



117 Putnam Drive ♦ Eatonton, GA 31024 ♦ Tel: 706-485-1884  
[www.putnamdevelopmentauthority.com](http://www.putnamdevelopmentauthority.com)

## Agenda

**Monday, May 13, 2019 ♦ 9:00 AM**

Putnam County Administration Building – Room 204

### Opening

1. Call to Order
2. Introduction of new PDA Board Member - John Wojtas of the Paxis Group

### Minutes

- [3.](#) Approval of Minutes - April 8, 2019 Regular Meeting
- [4.](#) Approval of Minutes - April 8, 2019 Executive Session

### Financials

- [5.](#) Approval of Financials - April 2019

### Reports

- [6.](#) Economic Development Director Report - May 2019

### Regular Business

- [7.](#) Discuss Solar Project
- [8.](#) Discuss accomplishment summary of goals/objectives and schedule employee review

### Other Business

9. Other Business

### Next Meeting Items

10. Next Meeting Items

### Executive Session

11. Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel, Litigation, or Real Estate
12. Motion to reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting
13. Action, if any, resulting from the Executive Session

### Closing

14. Adjournment

The Putnam Development Authority reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the PDA members, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The authority can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item Attachment Documents:**

3. Approval of Minutes - April 8, 2019 Regular Meeting

The Putnam Development Authority reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the PDA members, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The authority can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



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## Minutes

**Monday, April 8, 2019 ♦ 9:00 AM**

*Putnam County Administration Building – Room 204*

The Putnam Development Authority met on Monday, April 8, 2019 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

### *PRESENT*

Chairman Ed Waggoner  
Member Patty Burns  
Member Walt Rocker III  
Member Eugene Smith

### *OTHERS PRESENT*

Attorney Kevin Brown  
Economic Development Director Terry Schwindler  
County Clerk Lynn Butterworth

### **Opening**

#### 1. Call to Order

Chairman Waggoner called the meeting to order at approximately 9:02 a.m.  
(Copy of agenda made a part of the minutes.)

### **Minutes**

#### 2. Approval of Minutes

- a. March 11, 2019 Regular Meeting
- b. March 11, 2019 Executive Session

**Motion to approve the minutes of the March 11, 2019 Regular Meeting**

**Motion made by Member Rocker, Seconded by Member Smith.**

**Voting Yea: Member Burns, Member Smith, Member Rocker**

**Motion to approve the minutes of the March 11, 2019 Executive Session**

**Motion made by Member Smith, Seconded by Member Rocker.**

**Voting Yea: Member Burns, Member Smith, Member Rocker**

**Financials**

3. Approval of Financials - March 2019

**Motion to approve the March 2019 Financials.**

**Motion made by Member Burns, Seconded by Member Smith.**

**Voting Yea: Member Burns, Member Smith, Member Rocker**

(Copy of financials made a part of the minutes)

**Reports**

4. Economic Development Director Report - April 2019

EDD Schwindler reported the following: (copy of report made a part of the minutes)

- Website visitor sessions and pages viewed per session
- Website analytics
- Project status - 6 projects added
- Projects by Industry - 6 commercial/retail
- Project source – 3 existing industry, 3 local referrals
- Business & Industry contacts - 23 MTD, 75 YTD
- Social media - 379 likes on Facebook, 45 followers on LinkedIn, 179 followers on Instagram, 27 followers on Twitter
- Company located – Ruffin Flag Company, 995 Lake Oconee Parkway
- Company located – Lakeview Senior Gardens – 400 Mallard Drive
- Company located – Clothed N Majesty – 117 S Jefferson Avenue
- Company relocated – Hickory Hill Pet Food & Supplies – 113 Harmony Crossing, #7
- Company relocated & expanded – Justin’s Tire & Auto – 870 Harmony Road – 7 bays/lifts, 6 FTE
- Company relocated – Cash Painting – 864 Harmony Road
- PCHS will be adding a construction pathway this August
- Bluestem donated old PCs to PCCSS
- Cosmo currently has 25 FTE and will be up to 32 FTE by late May
- South Industrial Park Update – clearing is underway
- Company updates – Lake Country Storage – clearing lad to add new storage facilities on Sammons Parkway
- Events attended and upcoming events
- Wing MAXX ground breaking – 100 Scott Road at Highway 44

Member Rocker added that the Milledgeville-Eatonton Film Festival opens on March 23, 2019 at The Plaza Arts Center; they will be showing the film “83 days.”

**Regular Business**

5. Appointments (2) to the Central Georgia Joint Development Authority

Chairman Waggoner advised that two PDA members are needed to fill vacant positions on the Central Georgia Joint Development Authority. Members Burns and Rocker volunteered to fill those vacancies. These appointments will need to be confirmed by the Board of Commissioners.



**Other Business**

6. Other Business

Member Burns asked if the Safe Deposit box key could be kept here in the EDD office, since she is frequently out of the county. There were no objections.

Member Rocker advised that there is an item on the City of Eatonton Planning & Zoning Commission agenda tonight concerning a conditional use permit for a solar farm at 120 Stribling Street. He is of the opinion that the property could be put to better use.

**Motion to authorize EDD Schwindler to attend the meeting and state the position of board, which is opposition of the solar farm use at this particular location.**

**Motion made by Member Rocker, Seconded by Member Smith.**

**Voting Yea: Member Burns, Member Smith, Member Rocker**

**Next Meeting Items**

7. Next Meeting Items

None

**Executive Session**

8. Motion to 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 for real estate purposes.**

**Motion made by Member Rocker, Seconded by Member Burns.**

**Voting Yea: Member Burns, Member Smith, Member Rocker**

Meeting closed at approximately 9:28 a.m.

9. Motion to 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 Smith, Seconded by Member Burns.**

**Voting Yea: Member Burns, Member Smith, Member Rocker**

Meeting reopened at approximately 9:38 a.m.

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

**Motion to proceed as discussed in Executive Session.**

**Motion made by Member Rocker, Seconded by Member Burns.**

**Voting Yea: Member Burns, Member Smith, Member Rocker**

**Closing**

11. Adjournment

**Motion to adjourn the meeting.**

**Motion made by Member Smith, Seconded by Member Burns.**

**Voting Yea: Member Burns, Member Smith, Member Rocker**

Meeting adjourned at approximately 9:41 a.m.

ATTEST:

Lynn Butterworth  
County Clerk

Ed Waggoner  
Chairman

**Item Attachment Documents:**

## 4. Approval of Minutes - April 8, 2019 Executive Session

The Putnam Development Authority reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the PDA members, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The authority can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



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The draft minutes of the April 8, 2019 Executive Session are available for Board Member review in the Clerk’s office.

