



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

**Agenda**  
**Tuesday, April 12, 2022 ♦ 3:30 PM**  
*Putnam County Administration Building – Room 204*

**Opening**

1. Call to Order

**Minutes**

2. Approval of Minutes
  - a. March 8, 2022 Regular Meeting
  - b. March 22, 2022 Called Meeting

**Financials**

3. Approval of Financials
  - a. February 2022
  - b. March 2022

**Reports**

4. Executive Director Report

**Regular Business**

5. Authorization for Chairman to sign Georgia Power Easement
6. Review of Survey Proposals for Industrial Boulevard
7. Authorization for Chairman to sign an Easement for a Relocated Valve Vault for the Waterline Relocation Project at Rock Eagle Technology Park

**Other Business**

8. Other Business

**Next Meeting Items**

9. Next Meeting Items

**Executive Session**

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

**Closing**

13. 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.

**File Attachments for Item:**

## 2. Approval of Minutes

- a. March 8, 2022 Regular Meeting
- b. March 22, 2022 Called Meeting



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[www.putnamdevelopmentauthority.com](http://www.putnamdevelopmentauthority.com)

## Minutes

**Tuesday, March 8, 2022 ♦ 3:30 PM**

*Putnam County Administration Building – Room 204*

The Putnam Development Authority met on Tuesday, March 8, 2022 at approximately 3:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

### *PRESENT*

Chairman Walt Rocker III  
 Member Brice Doolittle  
 Member John Wojtas

### *ABSENT*

Member Patty Burns  
 Member Mylle Mangum

### *STAFF PRESENT*

Attorney Kevin Brown  
 Executive Director Matt Poyner

### *OTHERS PRESENT*

#### **Opening**

##### 1. Call to Order

Chairman Rocker called the meeting to order at approximately 3:40 p.m.  
 (Copy of agenda made a part of the minutes.)

#### **Minutes**

##### 2. Approval of Minutes

- a. February 17, 2022 Regular Meeting
- b. February 17, 2022 Executive Session

**Motion to approve the February 17, 2022 Regular Meeting and Executive Session Minutes.**

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

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

Draft Minutes	Page 1 of 3	
March 8, 2022		

**Financials**

3. Approval of Financials - February 2022  
Not discussed.

**Reports**

4. Executive Director Report

Executive Director Poyner reported the following:

- Business & Industry Company Contacts
- Workforce Development
- Project Status
- South Industrial Park
- Rock Eagle Technology Park
- Other Activities
- Strategic Planning Retreat - 2022 Goals

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

**Regular Business**

5. Ratification of Engagement of Appraiser  
No action needed per Attorney Brown.

**Other Business**

6. Other Business

**Motion to authorize counsel to move forward as discussed.**

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

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

**Next Meeting Items**

7. Next Meeting Items

None

**Executive Session**

8. Enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel,  
Litigation, or Real Estate

Executive Session not needed.

9. Reopen meeting and execute Affidavit concerning the subject matter of the closed portion of  
the meeting

Executive Session not held.

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

Executive Session not held.

Draft Minutes	Page 2 of 3	
March 8, 2022		



**Closing**

11. Adjournment

**Motion to adjourn the meeting.**

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

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

Meeting adjourned at approximately 4:45 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Walt Rocker III  
Chairman

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March 8, 2022		



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

## Called Meeting Minutes

**Tuesday, March 22, 2022 ♦ 11:30 AM**

*Putnam County Administration Building – Room 204*

The Putnam Development Authority met on Tuesday, March 22, 2022 at approximately 11:30 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

### *PRESENT*

Chairman Walt Rocker III  
 Member Patty Burns (via telephone)  
 Member Brice Doolittle  
 Member Mylle Mangum

### *ABSENT*

Member John Wojtas

### *STAFF PRESENT*

Executive Director Matt Poyner  
 County Clerk Lynn Butterworth

### *OTHERS PRESENT*

Mr. Jim Stone, Tytan Pictures  
 Ms. Candice Scott, Regional Project Manager with Georgia Department of Economic Development

### **Opening**

#### 1. Call to Order

Chairman Rocker called the meeting to order at approximately 12:02 p.m.

Lunch was served prior to the start of the meeting.

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

Draft Called Meeting Minutes	Page 1 of 2	
March 22, 2022		

**Called Meeting**

2. Branding Campaign - Update (Tytan Studios)

Mr. Jim Stone made a presentation of some branding ideas for the PDA. Three different logos were presented. All present were in agreement with the winged P logo and requested that Mr. Stone provide different design options and colors.

Some slogans and/or tag lines were also discussed for various uses including a new domain name.

