



117 Putnam Drive ◊ Eatonton, GA 31024 ◊ Tel: 706-485-1884
www.putnamdevelopmentauthority.com

Agenda

Monday, August 12, 2019 ◊ 9:00 AM

Putnam County Administration Building – Room 204

Opening

1. Call to Order

Minutes

2. Approval of Minutes - July 8, 2019 Regular Meeting
3. Approval of Minutes - July 8, 2019 Executive Session

Financials

4. Approval of Financials - July 2019

Reports

5. Economic Development Director Report - August 2019
6. Review revised advertising schedule

Regular Business

7. Authorize Chairman to sign Quit Claim Deed
8. Vote to accept SIP covenants and shelve (to be recorded in conjunction with the first industry locating in the industrial park)
9. Determine price of developed vs. non-developed SIP tracts

Other Business

10. Other Business

Next Meeting Items

11. Next Meeting Items

Executive Session

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

Closing

15. 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:

2. Approval of Minutes - July 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 request accommodations regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days prior to the start of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

Item #2.



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Minutes

Monday, July 8, 2019 ♦ 9:00 AM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Monday, July 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 (arrived at 9:20 a.m.)
Member Eugene Smith
Member John Wojtas

OTHERS PRESENT

Economic Development Director Terry Schwindler
County Clerk Lynn Butterworth

Opening

1. Call to Order

Chairman Waggoner called the meeting to order at approximately 9:05 a.m.
(Copy of agenda made a part of the minutes.)

2. Special Presentation - Janie Reid-Middle Georgia Consortium-One Stop Career Center to discuss Workforce Solutions and Training

Mrs. Janie Reid, Middle Georgia One Stop Operator – Manager, gave a presentation on the Middle Georgia Consortium-One Stop Career Center. No action was taken.

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

Minutes

- 3. Approval of Minutes
 - a. June 17, 2019 Regular Meeting
 - b. June 17, 2019 Executive Session
 - c. June 20, 2019 Called Meeting

Motion to approve the minutes of the June 17, 2019 Regular Meeting, June 17, 2019 Executive Session, and June 20, 2019 Called Meeting.

Motion made by Member Rocker, Seconded by Member Smith.

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

Financials

- 4. Approval of Financials - June 2019

Motion to approve the June 2019 Financials.

Motion made by Member Smith, Seconded by Member Rocker.

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

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

Reports

- 5. Economic Development Director Report - July 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 - 11 projects added
- Projects by Industry - 4 commercial/retail, 2 hospitality, 2 residential, 1 ag, 1 distribution, 1 healthcare
- Project source – 3 existing industry, 5 local referrals, 3 direct
- Business & Industry contacts - 32 MTD, 156 YTD
- Social media - 387 likes on Facebook, 52 followers on LinkedIn, 196 followers on Instagram, 29 followers on Twitter
- Company located – Wing MAXX, 100 Scott Road - \$1 million investment
- Company located – Dollar General, 863 Sparta Highway (GA 16 @ New Phoenix Road) - \$685,000 investment
- Company located – The Mustard Seed Restaurant, 411 Pea Ridge Road - \$70,000 investment
- Company expanded – Georgia Writers Museum, 109-113 S Jefferson Avenue - \$210,000 investment
- Company expanded – TCH WaterSports Inc., 417 Pea Ridge Road – new division: Part Shark, sells new & used parts and accessories retail & online
- Company expanded – Lake Oconee Antique Mall, 871 Harmony Road - \$66,000 investment
- Company expanded – Lake Oconee Tree Farm & Nursery, 813 Lake Oconee Parkway - \$1.5 million investment
- Company update – Cucos moving into the Old China Chef building at 104 N Jefferson Avenue and changing name to El Cazador
- Company update – SIP grading in underway

- Company update – Burger King construction at Rana’s Travel Center
- Company update – Interfor – hiring expo in July at their site
- Company update – Wing MAXX – 2 for 1 wings on Wednesdays
- Company update – Papa John’s Pizza – 50% off pizza on Wednesdays
- Events attended and upcoming events
- WorkSource Sector Partnership Conference takeaways

Regular Business

6. Authorization for Chairman to sign Warranty Deed for N. Jefferson Avenue property
Chairman Waggoner advised that the Deed was not ready. This will be added to the next agenda.