**Item Attachment Documents:**

- 5. Approval of Financials - April 2019

The Putnam Development Authority reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the PDA members, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The authority can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



Putnam County, GA

# Income Statement 10

## Account Summary

For Fiscal: 2019 Period Ending: 04/30/2019

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Fund: 101 - GENERAL FUND</b>					
<b>Expense</b>					
<a href="#">101-75201-511100</a>	67221	71866	5171.26	43429.12	28436.88
<a href="#">101-75201-512101</a>	7686	7686	637.83	4464.81	3221.19
<a href="#">101-75201-512201</a>	5143	5498	389.96	3282.84	2215.16
<a href="#">101-75201-512401</a>	9005	8999	0	8850	149
<a href="#">101-75201-512701</a>	210	216	0	216	0
<a href="#">101-75201-512901</a>	300	300	0	0	300
<a href="#">101-75201-521203</a>	15600	15600	1250	8800.14	6799.86
<a href="#">101-75201-521206</a>	6500	6500	0	200	6300
<a href="#">101-75201-521220</a>	40000	40000	0	0	40000
<a href="#">101-75201-521301</a>	3200	3200	69	2173.5	1026.5
<a href="#">101-75201-522201</a>	5000	5000	0	0	5000
<a href="#">101-75201-522205</a>	600	600	0	82.23	517.77
<a href="#">101-75201-522321</a>	3000	3000	0	28	2972
<a href="#">101-75201-523101</a>	6550	6550	0	2345	4205
<a href="#">101-75201-523201</a>	1320	1320	87.01	609.58	710.42
<a href="#">101-75201-523215</a>	300	300	0	50	250
<a href="#">101-75201-523301</a>	4625	4625	0	181.26	4443.74
<a href="#">101-75201-523401</a>	1500	1500	0	0	1500
<a href="#">101-75201-523501</a>	7900	7900	19.22	925.43	6974.57
<a href="#">101-75201-523601</a>	2750	2750	0	420	2330
<a href="#">101-75201-523701</a>	1400	1400	0	590	810
<a href="#">101-75201-523920</a>	55000	55000	0	0	55000
<a href="#">101-75201-531101</a>	1000	1000	0	190.29	809.71
<a href="#">101-75201-531110</a>	3000	3000	0	0	3000
<a href="#">101-75201-531231</a>	700	700	45.22	317.24	382.76
<a href="#">101-75201-531301</a>	3500	3500	0	470.83	3029.17
<a href="#">101-75201-531401</a>	250	250	0	42.97	207.03
<a href="#">101-75201-531601</a>	2500	2500	0	0	2500
<b>Expense Total:</b>	<b>255760</b>	<b>260760</b>	<b>7669.5</b>	<b>77669.24</b>	<b>183,090.76</b>
<b>Fund: 101 - GENERAL FUND Total:</b>	<b>255760</b>	<b>260760</b>	<b>7669.5</b>	<b>77669.24</b>	
<b>Total Surplus (Deficit):</b>	<b>-255760</b>	<b>-260760</b>	<b>-7669.5</b>	<b>-77669.24</b>	

## Balance Sheet

As of April 30, 2019

	<u>Apr 30, 19</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Checking-FMB	352,624.79
10050 · One Georgia Funds	50.00
10300 · Certificate of Deposit 42072	109,897.82
10600 · Certificate of Deposit-24251	82,246.72
<b>Total Checking/Savings</b>	<u>544,819.33</u>
<b>Other Current Assets</b>	
11700 · CIP	25,357.50
12007 · Prepaid Insurance	3,896.00
<b>Total Other Current Assets</b>	<u>29,253.50</u>
<b>Total Current Assets</b>	<u>574,072.83</u>
<b>Fixed Assets</b>	
11100 · 10 ac. N. Park	200,000.00
11200 · 5 ac. N. Park	100,000.00
11250 · Building-Tech College	1,000,000.00
11300 · Tech. College Property	455,962.60
11350 · Building	660,561.00
11355 · Rock Eagle Rech. Accum Deprecia	-62,386.40
11500 · 142 Ac. Indust Blvd	300,000.00
11600 · 130 Ac. RE Tech. Park	1,029,600.00
<b>Total Fixed Assets</b>	<u>3,683,737.20</u>
<b>Other Assets</b>	
12001 · Note Receivable-Lease Purch Aar	-53,536.07
12005 · Note Rec-Aaron	330,083.48
<b>Total Other Assets</b>	<u>276,547.41</u>
<b>TOTAL ASSETS</b>	<b><u><u>4,534,357.44</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
11360 · Accum Depr-Building	352,083.00
18050 · Accrued Payroll	667.00
<b>Total Other Current Liabilities</b>	<u>352,750.00</u>
<b>Total Current Liabilities</b>	<u>352,750.00</u>
<b>Total Liabilities</b>	352,750.00
<b>Equity</b>	
30000 · Opening Balance Equity	3,367,924.20
32000 · Unrestricted Net Assets	720,091.70
Net Income	93,591.54
<b>Total Equity</b>	<u>4,181,607.44</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>4,534,357.44</u></u></b>

**Putnam Development Authority**  
**Profit & Loss YTD Comparison**  
**April 2019**

	<u>Apr 19</u>	<u>Oct '18 - Apr 19</u>
<b>Income</b>		
<b>44500 · Grants</b>		
44530 · Tri County	0.00	9,200.00
44545 · Georgia Power	0.00	15,000.00
<b>Total 44500 · Grants</b>	<u>0.00</u>	<u>24,200.00</u>
45000 · Interest	337.69	9,491.54
47000 · Sale of Property	0.00	64,900.00
<b>Total Income</b>	<u>337.69</u>	<u>98,591.54</u>
<b>Expense</b>		
<b>65100 · Other Types of Expenses</b>		
65115 · Admistration	0.00	5,000.00
65135 · Lodging	0.00	327.00
65137 · Authority Members Training	0.00	-327.00
<b>Total 65100 · Other Types of Expenses</b>	<u>0.00</u>	<u>5,000.00</u>
<b>Total Expense</b>	<u>0.00</u>	<u>5,000.00</u>
<b>Net Income</b>	<u><u>337.69</u></u>	<u><u>93,591.54</u></u>



**Item Attachment Documents:**

## 6. Economic Development Director Report - May 2019

The Putnam Development Authority reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the PDA members, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The authority can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