**Motion to adopt "PutnamForward" as the new URL for the PDA.**

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

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

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

**Closing**

3. 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**

Meeting adjourned at approximately 1:00 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Walt Rocker III  
Chairman

Draft Called Meeting Minutes	Page 2 of 2	
March 22, 2022		

**File Attachments for Item:**

3. Approval of Financials

a. February 2022

b. March 2022

**Balance Sheet**

As of March 31, 2022

	<u>Mar 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Checking-FMB	260,136.04
10050 · One Georgia Funds	50.00
10055 · The Peoples Bank	82,555.31
10300 · Certificate of Deposit 42072	110,240.31
10600 · Certificate of Deposit-24251	82,667.01
<b>Total Checking/Savings</b>	<u>535,648.67</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>564,902.17</u>
<b>Fixed Assets</b>	
11100 · 10 ac. N. Park	200,000.00
11200 · 5 ac. N. Park	100,000.00
11225 · Land	19,106.00
11250 · Building-Tech College	1,000,000.00
11300 · Tech. College Property	455,962.60
11350 · Rock Eagle Land Improvements	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
11751 · building-Old Hotel	123,536.00
<b>Total Fixed Assets</b>	<u>3,826,379.20</u>
<b>TOTAL ASSETS</b>	<u><u>4,391,281.37</u></u>
<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	606,168.53
Net Income	64,438.64
<b>Total Equity</b>	<u>4,038,531.37</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>4,391,281.37</u></u>

# Putnam Development Authority Profit & Loss YTD Comparison

March 2022

	Mar 22	Oct '21 - Mar 22
<b>Income</b>		
46400 · Other Types of Income		
46410 · County Funding	12,322.00	73,932.00
46430 · Miscellaneous Revenue	0.00	82,555.31
<b>Total 46400 · Other Types of Income</b>	<b>12,322.00</b>	<b>156,487.31</b>
<b>Total Income</b>	<b>12,322.00</b>	<b>156,487.31</b>
<b>Expense</b>		
62800 · Facilities and Equipment		
62820 · Electricity	48.59	297.35
62830 · Repairs & Maintenance	0.00	69.00
62840 · Insurance		
62842 · General Insurance	2,064.68	11,690.30
62840 · Insurance - Other	701.00	701.00
<b>Total 62840 · Insurance</b>	<b>2,765.68</b>	<b>12,391.30</b>
<b>Total 62800 · Facilities and Equipment</b>	<b>2,814.27</b>	<b>12,757.65</b>
63000 · Professional Fees		
63003 · Accounting/Audit	2,640.00	2,640.00
63006 · Legal Fees	0.00	6,304.00
<b>Total 63000 · Professional Fees</b>	<b>2,640.00</b>	<b>8,944.00</b>
64000 · Projects		
64001 · SIP Project	10,772.00	45,272.00
<b>Total 64000 · Projects</b>	<b>10,772.00</b>	<b>45,272.00</b>
65100 · Other Types of Expenses		
65110 · Advertising Expenses	4,775.00	22,928.00
65120 · Dues & Subscriptions	0.00	518.00
65135 · Travel	61.81	1,106.77
65137 · Education	0.00	350.00
65142 · Office and General Supplies	28.00	82.25
<b>Total 65100 · Other Types of Expenses</b>	<b>4,864.81</b>	<b>24,985.02</b>
66000 · Miscellaneous	0.00	90.00
<b>Total Expense</b>	<b>21,091.08</b>	<b>92,048.67</b>
<b>Net Income</b>	<b>-8,769.08</b>	<b>64,438.64</b>

