

Agenda

Tuesday, March 10, 2026 ◊ 1:00 PM

Putnam County Administration Building

117 Putnam Drive, Room 204, Eatonton, GA 31024

Opening

1. Call to Order

Minutes

2. Approval of Minutes
 - a. February 10, 2026 Regular Meeting
 - b. February 10, 2026 Executive Session

Financials

3. Approval of Financials - February 2026

Reports

4. Economic Development Director Report

Regular Business

None

Other Business

5. Other Business

Next Meeting Items

6. Next Meeting Items

Regular Business

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

Closing

10. 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. February 10, 2026 Regular Meeting
- b. February 10, 2026 Executive Session



107 S. Jefferson Avenue
Eatonton, GA 31024
(706) 623-7113

Minutes

Tuesday, February 10, 2026 ◊ 1:00 PM
Putnam County Administration Building
117 Putnam Drive, Eatonton, GA 31024

The Putnam Development Authority met on Tuesday, February 10, 2026 at approximately 1:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Eatonton, Georgia.

PRESENT

- Chairman Walt Rocker III
- Member Patty Burns
- Member Mylle Mangum
- Member John Wojtas

OTHERS PRESENT

- Attorney Kevin Brown
- Economic Development Director Matt Poyner
- County Clerk Lynn Butterworth

Opening

- 1. Call to Order

Chairman Rocker called the meeting to order at approximately 1:05 p.m. (Copy of agenda made a part of the minutes.)

Minutes

- 2. Approval of Minutes
 - a. January 13, 2026 Regular Meeting
 - b. January 13, 2026 Executive Session

Attorney Brown advised that a correction was needed to the Regular Meeting minutes: add the word “negotiations” to the end of the motion in item #11 (Action, if any, resulting from the Executive Session.)

Motion to approve the January 13, 2026 Executive Session minutes and the January 13, 2026 Regular Meeting minutes with the following correction: add the word “negotiations” to the end of the motion in item #11 (Action, if any, resulting from the Executive Session.)

Motion made by Member Mangum, Seconded by Member Burns.

Voting Yea: Member Burns, Member Mangum, Member Wojtas

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Financials

3. Approval of Financials - January 2026

Member Burns reviewed the Financials.

Motion to approve the January 2026 Financials.

Motion made by Member Mangum, Seconded by Member Wojtas.

Voting Yea: Member Burns, Member Mangum, Member Wojtas

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

Reports

4. Economic Development Director Report

Executive Director Matt Poyner reported the following:

(Copy of report made a part of the minutes)

- Administrative
- Business & Industry Company Contacts
 - Local Industry
- Workforce Development
 - Putnam College & Career Academy
 - MGEA
- Marketing & Branding
 - Marketing
 - Property
- Project Status
 - Project activity
- Rock Eagle Technology Park
 - Miscellaneous
- South Industrial Park
 - Property overview

Regular Business

5. Discussion and possible action on Highway 441 Appraisal (tabled from 1-13-26 meeting)

EDD Poyner explained that an appraiser was engaged for the property located next to Central Georgia Technical College. He will contact the inquiring entity and check on their interest.

Attorney Brown suggested proceeding with a survey and investigating road access. Chairman Rocker suggested surveying the property near the County Administration Building at the same time.

No action was taken.

6. Discussion and possible action on a Tytan Pictures contract for the Putnam Development Authority Strategic Plan

Member Wojtas commented that it seemed premature to be reviewing this contract; that it contains good information, but input from a couple of other entities should be sought. He suggested putting an RFP together for other marketing/advertising companies and making a performance-based selection, not necessarily just a low-price selection. Member Mangum supported getting some other quotes and suggested that each member review the Tytan Pictures proposal and send comments to EDD Poyner to consolidate and use for negotiations. A March 31, 2026 deadline was set for board member comments. No action was taken.

(Copy of proposed contract made a part of the minutes.)

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7. Selection of 2026 PDA Officers

Motion to retain Walt Rocker as PDA Chairman.

Motion made by Member Wojtas, Seconded by Member Burns.