Other Business

7. Other Business
None

Next Meeting Items

8. Next Meeting Items
Warranty Deed for N. Jefferson Avenue property

Executive Session

9. 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 Rocker, Member Smith, Member Wojtas

Meeting closed at approximately 9:58 a.m.

10. Motion to reopen meeting and execute Affidavit concerning the subject matter of the closed
portion of the meeting

Motion to reopen the meeting and sign the affidavit.

Motion made by Member Smith, Seconded by Member Wojtas.

Voting Yea: Member Burns, Member Rocker, Member Smith, Member Wojtas
(Copy of affidavit made a part of the minutes.)

Meeting reopened at approximately 10:20 a.m.

11. Action, if any, resulting from the Executive Session
No action was taken.

Closing

12. Adjournment

Motion to adjourn the meeting.

Motion made by Member Smith, Seconded by Member Burns.

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

Meeting adjourned at approximately 10:21 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Ed Waggoner
Chairman

Item Attachment Documents:

3. Approval of Minutes - July 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 prior to the start of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

Item #3.



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

Item Attachment Documents:

- 4. Approval of Financials - July 2019

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Item #4.



Putnam County, GA

Income Statement 10

Account Summary

For Fiscal: 2019 Period Ending: 07/31/2019

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 101 - GENERAL FUND					
Expense					
101-75201-511100	67221	71866	5171.26	58942.9	12923.1
101-75201-512101	7686	7686	643.26	6383.73	1302.27
101-75201-512201	5143	5498	389.96	4452.72	1045.28
101-75201-512401	9005	8999	0	8850	149
101-75201-512701	210	216	0	216	0
101-75201-512901	300	300	0	0	300
101-75201-521203	15600	15600	5513.66	15617.16	-17.16
101-75201-521206	6500	6500	100	300	6200
101-75201-521220	40000	40000	0	1640	38360
101-75201-521301	3200	3200	69	2544.79	655.21
101-75201-522201	5000	5000	0	0	5000
101-75201-522205	600	600	10.8	93.03	506.97
101-75201-522321	3000	3000	0	28	2972
101-75201-523101	6550	6550	0	2345	4205
101-75201-523201	1320	1320	87.62	871.22	448.78
101-75201-523215	300	300	0	55.39	244.61
101-75201-523301	4625	4625	0	181.26	4443.74
101-75201-523401	1500	1500	0	0	1500
101-75201-523501	7900	7900	0	1383.82	6516.18
101-75201-523601	2750	2750	0	420	2330
101-75201-523701	1400	1400	0	630	770
101-75201-523920	55000	55000	79087.05	79087.05	-24087.05
101-75201-531101	1000	1000	0	253.92	746.08
101-75201-531110	3000	3000	0	0	3000
101-75201-531231	700	700	44.51	451.03	248.97
101-75201-531301	3500	3500	0	771.84	2728.16
101-75201-531401	250	250	0	42.97	207.03
101-75201-531601	2500	2500	0	0	2500
Expense Total:	255760	260760	91117.12	185561.83	75,198.17
Fund: 101 - GENERAL FUND Total:	255760	260760	91117.12	185561.83	
Total Surplus (Deficit):	-255760	-260760	-91117.12	-185561.83	