**Putnam Development Authority**  
**Profit & Loss Budget vs. Actual**  
**October 2021 through March 2022**

	Oct '21 - Mar 22	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
<b>46400 · Other Types of Income</b>				
46410 · County Funding	73,932.00	72,931.96	1,000.04	101.4%
46430 · Miscellaneous Revenue	82,555.31			
<b>Total 46400 · Other Types of Income</b>	<b>156,487.31</b>	<b>72,931.96</b>	<b>83,555.35</b>	<b>214.6%</b>
<b>Total Income</b>	<b>156,487.31</b>	<b>72,931.96</b>	<b>83,555.35</b>	<b>214.6%</b>
<b>Expense</b>				
<b>62800 · Facilities and Equipment</b>				
62820 · Electricity	297.35	350.02	-52.67	85.0%
62830 · Repairs & Maintenance	69.00			
62840 · Insurance				
62841 · Auto Owners Insurance	0.00	200.02	-200.02	0.0%
62842 · General Insurance	11,690.30	3,000.00	8,690.30	389.7%
62840 · Insurance - Other	701.00			
<b>Total 62840 · Insurance</b>	<b>12,391.30</b>	<b>3,200.02</b>	<b>9,191.28</b>	<b>387.2%</b>
<b>Total 62800 · Facilities and Equipment</b>	<b>12,757.65</b>	<b>3,550.04</b>	<b>9,207.61</b>	<b>359.4%</b>
<b>63000 · Professional Fees</b>				
63001 · Pat-Professional Services	0.00	0.00	0.00	0.0%
63002 · Audrey-Professional Services	0.00	0.00	0.00	0.0%
63003 · Accounting/Audit	2,640.00	600.00	2,040.00	440.0%
63004 · Executive Director	0.00	46,500.00	-46,500.00	0.0%
63005 · County Clerk	0.00	1,920.00	-1,920.00	0.0%
63006 · Legal Fees	6,304.00	8,750.02	-2,446.02	72.0%
<b>Total 63000 · Professional Fees</b>	<b>8,944.00</b>	<b>57,770.02</b>	<b>-48,826.02</b>	<b>15.5%</b>
<b>64000 · Projects</b>				
64001 · SIP Project	45,272.00			
<b>Total 64000 · Projects</b>	<b>45,272.00</b>			
<b>65100 · Other Types of Expenses</b>				
65101 · Computer Services	0.00	0.00	0.00	0.0%
65102 · Building & Grounds	0.00	0.00	0.00	0.0%
65103 · Equipment Services	0.00	0.00	0.00	0.0%
65104 · Rental Expense	0.00	0.00	0.00	0.0%
65105 · General Insurance	0.00	0.00	0.00	0.0%
65106 · Telecommunications	0.00	0.00	0.00	0.0%
65107 · Postage	0.00	50.02	-50.02	0.0%
65110 · Advertising Expenses	22,928.00	9,062.02	13,865.98	253.0%
65117 · Small Equipment	0.00	0.00	0.00	0.0%
65120 · Dues & Subscriptions	518.00	0.00	518.00	100.0%
65125 · Marketing	0.00	0.00	0.00	0.0%
65130 · Conferences	0.00	0.00	0.00	0.0%
65135 · Travel	1,106.77	249.98	856.79	442.7%
65137 · Education	350.00	999.98	-649.98	35.0%
65140 · Printing & Binding	0.00	0.00	0.00	0.0%
65141 · Books & Periodicals	0.00	0.00	0.00	0.0%
65142 · Office and General Supplies	82.25	1,250.02	-1,167.77	6.6%
<b>Total 65100 · Other Types of Expenses</b>	<b>24,985.02</b>	<b>11,612.02</b>	<b>13,373.00</b>	<b>215.2%</b>
<b>65144 · Employee Expenses</b>				
65145 · Full Time Staff Salaries	0.00	0.00	0.00	0.0%
65146 · Part Time Salaries	0.00	0.00	0.00	0.0%
65147 · Insurance	0.00	0.00	0.00	0.0%
65148 · SS	0.00	0.00	0.00	0.0%
65149 · Retirement Contributions	0.00	0.00	0.00	0.0%
65151 · Workers Comp	0.00	0.00	0.00	0.0%
<b>Total 65144 · Employee Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>66000 · Miscellaneous</b>	<b>90.00</b>			
<b>Total Expense</b>	<b>92,048.67</b>	<b>72,932.08</b>	<b>19,116.59</b>	<b>126.2%</b>
<b>Net Income</b>	<b>64,438.64</b>	<b>-0.12</b>	<b>64,438.76</b>	<b>-53,698,866.7%</b>

**File Attachments for Item:**

4. Executive Director Report



# Putnam Development Authority



ideas. development.. growth...

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APRIL 12, 2022

# Administrative

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## ❖ **OneGeorgia**

- Have been coordinating with staff at MGRC to close out OneGeorgia loan, last required documents for Georgia DCA have been submitted and DCA accepted our two audits for their records.

## ❖ **Financials:**

- Limit for Executive Director to make transactions without prior Board approval.
- Add Executive Director to signature card.

## ❖ **Miscellaneous:**

- Working to set up a cloud server to house PDA information.
- Looking at options for digital documents for board meetings versus current paper methods.
- Presented to both the County Commission and City Council to give an overview of the PDA. Will work to set dates so that these meetings can occur on a quarterly basis.

# Business & Industry Company Contacts

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## ❖ Existing Industry Updates:

- All businesses in updated census tract have received information about extending the Less Developed Census benefits and had to mail in their forms to the state by March 31<sup>st</sup>.
- 3/15 – GDEcD Project Manager Candice Scott and I made visits to industry partners:
  - Southeastern Buildings
  - Interfor
  - Stair South

## ❖ Industrial Park Association:

- Working to set up quarterly meetings with plant managers and HR directors to communicate local issues and provide applicable content to these individuals.

# Workforce Development

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## ❖ **Chamber of Commerce:**

- The Chamber hosted their job fair at the County building on March 11<sup>th</sup>. The attendance was good and some of the companies felt they had several candidates for open positions.

## ❖ **Georgia Department of Economic Development:**

- Attended the Mercer University Executive Forum on March 16th by invitation of the Macon-Bibb Industrial Authority. The Commissioner of the Georgia Department of Economic Development spoke and discussed how important it is that we are partnering with our educational institutes to continue to grow the workforce pipeline.

## ❖ **Putnam County High School:**

- One of the tasks to 'build bridges' between the school system and our local industries are Externships where teachers are able to either during the school year or in the summer go to local industries to learn more about what happens and what they do. Information has been sent to the school to get feedback on if any teacher are interested and then the PDA will work to set up these programs with our local industry partners.

# Marketing & Branding

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## ❖ Tytan Pictures:

- Have been in communication with Jim Stone on the logo. He is still working through the design and has engaged his graphic team in California to get the look that he feels is best for what we're wanting to achieve.

## ❖ Goebel Media:

- New domain will be: [www.putnamforward.dev](http://www.putnamforward.dev) We have acquired all other domains as well so that they will be forwarded to this new site.

# Project Status

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## ❖ Project Activity

- Waiting to hear back from chemical company on their plans. They were meeting with their architect last week to discuss the facility. Looking to purchase two acres at entrance to SIP site.