# Economic Development Director April Report

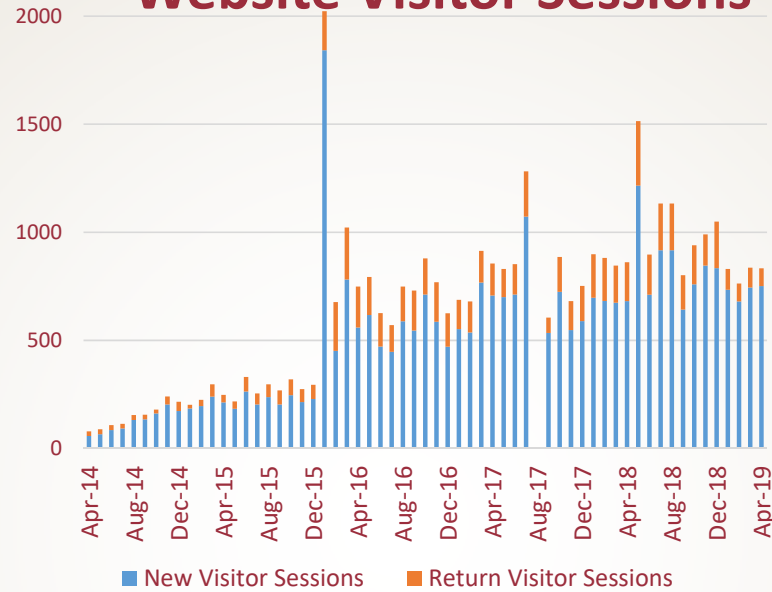
May 13, 2019



Putnam Development Authority

ideas. development.. growth...

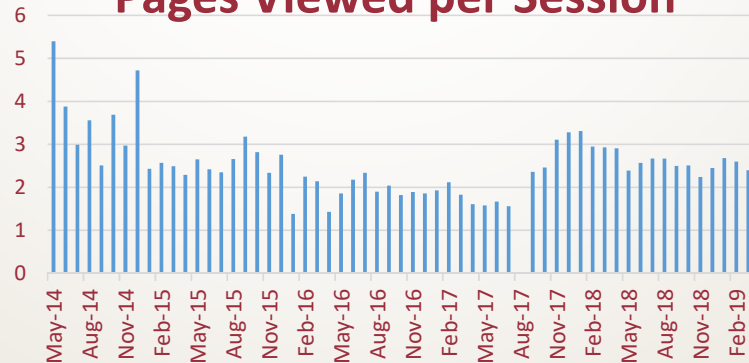
## Website Visitor Sessions



### Apr Summary

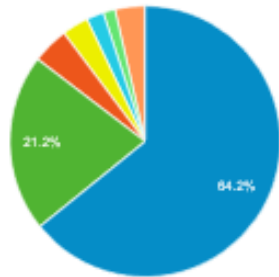
Sessions	916
Users	778
New Visitor Sessions	751
Return Visitor Sessions	82
% New Sessions	90.2%
Page views	2307
US Pages per session	2.52
US Avg Session Duration	1:31
US Bounce Rate	39.93%

## Pages Viewed per Session



# Website Analytics

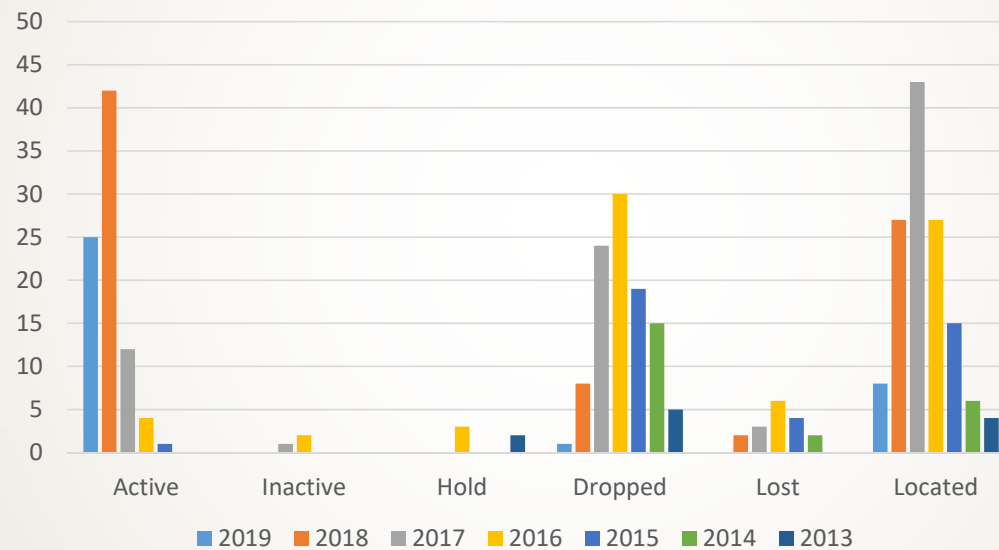
Sessions by Source



Source	Sessions
google	588
(direct)	194
l.facebook.com	40
m.facebook.com	29
yahoo	19
bing	13
eatonton.com	12
facebook.com	6
business.eatonton.com	4
candymyers.top	2

Page	Pageviews
/ home	253
/index.php/employment-opportunities/	241
/index.php/2018/06/14/83-days-pilot-filmed-in-eatonton/	164
/index.php/3078-2/	64
/index.php/2018/04/20/cosmo-cabinets-has-grand-opening/	55
/index.php/board-of-directors/	46
/index.php/contact2/	39
/index.php/2017/08/03/eatonton-cotton-warehouse-company-profile/	37
/index.php/estate/rock-eagle-technology-park/	36
/index.php/2018/01/30/company-profile-m-s-stellas-welcomes-soul-food-lovers/	31