Voting Yea: Member Burns, Member Mangum, Member Wojtas

Motion to retain John Wojtas as PDA Vice-Chairman.

Motion made by Chairman Rocker, Seconded by Member Mangum.

Voting Yea: Member Burns, Member Mangum, Member Wojtas

Motion to retain Patty Burns as PDA Secretary/Treasurer.

Motion made by Member Mangum, Seconded by Member Wojtas.

Voting Yea: Member Burns, Member Mangum, Member Wojtas

Motion to nominate Mylle Mangum as PDA Assistant Secretary/Treasurer.

Motion made by Member Wojtas. No second received.

Attorney Brown reminded members that the Assistant Secretary/Treasurer does not need to be a member of the board and that the position was currently held by Clerk Butterworth.

Motion to retain Lynn Butterworth as PDA Assistant Secretary/Treasurer.

Motion made by Member Burns, Seconded by Member Wojtas.

Voting Yea: Member Burns, Member Mangum, Member Wojtas

Other Business

8. Other Business

Chairman Rocker commented on a current news story by 11AliveNews that is not totally accurate. Attorney Brown suggested publishing a written response to the story. He and EDD Poyner will compose a statement to be circulated to board members for inaccuracies and clarifications before publication. No action was taken.

Next Meeting Items

9. Next Meeting Items

None

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 Real Estate and Litigation.

Motion made by Member Wojtas, Seconded by Member Burns.

Voting Yea: Member Burns, Member Mangum, Member Wojtas

Meeting closed at approximately 1:57 p.m.

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

Motion to reopen the meeting 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: Member Burns, Member Mangum, Member Wojtas

Meeting reopened at approximately 2:17 p.m.

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

No action taken.

Closing

13. Adjournment

Motion to adjourn the meeting.

Motion made by Member Wojtas, Seconded by Member Mangum.

Voting Yea: Member Burns, Member Mangum, Member Wojtas

Meeting adjourned at approximately 2:18 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman



117 Putnam Drive
Eatonton, GA 31024
(706) 623-7113
www.putnamforward.dev

The draft minutes of the February 10, 2026 Executive Session are available for Board Member review in the County Clerk's office.

File Attachments for Item:

3. Approval of Financials - February 2026

Balance Sheet

Putnam Developmental Authority

As of February 28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
10000 Checking	0.00
10001 Checking-FMB	43,312.37
10002 New checking FMB	260,899.41
10050 One Georgia Funds	0.00
10055 The Peoples Bank	0.00
10100 Certificate of Deposit 11369	0.00
10200 Certificate of Deposit 14039	0.00
10300 Certificate of Deposit 42072	0.00
10400 Certificate of Deposit-22022	0.00
10500 Certificate of Deposit-28810	0.00
10600 Certificate of Deposit-24251	0.00
10700 Certificate of Deposit-22439	0.00
10800 Certificate of Deposit 43963/44575	53,023.73
10900 Certificate of Deposit 43964/44574	206,691.01
10910 Certificate of Deposit 44010/44573	51,691.45
10920 Certificate of Deposit 44011/44572	51,691.45
10930 Certificate of Deposit 44009/44571	51,691.45
Total for Bank Accounts	\$719,000.87
Accounts Receivable	
11005 Lease Receivable-State Properties Commission	106,779.39
Total for Accounts Receivable	\$106,779.39
Other Current Assets	
11605 Due from Others	0.00
11700 CIP	0.00
12007 Prepaid Insurance	3,896.00
Total for Other Current Assets	\$3,896.00
Total for Current Assets	\$829,676.26
Fixed Assets	
11100 10 ac. N. Park	0.00
11200 5 ac. N. Park	0.00
11225 Land	0.00
11250 Building-Tech College	0.00
11300 Tech. College Property	0.00
11350 Rock Eagle Land Improvements	0.00
11355 Rock Eagle Rech. Accum Deprecia	0.00
11400 Mach & Equip (Haband)	0.00
11500 142 Ac. Indust Blvd	0.00
11600 130 Ac. RE Tech. Park	0.00