# Strategic Planning Retreat – 2022 GOALS

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## ❖ **Website/Marketing:**

- Engage Tytan Studios for Social Media campaign / rebranding of PDA
- Update and enhance PDA website to create valuable content
- Visits to Atlanta once per month to meet with GDEcD Project Managers
- Leverage retirees at Lake

## ❖ **Industrial Park:**

- Remove existing signage / Landscape enhancements
- New entrance to Park from US 441 / Landscape enhancements

## ❖ **Workforce Engagement:**

- Foster & grow relationship with Putnam High School

## ❖ **Existing Industry:**

- Quarterly Industrial Park meetings over pertinent content

## ❖ **Property Acquisition:**

- Research rail siding potential for Industrial Park growth

# Rock Eagle Technology Park

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## ❖ **GDOT:**

- Have been in contact with ER Snell who will be doing roadwork along Highway 441. They will be “wasting” dirt on this property and thus will create an 8 acre pad ready site for our use in marketing efforts. This is roughly a \$2MM project for the PDA that will enhance this Park at **ZERO** dollars of cost to the PDA.
- ER Snell will also construct a temporary asphalt plant on this property that will be removed once the work has been completed. They have agreed also to sell asphalt to the County when needed.



# South Industrial Park

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## ❖ **Spec Building:**

- In talks with a developer that may be interested in building a 100,000 s.f. building on the padded site. There is no inventory of any size available that is new and clean in this area or surrounding counties.

## ❖ **Existing Entry Sign:**

- The used car lot at the entrance to the Park would like to remove the existing signage as it is taking up space for what he thinks could be seven additional parking spaces. Setting a date for this to occur.

## ❖ **Georgia Department of Economic Development:**

- The Commissioner during his speech in Macon also discussed the need for communitie to have available properties and buildings if necessary for the influx of projects that are interested in Georgia.

# Questions?

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**Matt Poyner**

Economic Development Director

[mpoyner@putnamdevelopmentauthority.com](mailto:mpoyner@putnamdevelopmentauthority.com)

(478) 747-2219

**File Attachments for Item:**

5. Authorization for Chairman to sign Georgia Power Easement

**Lynn Butterworth**

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**From:** mpoyner@putnamdevelopmentauthority.com  
**Sent:** Tuesday, March 29, 2022 3:36 PM  
**To:** Walt Rocker  
**Cc:** Lynn Butterworth  
**Subject:** FW: Georgia Power Easement Eatonton Primary Industrial Blvd  
**Attachments:** 2022030147 003.pdf; Exhibit 003 pdf.pdf

Walt - see the email below. I don't see any reason why this crossing would be an issue for us as it's on the Label Source side of the road. I'll get Lynn to add this to the agenda for our next meeting. Thanks.

Matt Poyner, Director  
478.747.2219  
**Putnam Development Authority**

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**From:** Lovett, Pierce M. <X2PMLOVE@SOUTHERNCO.COM>  
**Sent:** Tuesday, March 29, 2022 2:33 PM  
**To:** mpoyner@putnamdevelopmentauthority.com  
**Subject:** Georgia Power Easement Eatonton Primary Industrial Blvd

Good afternoon Mr. Poyner,

My name is Pierce Lovett and I am a Land Agent for Georgia Power. I called yesterday and left a message about why I am reaching out. We are retiring a transmission line in the area, and in order to continue to serve customers, we are trying to install a new distribution line. Before we can begin however, we will need an easement signed by the property owners who's land the new line would be on. I have attached an easement and exhibit for the property owned by the Development Authority. When you get a chance to review please give me a call and I would be happy to discuss. If you guys decide to go ahead and sign it, since you are a corporation, it will need to be signed by either 2 officers or 1 officer and stamped with the corporation's seal. Please also have whoever signs it print their name and officer title underneath their signature and initial the exhibit attached. The signatures will need to be witnessed and notarized with the witness and notary being different people. Once that is done please have the original mailed to my address below. Thank you for your consideration with this and I hope to hear from you soon!

Best,  
Pierce Lovett  
Land Agent  
1311 Nancelon Cir  
Evans, GA 30809  
229-392-5308

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

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PROJECT **2022030147**            LETTER FILE                    DEED FILE                    MAP FILE  
ACCOUNT NUMBER    **10582802-GPC9596-VBS-12.02.01**  
NAME OF LINE/PROJECT: **EATONTON PRIMARY (PUTNAM COUNTY) DISTRIBUTION LINE**  
  
PARCEL NUMBER **003**  
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STATE OF GEORGIA  
PUTNAM COUNTY

**E A S E M E N T**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **PUTNAM DEVELOPMENT AUTHORITY** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **117 Putnam Drive, Eatonton, GA 31024**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at INDUSTRIAL BLVD, EATONTON, GA 31024 (Tax Parcel ID No. 062 045004 001) in the 368 GMD (Georgia Militia District) of Putnam County, Georgia.