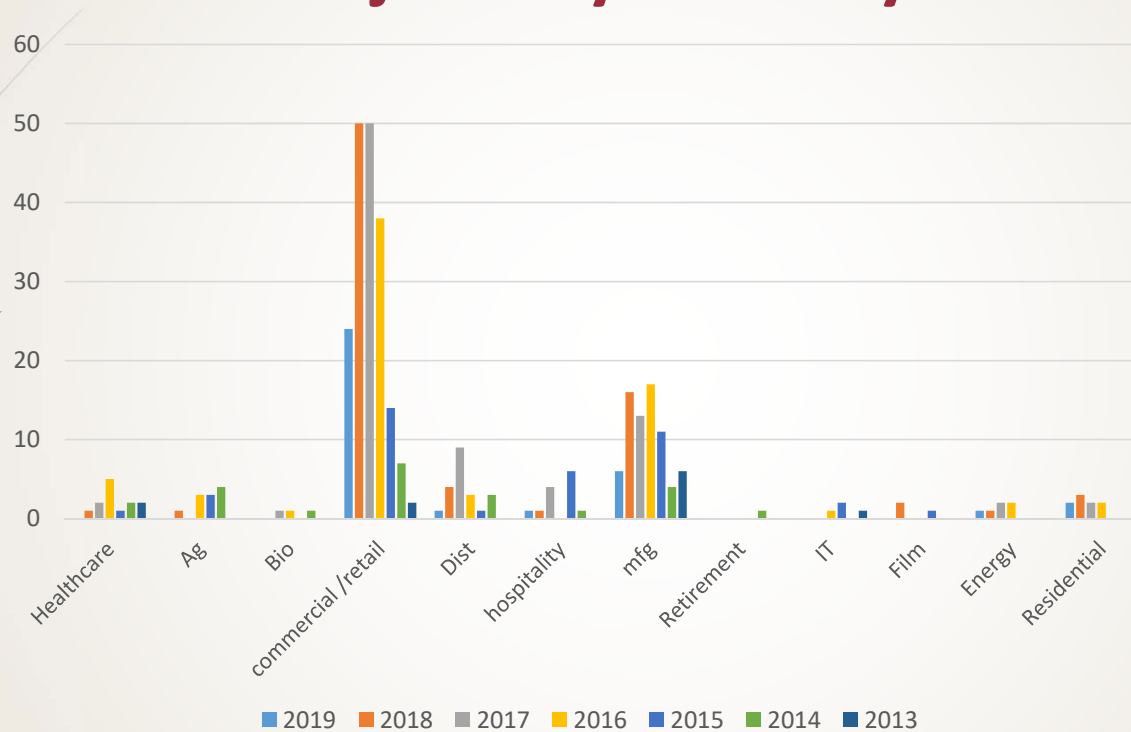
## Project Status



<b>Active</b>	<b>85</b>
<b>Inactive</b>	<b>3</b>
<b>Hold</b>	<b>5</b>
<b>Dropped</b>	<b>102</b>
<b>Lost</b>	<b>17</b>
<b>Located</b>	<b>130</b>
<b>Open Projects</b>	<b>92</b>
<b>TOTAL Projects</b>	<b>342</b>

12 Projects Added

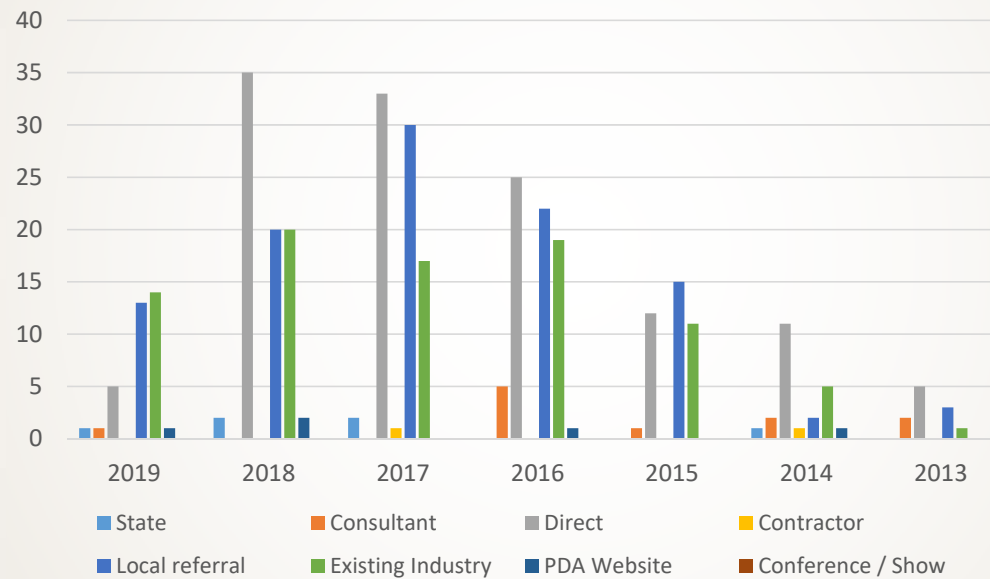
# Projects by Industry



<b>Healthcare</b>	<b>13</b>
<b>Ag</b>	<b>11</b>
<b>Bio</b>	<b>3</b>
<b>Commercial /Retail</b>	<b>185</b>
<b>Dist</b>	<b>21</b>
<b>Hospitality</b>	<b>13</b>
<b>Mfg</b>	<b>73</b>
<b>Retirement</b>	<b>1</b>
<b>IT</b>	<b>4</b>
<b>Film</b>	<b>3</b>
<b>Energy</b>	<b>6</b>
<b>Residential</b>	<b>9</b>
<b>Total</b>	<b>342</b>

New (8 commercial/retail, 1 manufacturing, 2 residential, 1 hospitality)

## Project Source



State	6
Consultant	11
Direct	126
Contractor	2
Local referral	105
Existing Industry	87
PDA Website	5
Conference/Trade Show	0
<b>Total</b>	<b>342</b>

New (3 direct, 5 existing industry, 3 local referrals, 1 state)

## Business & Industry: 28 Company Contacts, 103 YTD

Name		Company	Topic
Rick	Standard	KPS Architects	discussed hotels
Justin	Robuck	Justin's Tire	site visit
Duncan	Criscoe	Ace Hardware	discussed activity
Tim	Pierson	Blueprint Financial Strategies	discussed project
JR	Whitfield	Harbin Lumber Company	discussed activity
Ginnette	Mohon	RTS Oconee Transportation	discussed expansion
Dan	Jones	Daniel A. Jones, Inc.	discussed activity
Mitchell	Jones	Daniel A. Jones, Inc.	discussed activity
Stewart	Rodeheaver	ViziTech USA	discussed activity
Bill	Rainey	Rossee Oil	discussed construction easement
Ryan	Peters	SolAmerica	discussed project
David	Erickson	Erickson & Associates	discussed project
Kevin	Thompson-Hooper	Cotton Warehouse	discussed project
Stephen	Milner	Planters Telephone Cooperative	East Georgia Broadband Initiative
Deb	Metten	ViziTech USA	discussed HUBZone
Sandy	Deer	Interfor	Manufacturing Appreciation Week Luncheon
Mike	House	Interfor	Manufacturing Appreciation Week Luncheon
Tina	Ivey	Interfor	Manufacturing Appreciation Week Luncheon
Tim	Lowrimore	Interfor	Manufacturing Appreciation Week Luncheon
Mark	Jaronski	Select Registry	discussed project
Jack	Nemecek	Oconee Leisure/Alps Spas	discussed project
George	Mori	SolAmerica Energy	discussed project
Tully	Blalock	SolAmerica Energy	discussed project
David	Erickson	Erickson & Associates	discussed project
Paige	Erickson	Erickson & Associates	discussed project
Josh	Sprayberry	Sprayberry & Associates	discussed project
Nicole	Hanson	UFP	UFP Job Fair
Steve	Watson	Rebel Auction	site visit