Putnam Development Authority
Balance Sheet
As of July 31, 2019

	Jul 31, 19
ASSETS	
Current Assets	
Checking/Savings	
10001 · Checking-FMB	513,998.16
10050 · One Georgia Funds	50.00
10300 · Certificate of Deposit 42072	110,240.31
10600 · Certificate of Deposit-24251	82,316.71
Total Checking/Savings	706,605.18
Other Current Assets	
11700 · CIP	25,357.50
12007 · Prepaid Insurance	3,896.00
Total Other Current Assets	29,253.50
Total Current Assets	735,858.68
Fixed Assets	
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
Total Fixed Assets	3,683,737.20
TOTAL ASSETS	4,419,595.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
11360 · Accum Depr-Building	352,083.00
18050 · Accrued Payroll	667.00
Total Other Current Liabilities	352,750.00
Total Current Liabilities	352,750.00
Total Liabilities	352,750.00
Equity	
30000 · Opening Balance Equity	3,367,924.20
32000 · Unrestricted Net Assets	720,091.70
Net Income	-21,170.02
Total Equity	4,066,845.88
TOTAL LIABILITIES & EQUITY	4,419,595.88

Putnam Development Authority
Reconciliation Detail
 10001 · Checking-FMB, Period Ending 07/17/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						354,474.17
Cleared Transactions						
Deposits and Credits - 1 item						
General Journal	06/18/2019	sale a...		X	159,523.99	159,523.99
Total Deposits and Credits					159,523.99	159,523.99
Total Cleared Transactions					159,523.99	159,523.99
Cleared Balance					159,523.99	513,998.16
Register Balance as of 07/17/2019					159,523.99	513,998.16
Ending Balance					159,523.99	513,998.16

Putnam Development Authority
Profit & Loss YTD Comparison
July 2019

	<u>Jul 19</u>	<u>Oct '18 - Jul 19</u>
Income		
44500 · Grants		
44520 · One Georgia	0.00	27,638.10
44530 · Tri County	0.00	9,200.00
44545 · Georgia Power	0.00	15,000.00
44546 · Community Affairs	0.00	57,217.50
Total 44500 · Grants	0.00	109,055.60
45000 · Interest	342.49	11,753.40
47000 · Sale of Property	0.00	64,900.00
Total Income	342.49	185,709.00
Expense		
63000 · Professional Fees		
63010 · Engineering	0.00	0.00
Total 63000 · Professional Fees	0.00	0.00
64000 · Projects		
64001 · SIP Project	0.00	84,855.60
Total 64000 · Projects	0.00	84,855.60
65100 · Other Types of Expenses		
65115 · Adminsitration	0.00	5,000.00
65135 · Lodging	0.00	327.00
65137 · Authority Members Training	0.00	-327.00
Total 65100 · Other Types of Expenses	0.00	5,000.00
65150 · Loss on Forgiveness of Debt	0.00	117,023.42
Total Expense	0.00	206,879.02
Net Income	342.49	-21,170.02

Putnam Development Authority Reconciliation Detail

10050 · One Georgia Funds, Period Ending 07/15/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						57,267.50
Cleared Transactions						
Checks and Payments - 1 item						
Check	06/19/2019	1006	Taylor & Sons, Inc.	X	-57,217.50	-57,217.50
Total Checks and Payments					-57,217.50	-57,217.50
Total Cleared Transactions					-57,217.50	-57,217.50
Cleared Balance					-57,217.50	50.00
Register Balance as of 07/15/2019					-57,217.50	50.00
Ending Balance					-57,217.50	50.00

Item Attachment Documents:

5. Economic Development Director Report - August 2019

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Item #5.