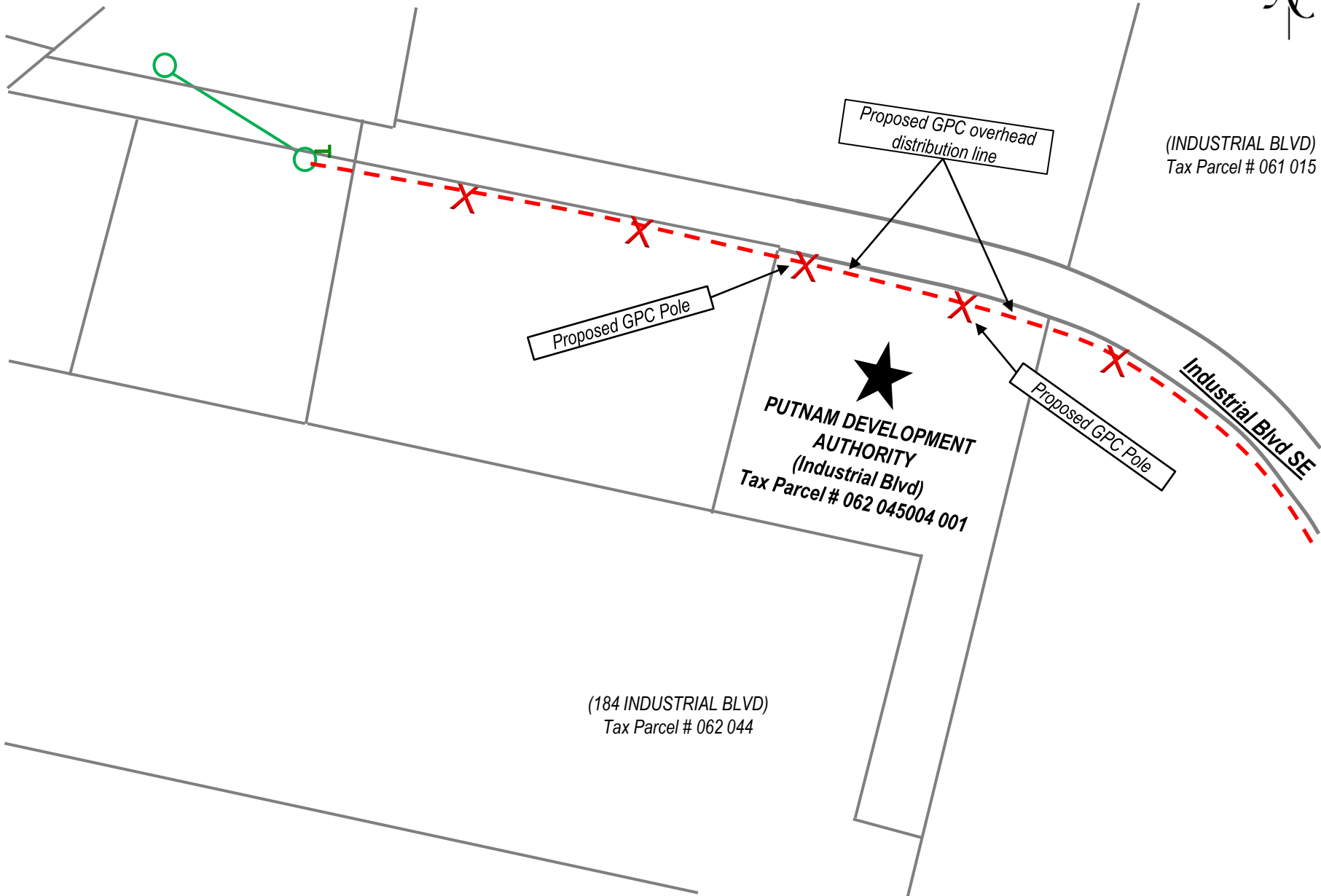
The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose





# Exhibit "A"



**EATONTON PRIMARY (PUTNAM COUNTY)  
DISTRIBUTION LINE  
LIMS # 2022030147  
Pole Location(s):**



**File Attachments for Item:**

8. Other Business

**LEASE AGREEMENT**

**THIS LEASE AGREEMENT (“Agreement”)** is made and entered into this \_\_\_\_\_ day of April, 2022, by and between the **PUTNAM DEVELOPMENT AUTHORITY (“Landlord”)** and **E.R. SNELL CONTRACTOR, INC.**, a Georgia corporation (“**Tenant**”).

**WITNESSETH:**

**WHEREAS**, Landlord owns certain real property in the County of Putnam, State of Georgia (the “**Premises**”);

**WHEREAS**, Tenant is the prime contractor for the construction project owned by the Georgia Department of Transportation (“**Project Owner**”) involving the widening and reconstruction of roadway on US 144/SR 24, and with the contract identification number B3CBA2102167-0 (the “**Project**”); and

**WHEREAS**, in connection with and for the duration of the Project, Tenant desires (i) to locate and operate an asphalt plant (the “**Plant**”) and (ii) to deposit earthen materials (i.e., soils, stones, rocks, etc.) (the “**Waste Pit**”) on those portions of the Premises consisting of approximately 9.3 acres, highlighted on the attached plat as Exhibit A (the “**Tract**”), pursuant to the terms set forth herein.