## Social Media

- 383 Facebook followers
- 45 Linked-In followers
- 188 Instagram followers
- 27 Twitter followers

Company Located  
Oconee Leisure

937 Greensboro Road



Company Located  
Merci Beaucoup Fine Cakes & Pastries

105 Clack Circle, Suite 100





# Company Relocated & Expanded Lights of Oconee Warehouse

881 Harmony Road



# Company Relocated & Expanded Print & Sign Solutions

1023 Lake Oconee Parkway, Suite B



# Company Relocated & Expanded Pella Windows & Doors

113 Harmony Crossing  
Suite 6





# Company Expanded Vinyl Deck & Dock Covers, LLC

209 Sammons Parkway



Interfor

Eatonton-Putnam Chamber of Commerce  
**Business of the Year**





# Company Update

ViziTech USA

Developed a 3D holographic product for the US Army.



# Company Update

ViziTech USA

new window artwork





# Company Update

## Wing MAXX construction

### 100 Scott Road



# South Industrial Park Update

Clearing is underway





## Company Updates

**PCHS** - Career Fair 4/24/19

**Cosmo** - Currently have 25 FTE and will be up to 32 FTE by late May.



## Events Attended

Apr 11	CTAE Advisory Council Training
Apr 15	GEDA Luncheon
Apr 17	EPTAH Meeting
Apr 18	Georgia Manufacturing Appreciation Week Luncheon
May 2	MGEA Meeting
May 3	BOC Meeting
May 6	LOADA Meeting
May 7	LOABA Meeting



# Manufacturing Appreciation Week Luncheon April 18<sup>th</sup>





## Upcoming Events

May 15-17	GEDA Spring Workshop
Jun 4	LOABA Meeting
Jun 6	MGEA Meeting
Jun 7	BOC Meeting
Jun 12-14	WorkSource Sector Partnership Conference
Jun 19	EPTAH Meeting



**Item Attachment Documents:**

## 7. Discuss Solar Project

The Putnam Development Authority reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the PDA members, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The authority can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



Ryan Peters, P.E.  
Environmental Engineer  
SolAmerica Energy  
1819 Peachtree Road  
Atlanta, Georgia 30309

May 7, 2019

Terry Schwindler  
Economic Development Director  
Putnam Development Authority  
117 Putnam Drive  
Eatonton, Georgia 31024

RE: SolAmerica Energy Revised Solar Farm Layout

Ms. Schwindler:

The purpose of this letter is to memorialize the April 23, 2019, meeting between representatives of the Putnam Development Authority (“PDA”) and SolAmerica Energy (“SolAmerica”) regarding SolAmerica’s proposed solar project on Parcel 062 001 (the “Project”) and the agreement reached following that meeting.

At the request of the PDA and to address PDA’s concerns with the previously proposed location of the Project, SolAmerica has agreed to shift the Project further west on the parcel so that it does not interfere with any development plans that the PDA has for the eastern side of the parcel. SolAmerica has completed enough preliminary environmental due diligence of the new area to feel comfortable with committing to move the Project area to the agreed upon location, shown on the attached site plan. SolAmerica is agreeing to move the Project location based on the representation of the PDA that the PDA would support the Project in light of the revised location. SolAmerica requests that the PDA issue a letter to SolAmerica and the City of Eatonton prior to the May 13, 2019, City of Eatonton Planning and Zoning Commission meeting stating that the PDA is in support of the Project and the City of Eatonton’s issuance of a conditional use permit for the Project.

SolAmerica appreciates the efforts the PDA has put into finding a solution to the siting of our proposed solar project and we look forward to working together in the future.

Should you have any questions, please call.

Sincerely,



Ryan Peters, P.E.  
Environmental Engineer  
SolAmerica Energy, LLC



# Putnam Development Authority

ideas. development.. growth...

May 13, 2019

Lisa Jackson, Director  
Putnam County Planning & Development  
117 Putnam Drive, Suite B  
Eatonton, GA 31024

Dear Lisa,

The Putnam Development Authority board of directors would like you to know that they are in support of the revised location of the solar project to be constructed on the 206.11 acre property (tax #062 001) located at 505 James Marshall Bypass. A copy of the drawing is attached.

Sincerely,

*Terry Schwindler*

Terry Schwindler, CEcD  
Economic Development Director



**NOTES:**

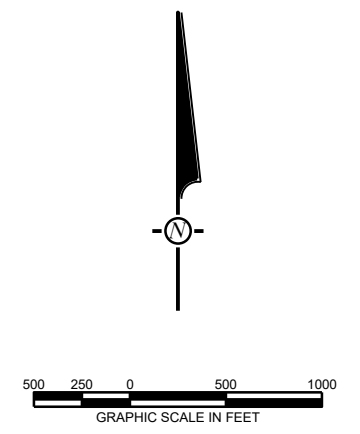
- BOUNDARY DATA IS BASED ON GIS DATA FROM PUTNAM CO (QPUBLIC.NET) AND SHALL BE CONSIDERED APPROXIMATE.
- TOPOGRAPHIC DATA WITHIN THE PROJECT AREA IS BASED ON A SURVEY BY WELLSTON ASSOCIATES LAND SURVEYORS (DECEMBER 2018). TOPOGRAPHIC DATA OUTSIDE THE PROJECT AREA IS BASED ON GIS DATA FROM USGS ONLINE MAPPING CENTER AND SHALL BE CONSIDERED APPROXIMATE.
- FLOODPLAIN DATA IS BASED ON GIS DATA FROM FEMA'S ONLINE MAP CENTER AND SHALL BE CONSIDERED APPROXIMATE.
- STREAM DELINEATION AND SURVEY BY ERM, INC. (DECEMBER 2018)
- PARCEL ID, OWNER INFORMATION AND LAND USE DATA FOR ADJOINING PROPERTIES IS TAKEN FROM ONLINE GIS DATABASE (QPUBLIC.NET) FOR PUTNAM COUNTY.