Economic Development Director July Report

August 12, 2019

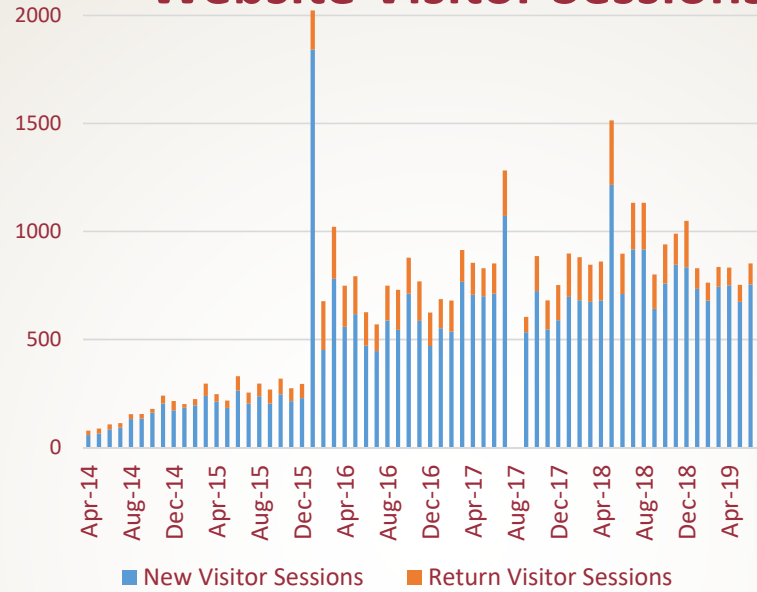


Putnam Development Authority

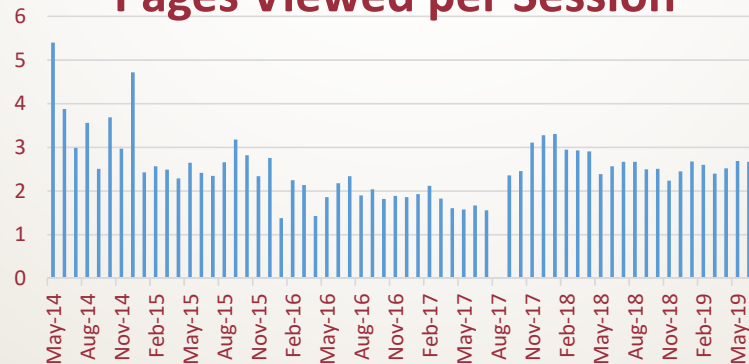
ideas. development.. growth...

Item #5.

