

Agenda

Tuesday, November 12, 2024 ◊ 1:00 PM
107 S. Jefferson Avenue, Eatonton, GA 31024

Opening

1. Call to Order
2. Presentation by Paul Allen regarding the ACT WorkKeys program

Minutes

3. Approval of Minutes - October 8, 2024

Financials

4. Approval of Financials - October 2024

Reports

5. Economic Development Director Report

Regular Business

6. Ratification of Release of Securities Pledged with Farmers & Merchants Bank

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:

3. Approval of Minutes - October 8, 2024



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

Minutes
Tuesday, October 8, 2024 ♦ 1:00 PM
107 S. Jefferson Avenue, Eatonton, GA 31024

The Putnam Development Authority met on Tuesday, October 8, 2024 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 (via telephone)
- Member Mylle Mangum
- Member John Wojtas

ABSENT

- Member Brice Doolittle

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 1:24 p.m.
(Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes - September 10, 2024 Regular Meeting
Motion to approve the September 10, 2024 Regular Meeting minutes.
Motion made by Member Wojtas, Seconded by Member Mangum.
Voting Yea: Chairman Rocker, Member Burns, Member Mangum, Member Wojtas

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Financials

3. Approval of Financials - September 2024

Member Burns reviewed the Financials.

Motion to approve the September 2024 Financials.

Motion made by Member Mangum, Seconded by Member Wojtas.

Voting Yea: Chairman Rocker, 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
 - o Transfer of funds
 - o Local Authority registration
- Business & Industry Company Contacts
 - o Business Retention & Expansion (BREP) Survey
- Workforce Development
 - o Putnam College & Career Academy
- Marketing & Branding
 - o Tytan Pictures
 - o Office
- Project Status
 - o Project Activity
- Rock Eagle Technology Park
 - o Miscellaneous
- South Industrial Park
 - o Property Overview

Executive Director Poyner inquired about tax abatements to the asphalt plant.

Motion to authorize the Chairman and Secretary to execute PSA with ER Snell, authorize an interim lease (if needed) to accommodate company’s timeline, and develop a tax savings schedule in response to the company’s request for concessions and incentives.

Motion made by Member Mangum, Seconded by Member Wojtas.

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

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

Other Business

5. Other Business

The Len Resort and Goodwill projects were discussed. No action was taken.

Next Meeting Items

6. Next Meeting Items

None

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Closing

7. Adjournment

Motion to adjourn the meeting.

Motion made by Member Wojtas, Seconded by Member Mangum.

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

Meeting adjourned at approximately 2:07 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

File Attachments for Item:

4. Approval of Financials - October 2024

Putnam Developmental Authority

Balance Sheet

As of October 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 Checking	0.00
10001 Checking-FMB	15,996.25
10050 One Georgia Funds	0.00
10055 The Peoples Bank	299,799.11
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	49,982.45
Total Bank Accounts	\$365,777.81
Other Current Assets	
11605 Due from Others	0.00
11700 CIP	25,357.50
12007 Prepaid Insurance	3,896.00
Total Other Current Assets	\$29,253.50
Total Current Assets	\$395,031.31
Fixed Assets	
11100 10 ac. N. Park	200,000.00
11200 5 ac. N. Park	100,000.00
11225 Land	0.00
11250 Building-Tech College	1,000,000.00
11300 Tech. College Property	472,349.60
11350 Rock Eagle Land Improvements	660,561.00
11355 Rock Eagle Rech. Accum Deprecia	-62,386.40
11400 Mach & Equip (Haband)	0.00
11500 142 Ac. Indust Blvd	300,000.00
11600 130 Ac. RE Tech. Park	1,029,600.00
11750 S Jefferson Avenue	173,520.40
11751 building-Old Hotel	0.00
15000 Furniture and Equipment	24,602.12
Total Fixed Assets	\$3,898,246.72

Putnam Developmental Authority

Balance Sheet As of October 31, 2024

	TOTAL
Other Assets	
12001 Note Receivable-Lease Purch Aar	0.00
12005 Note Rec-Aaron	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$4,293,278.03
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
11360 Accum Depr-Building	318,038.21
11420 Accum Depr-Mach & Equip	0.00
12200 Account Payable	0.00
12300 Retainage Payable	0.00
18050 Accrued Payroll	667.00
Total Other Current Liabilities	\$318,705.21
Total Current Liabilities	\$318,705.21
Total Liabilities	\$318,705.21
Equity	
30000 Opening Balance Equity	3,367,924.20
31000 Restricted Net Assets	0.00
32000 Unrestricted Net Assets	613,647.67
Net Income	-6,999.05
Total Equity	\$3,974,572.82
TOTAL LIABILITIES AND EQUITY	\$4,293,278.03