**SITE INFORMATION**

OWNER : DAVID L. ERICKSON  
 PARCEL ID : 062 001  
 PROPERTY AREAS :  
 TOTAL PARCEL: 206.11 ACRES  
 DEVELOPMENT AREA: ±50 ACRES  
 SOLAR ARRAY AREA: ±17 ACRES

**ZONING**

PROPOSED USE : SOLAR ENERGY GENERATION FACILITY  
 DISTRICT : A-1 (AGRICULTURAL)  
 SETBACKS :  
 FRONT - 50'  
 SIDE - 20'  
 REAR - 20'  
 SOLAR ARRAY - 50'  
 INVERTERS - 150' TO DWELLINGS



**PRELIMINARY  
 NOT FOR CONSTRUCTION**



CONCEPTUAL SITE PLAN (W/ AERIAL)

**PUTNAM ERICKSON SITE**  
 SOLAR ENERGY GENERATION FACILITY  
 FOR  
 SOLAMERICA ENERGY, LLC.,  
 d.b.a. PUTNAM COUNTY GA S1, LLC.  
 CITY OF EATONTON, PUTNAM COUNTY, GEORGIA

**HHNT**  
 HODGES, HARBIN,  
 NEWBERRY & TRIBBLE, INC.  
 Consulting Engineers  
 3920 ARKWRIGHT RD. SUITE 101  
 MACON, GEORGIA 31210  
 (478) 743-7175  
 (478) 743-7175 (FAX)

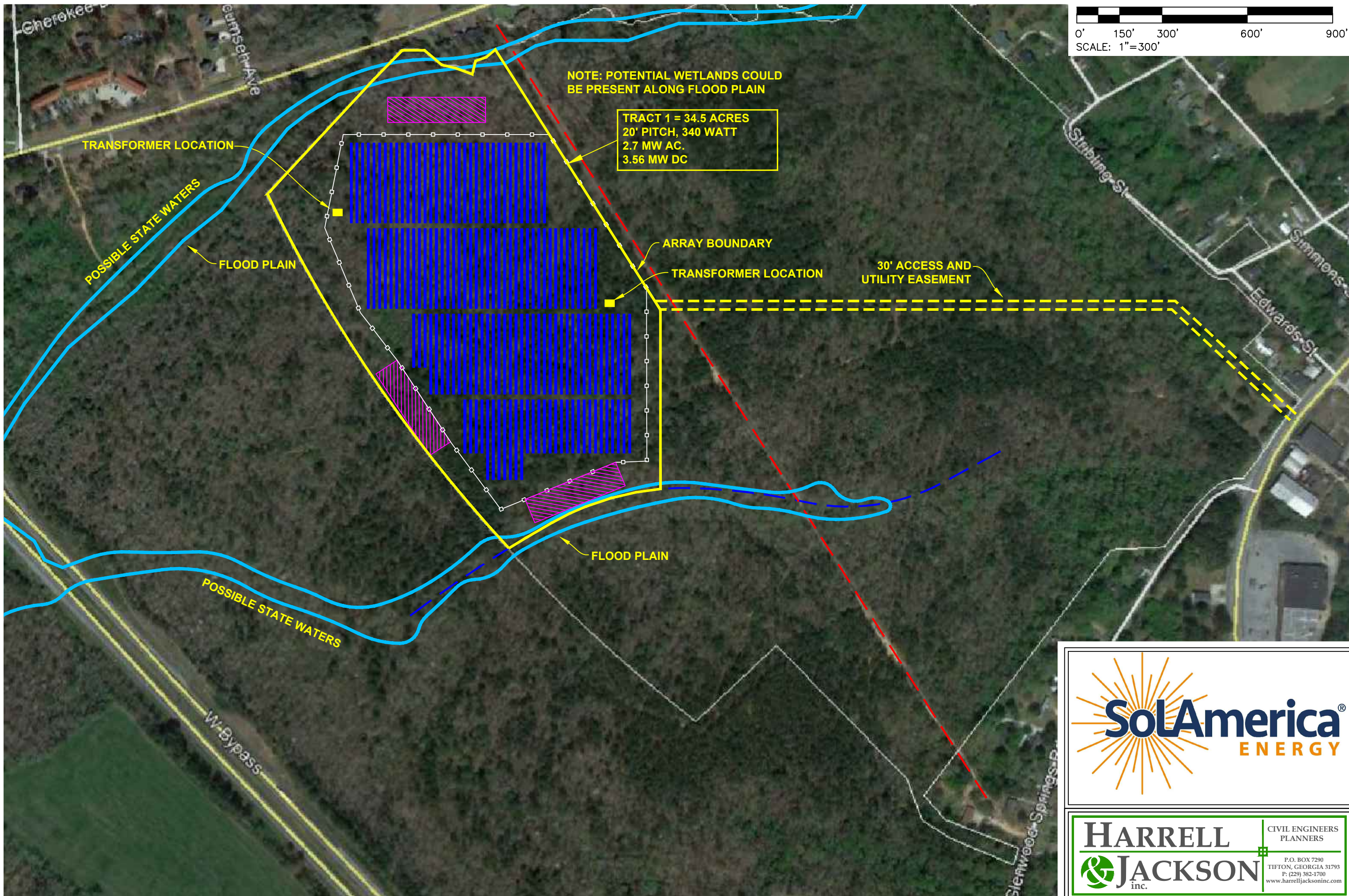
APPLICANT:  
  
 1819 PEACHTREE STREET NW SUITE #100  
 ATLANTA, GEORGIA 30309  
 (404) 351-8175  
 www.solamericaenergy.com

PROJ. NO.	7017-022-01	SAE-PUTNAM_PRELIM-REV.DWG	EDIT	01-16-2019
SCALE	1" = 500'			
DATE	JANUARY 2019	SHEET	2	OF 2





SITE LAYOUT - PUTNAM\_ERICKSON



<b>HARRELL &amp; JACKSON inc.</b>	CIVIL ENGINEERS PLANNERS
	P.O. BOX 7290 TIFTON, GEORGIA 31793 P: (229) 382-1700 www.harrelljacksoninc.com



**Item Attachment Documents:**

8. Discuss accomplishment summary of goals/objectives and schedule employee review

The Putnam Development Authority reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the PDA members, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The authority can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

# Goals/Objectives

## Results for December 2018 - April 2019

### Putnam Development Authority

Terry Schwindler

#### Dec 2018-Apr 2019 Key Accomplishments

- Opened 40 New Projects
- 9 Projects Announced/Located
- 11 Projects Expanded/Retained/Relocated
- \$4,399,958 Investment
- 40 New Jobs announced
- 130 Employer Contacts

#### Monthly Goals:

- 20 Employer Contacts per month – goal met

Dec 2018	27
Jan 2019	21
Feb 2019	31
Mar 2019	23
Apr 2019	28
<b>TOTAL</b>	<b>130</b>