Balance Sheet

Putnam Developmental Authority

As of February 28, 2026

DISTRIBUTION ACCOUNT	TOTAL
11750 S Jefferson Avenue	388.18
11751 building-Old Hotel	0.00
15000 Furniture and Equipment	4,165.00
Total for Fixed Assets	\$4,553.18
Other Assets	
12001 Note Receivable-Lease Purch Aar	-6,385.89
12005 Note Rec-Aaron	0.00
Total for Other Assets	-\$6,385.89
Total for Assets	\$827,843.55
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total for Accounts Payable	\$0.00
Other Current Liabilities	
11360 Accum Depr-Building	0.00
11420 Accum Depr-Mach & Equip	0.00
12200 Account Payable	0.00
12300 Retainage Payable	0.00
18050 Accrued Payroll	0.00
28000 Deferred Inflow of Resources-Leases	83,608.31
Total for Other Current Liabilities	\$83,608.31
Total for Current Liabilities	\$83,608.31
Total for Liabilities	\$83,608.31
Equity	
30000 Opening Balance Equity	-315,511.47
31000 Restricted Net Assets	0.00
32000 Unrestricted Net Assets	1,039,546.32
Net Income	20,200.39
Total for Equity	\$744,235.24
Total for Liabilities and Equity	\$827,843.55

Profit and Loss YTD Comparison

Putnam Developmental Authority

February 2026

DISTRIBUTION ACCOUNT	TOTAL	
	FEB 1 - FEB 28 2026	OCT 1 2025 - FEB 28 2026 (YTD)
Income		
45000 Interest	302.40	6,370.01
46400 Other Types of Income		
46410 County Funding	10,000.00	50,000.00
46450 Lease payments	6,431.42	28,941.39
46430 Miscellaneous Revenue		8,500.00
Total for 46400 Other Types of Income	\$16,431.42	\$87,441.39
Total for Income	\$16,733.82	\$93,811.40
Cost of Goods Sold		
Gross Profit	\$16,733.82	\$93,811.40
Expenses		
62800 Facilities and Equipment		
62820 Electricity	801.55	1,914.33
62840 Insurance		
62841 Auto Owners Insurance	342.00	342.00
Total for 62840 Insurance	\$342.00	\$342.00
62830 Repairs & Maintenance		121.92
Total for 62800 Facilities and Equipment	\$1,143.55	\$2,378.25
63000 Professional Fees	\$190.50	\$1,056.00
63006 Legal Fees		6,373.28
Total for 63000 Professional Fees	\$190.50	\$7,429.28
65100 Other Types of Expenses		
65142 Office and General Supplies	21.59	335.10
65154 Utilities	\$251.34	\$1,490.91
65154a IT	603.31	3,441.55
Total for 65154 Utilities	\$854.65	\$4,932.46
65110 Advertising Expenses		9,650.98
65130 Conferences		279.00
65155 Bank Service Charges		18.00
Total for 65100 Other Types of Expenses	\$876.24	\$15,215.54
65144 Employee Expenses		
65145 Full Time Staff Salaries	5,574.82	27,874.10
65152 Payroll Taxes	3,602.36	18,011.80
Total for 65144 Employee Expenses	\$9,177.18	\$45,885.90
64000 Projects		1,400.00

Profit and Loss YTD Comparison

Putnam Developmental Authority

February 2026

DISTRIBUTION ACCOUNT	TOTAL	
	FEB 1 - FEB 28 2026	OCT 1 2025 - FEB 28 2026 (YTD)
65136 Travel/ Meals		1,302.04
Total for Expenses	\$11,387.47	\$73,611.01
Net Operating Income	\$5,346.35	\$20,200.39
Other Income		
Other Expenses		
Net Other Income		
Net Income	\$5,346.35	\$20,200.39

10001 Checking-FMB, Period Ending 02/28/2026

RECONCILIATION REPORT

Reconciled on: 03/06/2026

Reconciled by:

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	50,709.03
Checks and payments cleared (12).....	-18,626.25
Deposits and other credits cleared (2).....	13,500.00
Statement ending balance.....	<u>45,582.78</u>
Uncleared transactions as of 02/28/2026.....	-2,270.41
Register balance as of 02/28/2026.....	43,312.37

Details

Checks and payments cleared (12)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/02/2026	Check	1479	Rebekah Coker	-50.00
01/22/2026	Check	1483	Rebekah Coker	-815.50
01/27/2026	Check	1486	Seyfarth Shaw LLP	-6,373.28
02/02/2026	Check	1487	Matt Poyner	-2,787.41
02/09/2026	Check	1490	Auto Owners Insurance	-342.00
02/13/2026	Expense		IRS	-3,156.70
02/17/2026	Expense		Georgia Department of Reve...	-445.66
02/18/2026	Check	1491	Matt Poyner	-2,787.41
02/20/2026	Check	1489	Rebekah Coker	-190.50
02/20/2026	Check	1492	Farmers & Merchants Bank	-697.93
02/27/2026	Expense		Responsive Technology	-178.31
02/27/2026	Expense		Georgia Power	-801.55

Total	-18,626.25
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Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/05/2026	Deposit			10,000.00
02/13/2026	Deposit			3,500.00

Total	13,500.00
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Additional Information

Uncleared checks and payments as of 02/28/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/26/2021	Check	1113	Patrick Topping	-55.10
09/28/2021	Check	1159	The Hartsford	-350.78
11/01/2023	Check	1066	Mastercard	-1,864.53

Total	-2,270.41
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10002 New checking FMB, Period Ending 02/28/2026

RECONCILIATION REPORT

Reconciled on: 03/05/2026

Reconciled by:

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	248,899.41
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (1).....	12,000.00
Statement ending balance.....	<u>260,899.41</u>
Register balance as of 02/28/2026.....	260,899.41

Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/25/2026	Deposit		State Properties	12,000.00
Total				12,000.00

File Attachments for Item:

4. Economic Development Director Report



MARCH 10, 2026

Administrative

- Audit is complete and we should be receiving the final report within the next week or two. I am requesting that Pat Muse with McNair, McLemore, Middlebrooks attend the April meeting to present to the Board.
- CGTC has reimbursed the PDA for replacing the HVAC unit.
- Attend the Open House at the CGTC Milledgeville campus for the new mechatronic and automotive labs, both very impressive for training opportunities in the region.
- Received pricing for ACH payments for the Director's salary and the lowest quote was still more than what should be allocated for one employee.
- Attended the CPACE townhall on February 12th. Lots of details discussed with the CPACE group regarding financing and parameters. It was reiterated more than once that this is a transaction between a borrower and a lender, just like a traditional loan.

Business & Industry Company Contacts

■ **Local Industry:**

- Met with and had conversations with several industries, the general consensus seems to be that while there could be more orders/work, everything is running steady and healthy through the first quarter. No concerns at this point about anything that may change that moving forward. (Editors note: These conversations occurred prior to the bombing of Iran)

Workforce Development

■ Putnam College & Career Academy:

- There is not a board meeting on the schedule in the near future. Still trying to coordinate with the school on the “emerging” workforce testing.

■ MGEA:

- The MGEA group is holding monthly virtual meetings for the planning process for the Workforce event in May. The driving force for this event is my peer group from Houston County, and they are doing a very good job of organizing and planning this program.

Marketing & Branding

■ **Marketing:**

- Currently at a standstill until decisions by the Board are made concerning future projects.

■ **Property:**

- Received a quote from The Acre Group for surveying the two separate parcels that were discussed during the February board meeting.

Project Status

- **Project Activity:**
 - No new activity to report.

Rock Eagle Technology Park

- **Miscellaneous:**
 - No report.

South Industrial Park

■ **Property Overview:**

- As stated in previous meetings, I would like to start doing preliminary work to have the 8-acre site prepped for development.
- Surveyor has been engaged to start the research portion for the land for the new signage. No update to provide.

Questions?

Matt Poyner

Director

mpoyner@putnamforward.dev

(478) 747-2219