Website Visitor Sessions



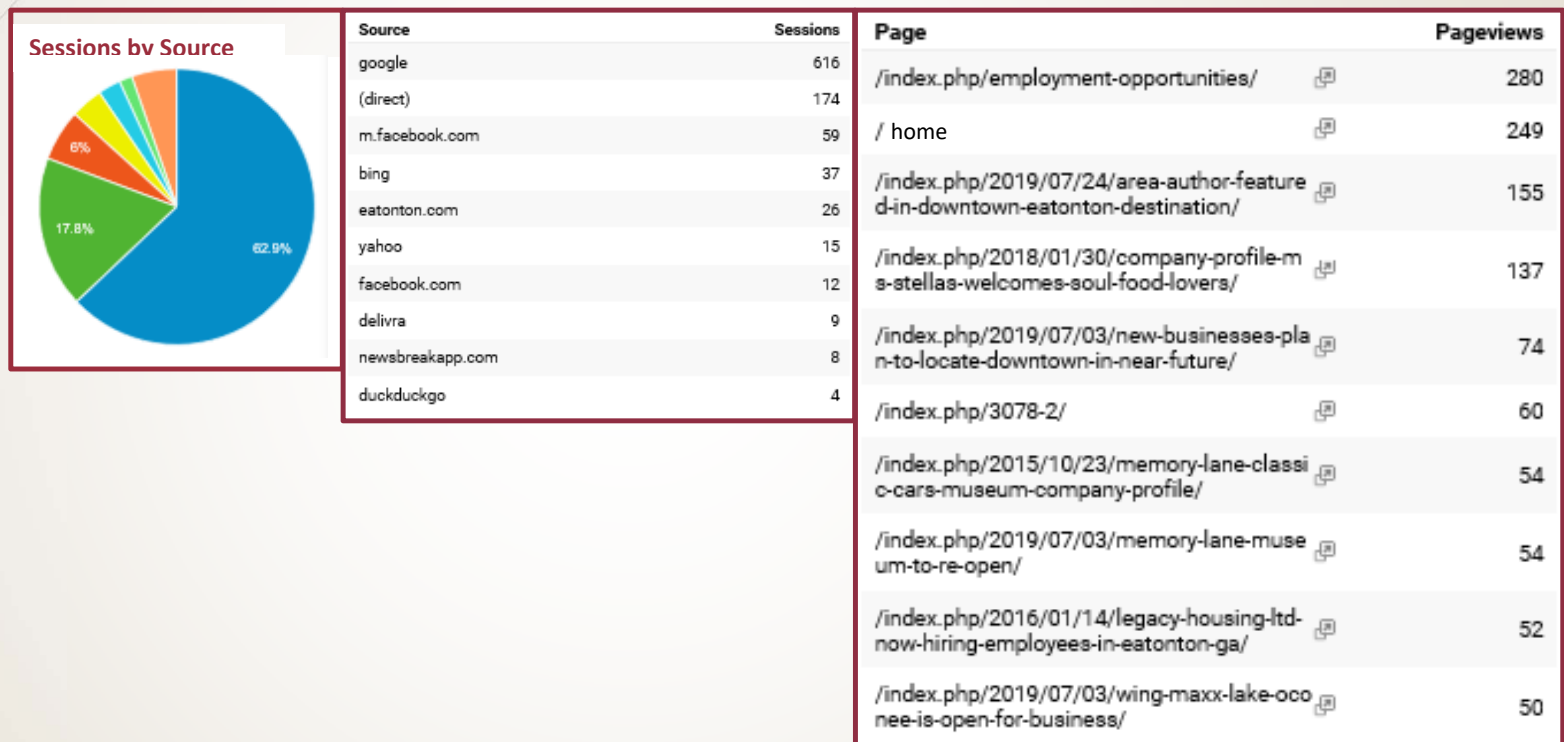
Pages Viewed per Session



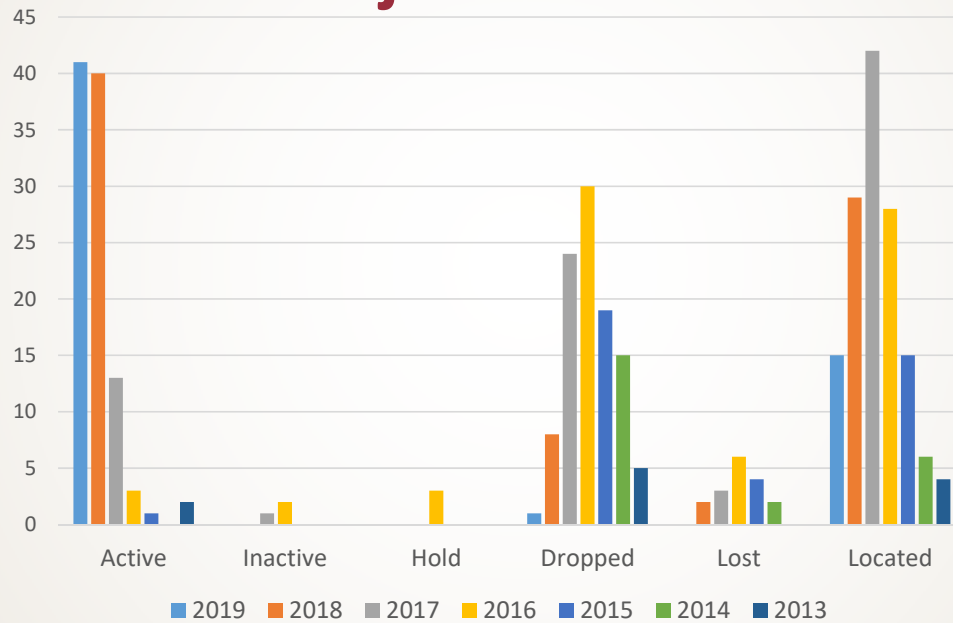
July Summary

Sessions	979
Users	836
New Visitor Sessions	799
Return Visitor Sessions	97
% New Sessions	89.2%
Page views	2648
US Pages per session	2.72
US Avg Session Duration	1:38
US Bounce Rate	14.44%