- 2 Employer Lunches per month – goal met

Dec 2018	Doug Davidson / Metro Water Filter Ashley Holton / UFP Nicole Hanson / UFP
Jan 2019	JR Whitfield/Harbin Lumber Lisa Carson / Cosmo Cabinets Paula Benjamin/Georgia Writers Museum
Feb 2019	Lisa Carson / Cosmo Cabinets Shaun Dodson / Georgia EMC Ashley Holton / UFP Chance McAllister / UFP
Mar 2019	Julie Wade / Oconee Cabinet Shop Lisa Carson / Cosmo Cabinets
Apr 2019	Sandy Deer / Interfor Mike House / Interfor Tina Ivey / Interfor Tim Lowrimore / Interfor Mark Jaronski / Select Registry
<b>TOTAL</b>	<b>17 Lunches</b>



**Annual Goals:**

- Attract 1 New Company to Eatonton-Putnam County– **goal met**

<b>Date</b>	<b>Company</b>	<b># employees announced</b>	<b>\$ investment announced</b>
Dec-18	Putnam Dialysis	4	\$76,358
Dec-18	The Listening Ear Counseling Center	1	n/a
Feb-19	Paxis Group	4	\$90,000
Feb-19	Papa John's Pizza	2	\$200,000
Mar-19	Ruffin Flag Company	1	\$675,000
Mar-19	Lakeview Senior Gardens	2	\$588,600
Mar-19	Clothed-N-Majesty	1	n/a
Apr-19	Oconee Leisure	2	\$420,000
Apr-19	Merci Beaucoup Fine Cakes & Pastries	0	n/a
	<b>Total</b>	<b>17</b>	<b>\$2,049,958</b>

- Expand/Retain 3 Existing Companies in Eatonton-Putnam County– **goal met**

<b>Date</b>	<b>Company</b>	<b># employees announced</b>	<b>\$ investment announced</b>
Dec-18	Stair South	9	\$450,000
Feb-19	BlueStem Brands	0	\$1,200,000
Feb-19	Aalto Scientific	9	\$700,000
Mar-19	Justin's Tire and Auto	3	\$40,000s
Mar-19	Hickory Hill Pet Food & Supplies	0	n/a
Mar-19	Cash Painting	0	n/a
Apr-19	Print & Sign Solutions	0	n/a
Apr-19	Lights of Oconee Warehouse	0	n/a
Apr-19	Rebel Auction Co., Inc	2	n/a
Apr-19	Pella Windows & Doors	0	n/a
Apr-19	Vinyl Deck & Dock Covers	0	n/a
	<b>Total</b>	<b>23</b>	<b>\$2,350,000</b>

## Tasks:

- Present economic development director report during the monthly board meetings – goal met
- Focus efforts and report regularly on key existing companies: Interfor, Legacy, BlueStem, UFP, Aalto Scientific, Label Source, Cosmo Cabinets, PCCSS, SIP, and RETP – goal met
- Update PDA on industry meetings via emailed meeting reports – goal met
- Create follow-up reports for conferences attended – goal met
- Report on prospect requested requirements (SF/acreage/infrastructure needed) – goal met
- Update project status changes – goal met
- Email weekly calendar on Friday for the coming week – goal met
- Coordinate efforts to certify SIP 50 acre site as Georgia Ready for Accelerated Development (GRAD) – goal met
- Partner with MGRC to administer OneGeorgia grant – goal met
- Focus on industrial recruitment for the SIP GRAD site – goal met
- Assist employers with employee recruitment by posting job openings on PDA website, promoting job fair events, and connecting businesses with PCHS, students, and graduates – goal met
- Maintain membership and market to the following organizations: Middle Georgia Economic Alliance (MGEA), Georgia Economic Developers Association (GEDA), International Economic Development Council (IEDC), Southern Economic Development Council (SEDC), etc.– goal met
- Continue to leverage social media to maximize exposure and recognition of Eatonton-Putnam County (update PDA website, Twitter, Linked-In, Instagram, and Facebook pages) – goal met
- Continue to update the PDA website and state databases with current building and property availability – goal met



**Metrics by Fiscal Year**

Oct 2013- Sep 2014	# empl announced	\$ investment
Locations	103	\$10,355,000
Expansions		\$0
<b>Total</b>	<b>103</b>	<b>\$10,355,000</b>

Oct 2014- Sep 2015	# empl announced	\$ investment
Locations	20	\$4,537,948
Expansions	19	\$0
<b>Total</b>	<b>39</b>	<b>\$4,537,948</b>

Oct 2015- Sep 2016	# empl announced	\$ investment
Locations	261	\$13,812,652
Expansions	54	\$2,300,000
<b>Total</b>	<b>315</b>	<b>\$16,112,652</b>

Oct 2016- Sep 2017	# empl announced	\$ investment
Locations	405	\$3,576,725
Expansions	97	\$4,284,950
<b>Total</b>	<b>502</b>	<b>\$7,861,675</b>

Oct 2017- Sep 2018	# empl announced	\$ investment
Locations	27	\$1,165,000
Expansions	19	\$89,462,685
<b>Total</b>	<b>46</b>	<b>\$90,627,685</b>

Oct 2018- Sep 2019	# empl announced	\$ investment
Locations	22	\$2,591,768
Expansions	23	\$2,350,000
<b>Total</b>	<b>45</b>	<b>\$4,941,768</b>

<b>Grand Total</b>	<b>1050</b>	<b>\$134,436,728</b>
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**Metrics by Calendar Year**

2014	# empl announced	\$ investment
Locations	118	\$14,642,948
Expansions		
<b>Total</b>	<b>118</b>	<b>\$14,642,948</b>

2015	# empl announced	\$ investment
Locations	212	\$8,490,000
Expansions	19	\$0
<b>Total</b>	<b>231</b>	<b>\$8,490,000</b>

2016	# empl announced	\$ investment
Locations	63	\$5,572,652
Expansions	54	\$4,300,000
<b>Total</b>	<b>117</b>	<b>\$9,872,652</b>

2017	# empl announced	\$ investment
Locations	406	\$3,576,725
Expansions	100	\$3,322,635
<b>Total</b>	<b>506</b>	<b>\$6,899,360</b>

2018	announced	\$ investment
Locations	27	\$1,783,168
Expansions	25	\$88,875,000
<b>Total</b>	<b>52</b>	<b>\$90,658,168</b>

2019	# empl announced	\$ investment
Locations	12	\$1,973,600
Expansions	14	\$1,900,000
<b>Total</b>	<b>26</b>	<b>\$3,873,600</b>

