advertisement prior to closing, and authorize her and the board to proceed with the real estate offers.

Motion made by Member Wojtas, Seconded by Member Doolittle.

Voting Yea: Chairman Rocker, Member Doolittle, Member Wojtas

Voting Abstain: Member Burns

Absent: Member Mangum

Item #3

Motion to authorize Chairman Rocker and Executive Director Poyner to proceed with possible acquisition of real estate as discussed in Executive Session.

Motion made by Member Doolittle, Seconded by Member Burns.

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

Absent: Member Mangum

Other Business

7. Other Business

Executive Director Poyner reminded the board that information was sent to them in September regarding proposals for a new and/or updated website and asked if they were ready to take any action.

Motion to authorize Executive Director Poyner to proceed with the proposal from GoebelMedia to create a new website at a cost of \$5100.

Motion made by Member Wojtas, Seconded by Member Burns.

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

Absent: Member Mangum

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

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Financials

8. Approval of Financials - September 2021

Chairman Rocker postponed this item until the next regular meeting.

Reports

9. Executive Director's Report

Chairman Rocker postponed this item until the next regular meeting.

Regular Business

10. Eatonton-Putnam Water and Sewer Authority ARPA Grant

Member Doolittle advised that he will email an update to everyone.

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

Next Meeting Items

11. Next Meeting Items

September 2021 Financials

September 2021 Executive Director's Report

Closing

12. Adjournment

Motion to adjourn the meeting.

Motion made by Member Burns, Seconded by Member Doolittle.

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

Absent: Member Mangum

Meeting adjourned at approximately 6:39 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

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