Website Analytics



Project Status

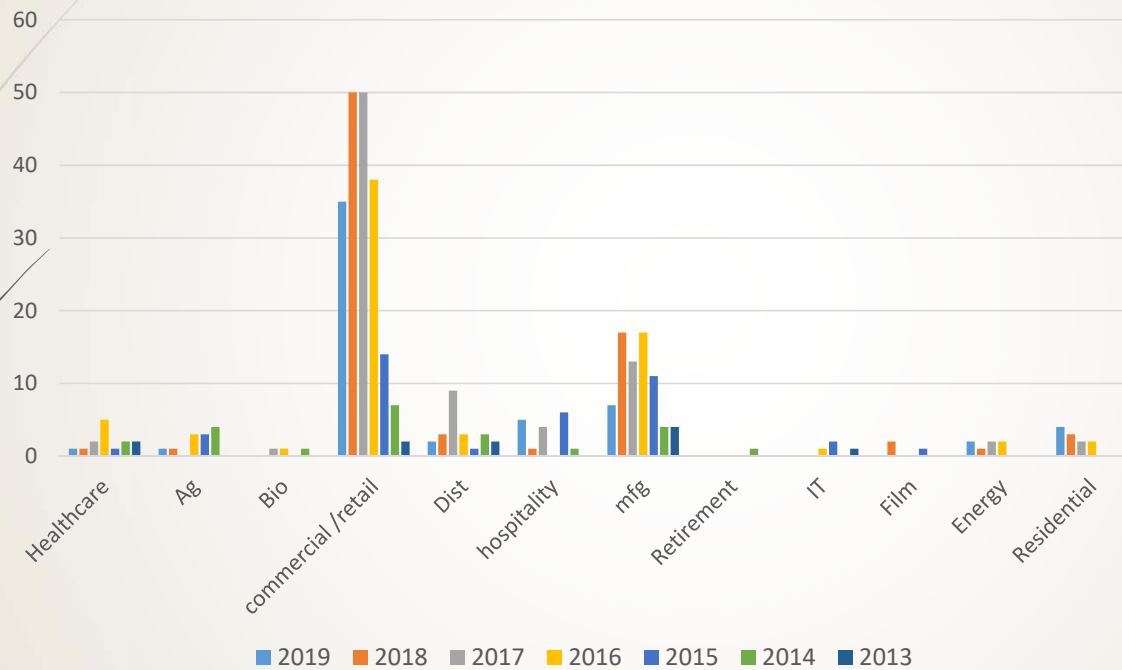


Active	100
Inactive	3
Hold	3
Dropped	102
Lost	17
Located	139
Open Projects	106
TOTAL Projects	364

5 Projects Added

Item #5.