**NOW, THEREFORE**, in consideration of the covenants and agreements set forth herein, the parties agree and intend to be legally bound as follows:

1. **Recitals**. The recitals set forth above are hereby incorporated into this Agreement as if fully set forth herein.
2. **Purpose**. Landlord hereby leases the Tract to Tenant (i) to locate and operate the Plant and (ii) to develop the Waste Pit (the “**Purpose**”). Tenant shall be permitted to place and/or store any other improvements and ancillary equipment on the Tract to the extent necessary and incidental to the Purpose, including, but not limited to, fencing, material (including recycled asphalt payment) and equipment. Tenant’s employees, contractors, agents and representatives may access the Tract for the Purpose. During the Term, Tenant shall be the sole operator in and around the Tract, and Landlord shall not interfere, or permit any other third party to interfere, with Tenant’s rights under this Agreement. Upon the expiration of this Agreement, Tenant shall remove the Plant and any other improvements and ancillary equipment related to the Plant from the Tract.
3. **Access**. During the term of this Agreement, Tenant and its employees, contractors, agents and representatives shall have the nonexclusive right to access and cross the Premises as reasonably necessary to access the Tract.
4. **Term**. The term of this Agreement shall commence from the date hereof through December 31, 2025, unless terminated earlier by Tenant upon thirty days’ prior written notice to Landlord (“**Term**”).

5. **Closeout Activities**. In consideration for Tenant’s lease of the Tract, prior to expiration or earlier termination of this Lease, and subject to the provisions of paragraph 6 below, Tenant shall perform the following activities and comply with any legally applicable requirements with respect to such activities: (a) grade the Tract to permit drainage and leave it in a reasonably level and uniform condition; and (b) seed/grass the Tract (collectively, “**Closeout Activities**”).

6. **Contingency**. Notwithstanding anything to the contrary herein, this Agreement and the parties’ rights and obligations set forth herein shall be contingent upon Tenant obtaining any required governmental approvals and/or permits (i) to locate and operate the Plant on the Tract and (ii) to develop the Waste Pit (collectively, “**Governmental Approvals**”), including, but not limited to, required approvals from Project Owner and the issuance of a land disturbance permit from Putnam County, Georgia, as necessary. Landlord shall reasonably cooperate with Tenant in obtaining such Governmental Approvals, including, but not limited to, permitting any necessary inspections of the Tract and/or Waste Pit or completing any documentation reasonably required to obtain such Governmental Approvals. If Tenant is unable to obtain the Governmental Approvals (i) to locate and operate the Plant on the Tract and (ii) develop the Waste Pit, then notwithstanding anything to the contrary herein, this Agreement shall terminate, and the parties shall have no further obligations hereunder.

7. **Erosion Control**. Tenant will provide any reasonably necessary erosion controls for the Tract and comply with any legally applicable erosion control specifications. In no event shall Tenant be required to blast rock in connection with its activities and is not responsible for removal of any rock encountered at the Tract.

8. **Hazardous Materials**. Tenant shall comply with any applicable environmental laws with respect to Tract and shall not dispose any hazardous materials on the Tract.

9. **Taxes**. Tenant shall not be responsible for any real estate taxes on the Property or the Tract.

10. **Indemnity**. (a) Tenant shall defend, indemnify and hold and save harmless Landlord from and against any and all losses, demands, damages, suits, administrative proceedings, actions, expenses, judgments, fines, penalties and any other liabilities of any nature, brought or had against Landlord, or suffered or incurred by Landlord, or other owner which result from, arise out of, or concern the operations of Tenant or its use, occupancy or possession of the Tract, whether caused by Tenant or its subcontractors, invitees, officers or employees; and (b) Landlord shall defend, indemnify and hold and save harmless Tenant from and against any and all losses, demands, damages, suits, administrative proceedings, actions, expenses, judgments, fines, penalties and any other liability of any nature, brought or had against Tenant, or suffered or incurred by Tenant which results from, arises out of, or concerns the operations of Landlord and whether caused by Landlord or its subcontractors, invitees, officers or employees.

11. **Insurance.** Tenant shall carry, at its own costs and expense, insurance coverage in the types and amounts shown below:

(a) Workers' Compensation:

a. Statutory Limits

(b) Commercial General Liability:

a. Bodily Injury: \$1,000,000 Each Occurrence  
\$2,000,000 Aggregate

b. Property Damage: \$1,000,000 Each Occurrence  
\$2,000,000 Aggregate

(c) Comprehensive Automotive Liability:

a. Bodily Injury & Comprehensive: \$1,000,000 Each Accident

12. **Release.** Upon completion of Owner's activities at the Property as set forth herein, including, if applicable, the Closeout Activities, this Agreement shall terminate, and Owner hereby releases and forever discharges (a) Project Owner, (b) Tenant, and (c) their respective employees, contractors, agents and representatives, from any and all claims for damages arising from or incurred by Tenant's entry, use, or occupancy of the Premises and/or the Tract, including any and all claims for damages arising from any material deposited at the Tract, pursuant to the terms of this Agreement. The release and discharge terms of this Section 12 shall survive termination of this Agreement.

13. **Miscellaneous.** This Agreement shall be governed in accordance with the laws of the State of Georgia. All exhibits shall be incorporated into this Agreement. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all such counterparts shall together constitute one and the same Agreement. Electronic, facsimile or photocopied signatures shall be considered as valid signatures.

**LANDLORD:**

**TENANT:**

PUTNAM DEVELOPMENT AUTHORITY

E.R. SNELL CONTRACTOR, INC.