<b>Grand Total 2014-2019</b>	<b>1050</b>	<b>\$134,436,728</b>
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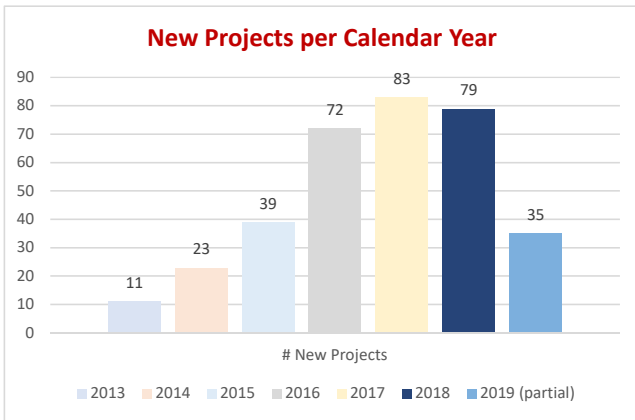
**Summary by Fiscal Year**

	Oct 2013- Sep 2014	Oct 2014- Sep 2015	Oct 2015- Sep 2016	Oct 2016- Sep 2017	Oct 2017- Sep 2018	Oct 2018- Sep 2019 (partial)	TOTAL
# New Projects	30	31	74	78	75	54	342
# Locations	4	4	12	24	19	12	75
# Expansions	0	2	6	21	12	12	53
\$ Investment	\$10,355,000	\$4,537,948	\$16,112,652	\$7,861,675	\$90,627,685	\$4,941,768	\$134,436,728
# New Jobs	103	39	315	502	46	45	1050

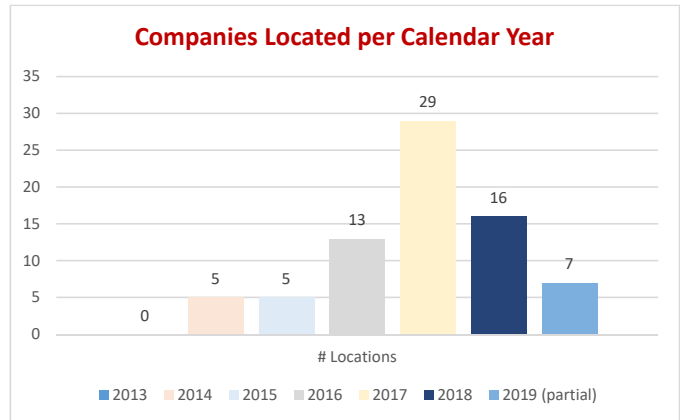
**Summary by Calendar Year**

	2013	2014	2015	2016	2017	2018	2019 (partial)	TOTAL
# New Projects	11	23	39	72	83	79	35	342
# Locations	0	5	5	13	29	16	7	75
# Expansions	0	0	2	8	24	9	9	52
\$ Investment	0	\$14,642,948	\$8,490,000	\$9,872,652	\$6,899,360	\$90,658,168	\$3,873,600	\$134,436,728
# New Jobs	0	118	231	117	506	52	26	1050

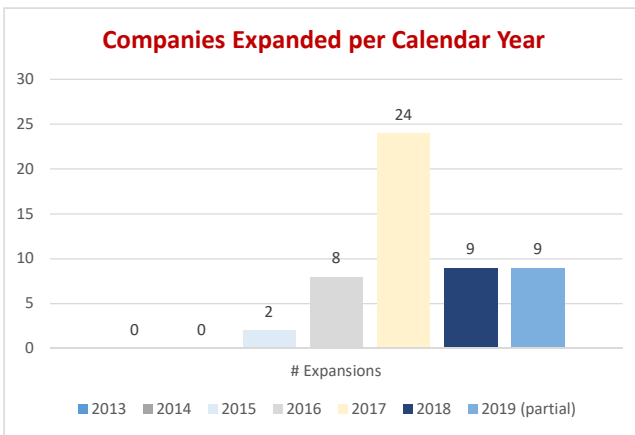
## 2013-2019



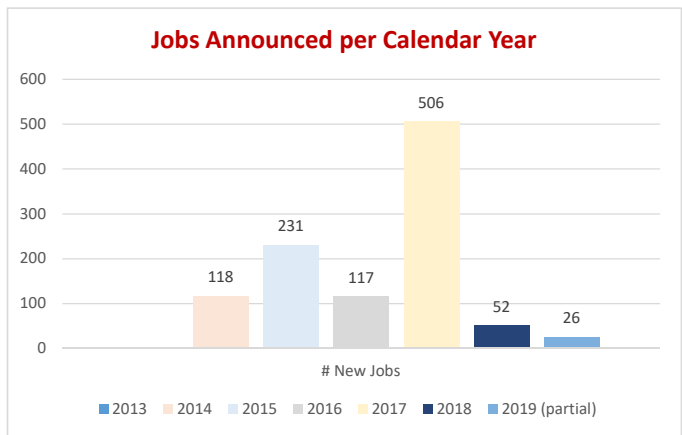
There have been **342** new projects.



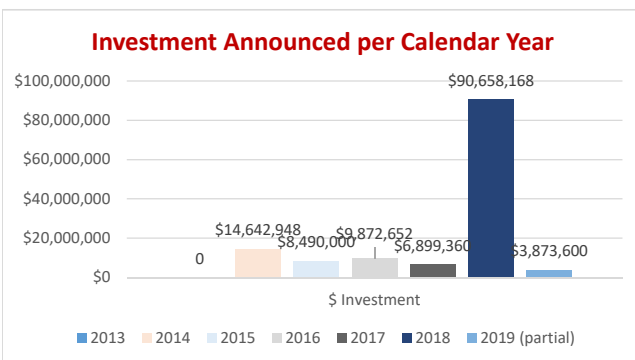
**75** new companies have located in Putnam County



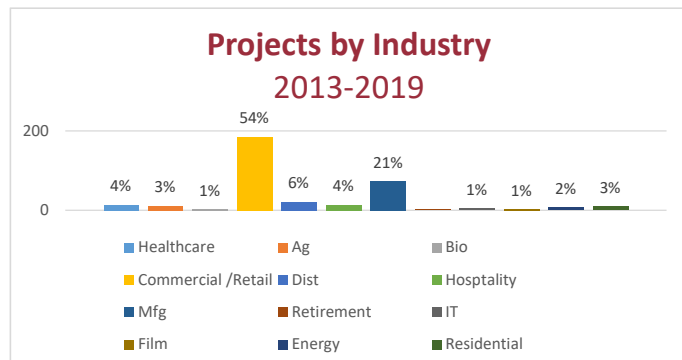
**52** Companies have expanded and/or relocated.



**1050** Jobs have been announced.



**\$134,436,728** of investment has been announced.



**54%** of the projects are commercial/retail  
**21%** of the projects are manufacturing