

### **Agenda**

**Tuesday, January 13, 2026 ◊ 1:00 PM**  
107 S. Jefferson Avenue, Eatonton, GA 31024

#### **Opening**

1. Call to Order

#### **Minutes**

2. Approval of Minutes
  - a. December 9, 2025 Regular Meeting
  - b. December 9, 2025 Executive Session

#### **Financials**

3. Approval of Financials - December 2025

#### **Reports**

4. Economic Development Director Report

#### **Regular Business**

5. Presentation by Jim Stone-Tytan Pictures, and possible action
6. Discussion and possible action on Highway 441 Appraisal (tabled from 12-9-25 meeting)

#### **Other Business**

7. Other Business

#### **Next Meeting Items**

8. Next Meeting Items

#### **Executive Session**

9. Enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel, Litigation, or Real Estate
10. Reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting
11. Action, if any, resulting from the Executive Session

#### **Closing**

12. 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 706-485-1877 to allow the Authority to make reasonable accommodations for those persons.

**File Attachments for Item:**

2. Approval of Minutes
  - a. December 9, 2025 Regular Meeting
  - b. December 9, 2025 Executive Session



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

## Minutes

**Tuesday, December 9, 2025 ◊ 1:00 PM**  
**107 S. Jefferson Avenue, Eatonton, GA 31024**

The Putnam Development Authority met on Tuesday, December 9, 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*

Economic Development Director Matt Poyner  
 County Clerk Lynn Butterworth

### **Opening**

#### 1. Call to Order

Chairman Rocker called the meeting to order at approximately 1:01 p.m.  
 (Copy of agenda made a part of the minutes.)

### **Minutes**

#### 2. Approval of Minutes

- a. October 14, 2025 Regular Meeting
- b. October 14, 2025 Executive Session

**Motion to approve the October 14, 2025 Regular Meeting and Executive Session minutes.**

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

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

DRAFT Minutes	Page 1 of 4	
December 9, 2025		

## **Financials**

3. Approval of Financials
  - a. October 2025
  - b. November 2025

**Member Burns reviewed the financials.**

**Motion to approve the October 2025 and November 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.)

## **Regular Business**

4. Discussion and possible action on Highway 441 Appraisal

**Motion to table this item to the next meeting.**

**Motion made by Member Doolittle, Seconded by Member Mangum.**

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

5. Renewal of Tytan Pictures contract extension for the Putnam Development Authority Strategic Plan for Enhancing Image / Identity / Brand

**Motion to request Jim Stone to come in and make a presentation to the board and possibly refine the proposal for a future contract extension.**

**Motion made by Member Wojtas, Seconded by Member Doolittle.**

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

6. Discussion and possible action on Survey quote for new sign at South Industrial Park Executive Director Poyner advised that he has been trying to get this survey done for a while; there are not enough surveyors around. The price of \$1250 to do an initial investigation of the parcel was approved at the last meeting and a formal proposal has been requested but has not arrived. No action was taken.

7. Approval of 2026 PDA Meeting Schedule

**Motion to approve the proposed 2026 PDA Meeting Schedule.**

**Motion made by Member Mangum, Seconded by Member Doolittle.**

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

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

## **Other Business**

8. Other Business

Executive Director Poyner advised that the Board of Commissioners approved a motion at their last meeting to schedule a meeting with the PDA to work through some issues. It was proposed to schedule the meeting for 4:00 p.m. on January 22, 2026.

DRAFT Minutes	Page 2 of 4	
December 9, 2025		

Chairman Rocker discussed a recent Planning and Zoning training session held at the County Administration Building. It was entitled Sustaining Rural & Small-Town Identity and conducted by the Carl Vinson Institute of Government.

### **Next Meeting Items**

#### **9. Next Meeting Items**

The following items were proposed for the next meeting agenda on January 13, 2026:

- Discussion and possible action on Highway 441 Appraisal (tabled at today's meeting)
- Jim Stone presentation regarding the proposed renewal of Tytan Pictures contract extension for the PDA Strategic Plan for Enhancing Image, Identity, Brand

The following item was proposed for a possible future meeting:

- George Kelecheck presentation/video of a financial land use analysis

Chairman Rocker allowed public comments at this time. Mr. Bill Vargo asked questions about the Tytan contract and if Chairman Rocker was still working with or for Tytan. Chairman Rocker stated he was not; that he was CFO over a decade ago and did not receive any compensation.

### **Closing**

#### **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, if necessary, for Real Estate**

**Motion made by Member Mangum, Seconded by Member Wojtas.**

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

Meeting closed at approximately 1:35 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 Wojtas.**

**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 2:11 p.m.

DRAFT Minutes	Page 3 of 4	
December 9, 2025		

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 Doolittle, Seconded by Member Mangum.**

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

Meeting adjourned at approximately 2:12 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Walt Rocker III  
Chairman

DRAFT Minutes	Page 4 of 4	
December 9, 2025		



117 Putnam Drive  
Eatonton, GA 31024  
(478) 747-2219  
[www.putnamforward.dev](http://www.putnamforward.dev)

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The draft minutes of the December 9, 2025 Executive Session are available for Board Member review in the County Clerk's office.