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

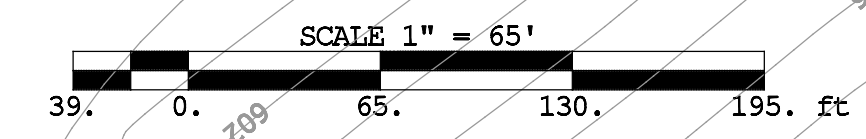
Date: \_\_\_\_\_

Date: \_\_\_\_\_

*Exhibit 1*

Drawing of Premises and Tract





PUTNAM DEVELOPMENT  
AUTHORITY

PUTNAM DEVELOPMENT  
AUTHORITY

Driveway  
Initial 8.0 %  
Final 4.5 %

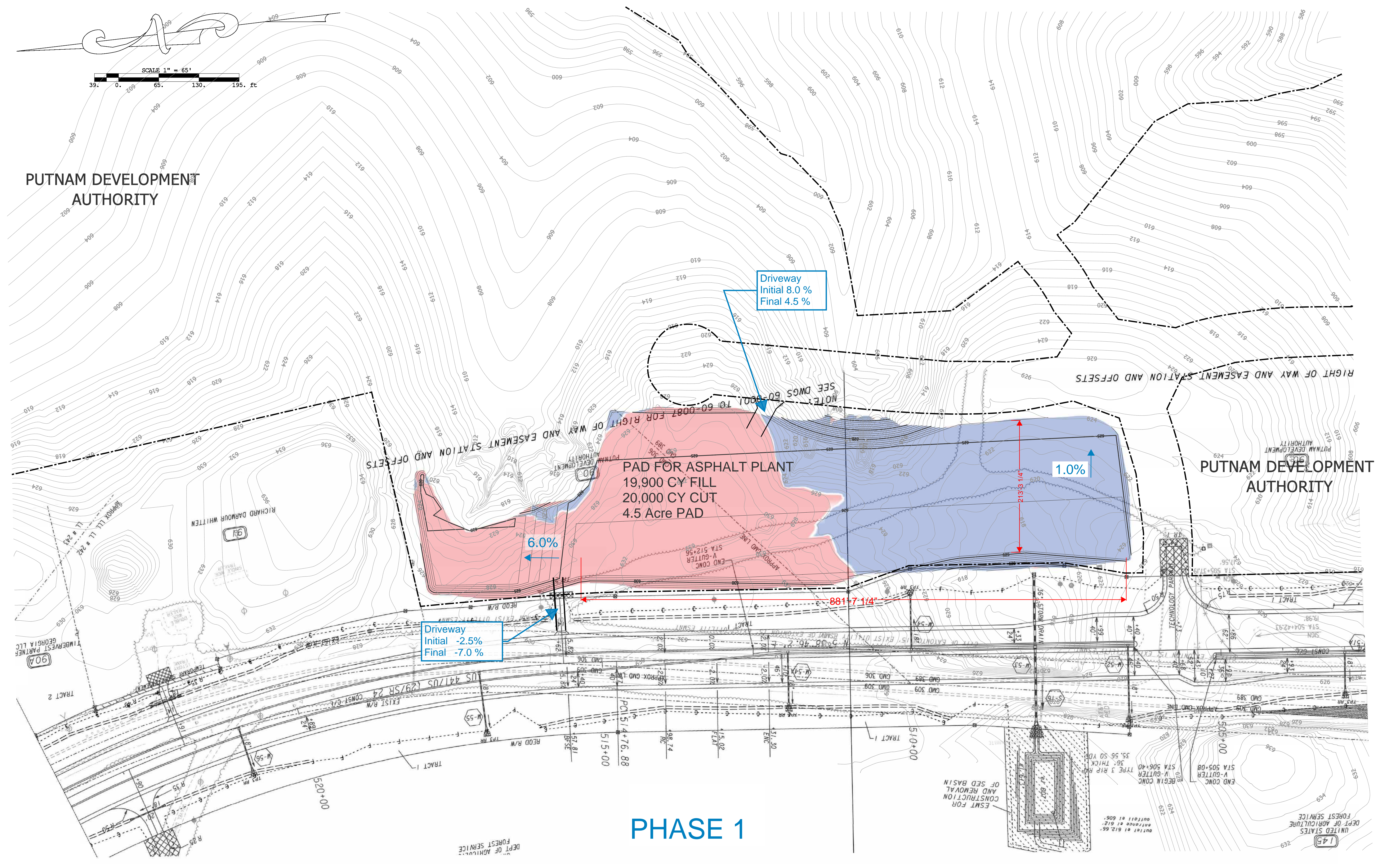
Driveway  
Initial -2.5%  
Final -7.0 %

PAD FOR ASPHALT PLANT  
19,900 CY FILL  
20,000 CY CUT  
4.5 Acre PAD

1.0%

6.0%