Putnam Developmental Authority

Profit and Loss YTD Comparison

October 2024

	TOTAL	
	OCT 2024	OCT 2024 (YTD)
Income		
46400 Other Types of Income		
46410 County Funding	10,000.00	10,000.00
46450 Lease payments	3,500.00	3,500.00
Total 46400 Other Types of Income	13,500.00	13,500.00
Total Income	\$13,500.00	\$13,500.00
Expenses		
62800 Facilities and Equipment		
62820 Electricity	264.95	264.95
62830 Repairs & Maintenance	300.00	300.00
Total 62800 Facilities and Equipment	564.95	564.95
63000 Professional Fees		
63004 Executive Director	5,774.82	5,774.82
63005 County Clerk	4,712.28	4,712.28
63006 Legal Fees	1,311.64	1,311.64
Total 63000 Professional Fees	11,798.74	11,798.74
65100 Other Types of Expenses		
65106 Telecommunications	152.05	152.05
65110 Advertising Expenses	4,775.00	4,775.00
65155 Bank Service Charges	5.95	5.95
Total 65100 Other Types of Expenses	4,933.00	4,933.00
65144 Employee Expenses		
65152 Payroll Taxes	3,202.36	3,202.36
Total 65144 Employee Expenses	3,202.36	3,202.36
Total Expenses	\$20,499.05	\$20,499.05
NET OPERATING INCOME	\$ -6,999.05	\$ -6,999.05
NET INCOME	\$ -6,999.05	\$ -6,999.05

File Attachments for Item:

5. Economic Development Director Report



NOVEMBER 12, 2024

Administrative

- Need to transfer funds from People's account to a new account at Farmer's & Merchants Bank and set up CD with 50% of funds available.
- Audit process is beginning for BOE, County and PDA and information is being requested for the report.
- Will provide updated report for members who need to update their required training for the DCA.

Business & Industry Company Contacts

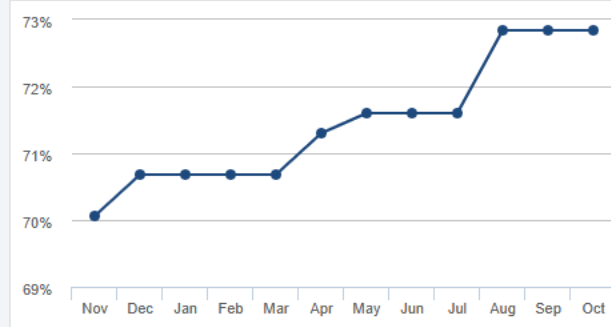
- **Business Retention & Expansion (BREP) Survey:**
 - Trying to wrap this up sooner rather than later.
- **Business Expansion:**
 - Local company will be expanding and plan to be up and running with new line by mid-year 2025. Expansion will consist of 50 net new hires and a \$3.5MM investment in new equipment and improvements to the existing facility.

Workforce Development

- **Putnam College & Career Academy:**
 - Career Academy has received their certification from the state of Georgia.
- **MGEA:**
 - Attended monthly meeting on November 8 to discuss the newly created Middle Georgia Innovation Corridor presentation by Dr. Joe Richardson. Middle Georgia has received funding from the USDOL through Georgia Tech to set up this initiative. Program is designed to enhance AI and robotics opportunities within the region.

Percentage Of Goals Complete

Putnam County November 30, 2023 - October 31, 2024



Goals

Workforce	Goal	Actual	
Emerging:	137	68	
Current:	86	81	
Transitioning:	78	74	
Employers:	23	13	

Marketing & Branding

- **Office:**

- Working on finalizing sign to be set on the exterior of the building.
- Getting community maps updated to be mounted inside that show locations of the community in reference to Atlanta, Savannah, etc.

Project Status

- **Project Activity:**

- Working with attorneys to finalize PSA with ER Snell for 10 acres at SIP site.
- Should have final update from chemical company by the end of the month/early next month on test runs at Asian facility for them to commit to expansion at SIP site. From what I've been told, everything is going according to plan.

Rock Eagle Technology Park

- **Miscellaneous:**
 - Interest has been shown in purchasing land at the Tech Park. Working through representatives with our partners on the land.

South Industrial Park

- **Property Overview:**

- When the road was constructed at the SIP site, the road was never presented to City Council to be turned over, so the road is still a PDA owned and maintained road. Based on discussions with council from ER Snell, we need some resolution on how we move forward with this issue.
- Additionally, the road needs to be presented to Planning & Zoning to formalize the road name, currently the road has been designated as South Industrial Road (we have the ability to change that if the board so desires).

Questions?

Matt Poyner

Director

mpoyner@putnamforward.dev

(478) 747-2219