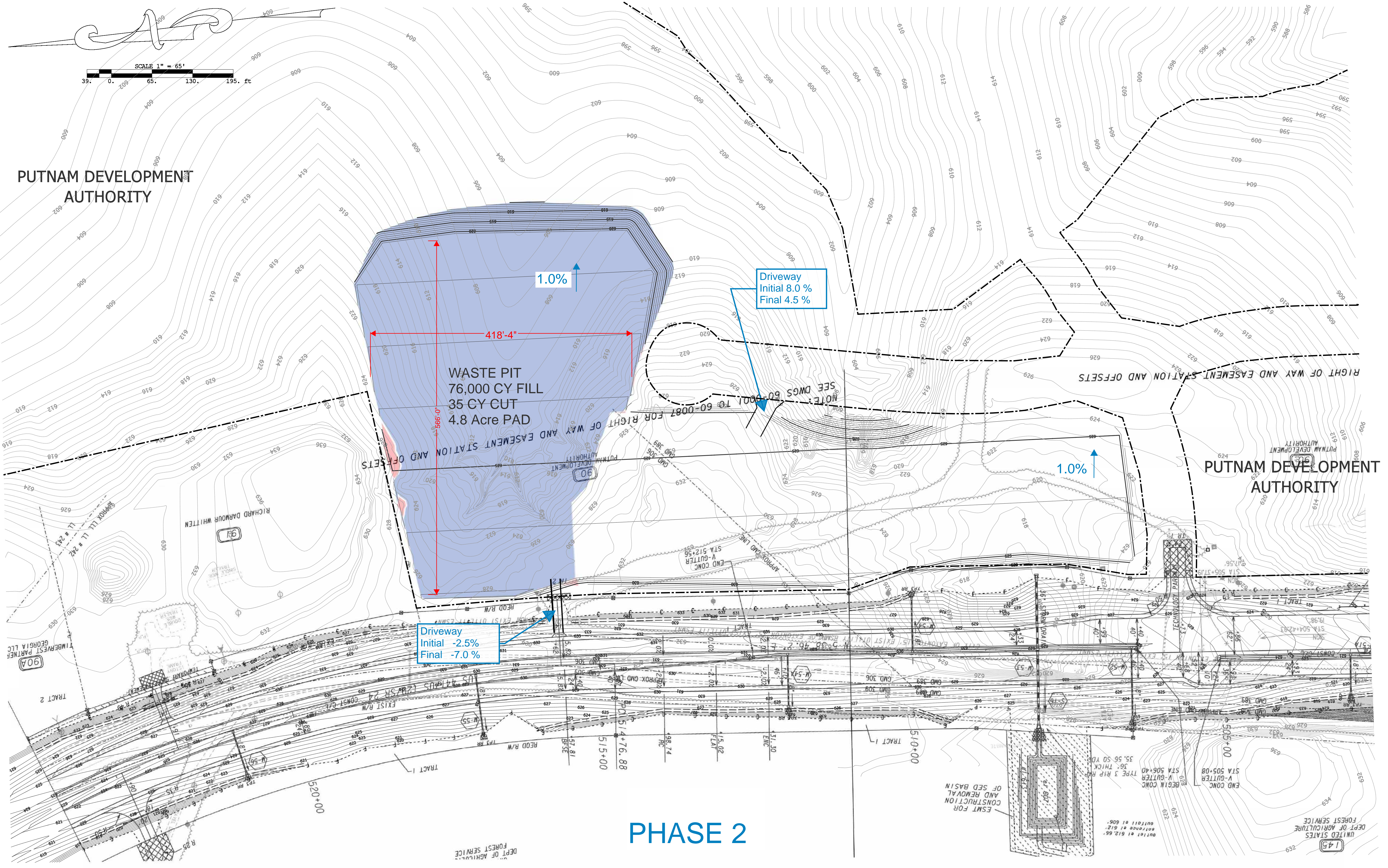
PHASE 1





SCALE 1" = 65'  
39. 0. 65. 130. 195. ft

PUTNAM DEVELOPMENT  
AUTHORITY



RIGHT OF WAY AND EASEMENT STATION AND OFFSETS

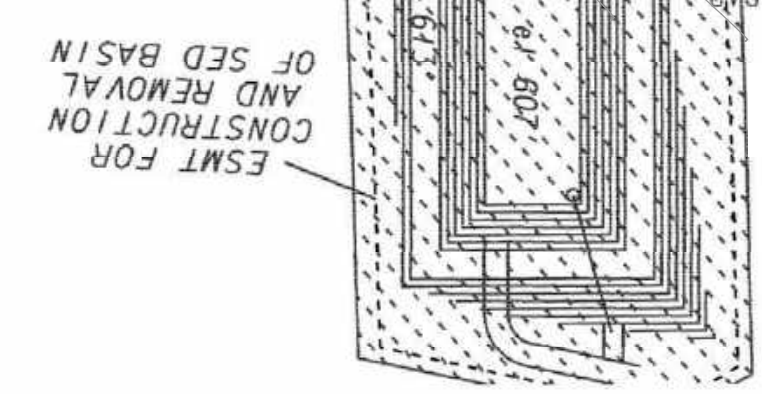
WASTE PIT  
76,000 CY FILL  
35 CY CUT  
4.8 Acre PAD

Driveway  
Initial 8.0 %  
Final 4.5 %

Driveway  
Initial -2.5 %  
Final -7.0 %

PUTNAM DEVELOPMENT  
AUTHORITY

PHASE 2



UNITED STATES  
DEPT OF AGRICULTURE  
FOREST SERVICE





GOOGLE EARTH