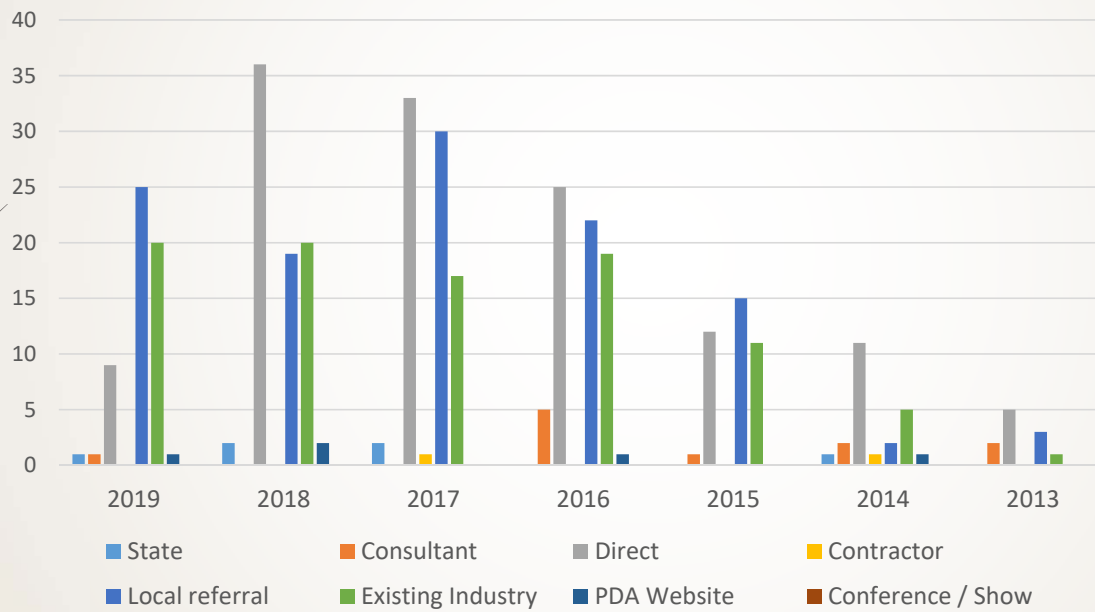
Projects by Industry



Healthcare	14
Ag	12
Bio	3
Commercial /Retail	196
Dist	23
Hospitality	17
Mfg	73
Retirement	1
IT	4
Film	3
Energy	7
Residential	11
Total	364

New (3 commercial/retail, 1 hospitality, 1 manufacturing)

Project Source



State	6
Consultant	11
Direct	131
Contractor	2
Local referral	116
Existing Industry	93
PDA Website	5
Conference/Trade Show	0
Total	364

New (2 existing industry, 2 local referrals, 1 direct)

Business & Industry: 25 Company Contacts, 181 YTD

Name		Company	Topic
Daniel	Pennington	Gro Tec	discussed growth
Michael	Feldman	Hot Tech Industries	discussed project
Rhonda	Cabe	Bluestem Brands	discussed workforce
Stewart	Rodeheaver	ViziTech USA	discussed growth
Hannah	Mullins	Amicalola Services	discussed project
Erick	Ledford	Amicalola Services	discussed project
Sonya	Bradley	GDOT Acquisition Consultant	discussed ROW
Ted	Baker	Fall Line Properties	discussed ROW
Tim	Lowrimore	Interfor	discussed project
Tim	Lowrimore	Interfor	discussed project
CB	Hutcherson	Hutcherson Associates	discussed available building
Elizabeth	Hutcherson	Hutcherson Associates	discussed available building
Buddy	Nolan	Maggie Lane	discussed business
Kevin	Thompson-Hooper	Barrell 118	discussed project
Kermit	Hairston	Shane	discussed project
Lynn	Youngblood	Precision Approach	discussed workforce
Umaesh	Khaitan	Cosmo Cabinets	discussed project
Chad	Lord	Breco Benton Auction	discussed project
Curt	Hodgson	Legacy Housing	discussed available building
Ashley	Holton	UFP	discussed project
Ben	Levin	HVS Brokerage & Advisory	discussed project
Matt	Lindsey	Aalto Scientific	discussed project
Tim	Lowrimore	Interfor	Interfor plant tour
Brian	Kemp	Governor	Interfor plant tour
Willie	Oliver	Dr. Oliver DDS	discussed project



Social Media

- 427 Facebook followers
- 55 Linked-In followers
- 205 Instagram followers
- 29 Twitter followers

Company Located
Dr. Willie Oliver, DDS

122 W Marion Street



Item #5.

Company Update
Barrel 118
118 N Jefferson Ave
renovation of building



Item #5.

Company Update
SIP grading is going well



Item #5.

Company Update

Burger King construction at Rana's Travel Center



Item #5.

Company Update

Interfor

Governor Kemp site tour July 26th



Item #5.



Other Company Updates

Interfor – Hiring Expo in August 29th 9am-12pm & 2pm-5pm

Cosmo Cabinets – now have 36 FTE

UFP - picked up a few new accounts and are at 90 FTE

Legacy Housing - 180 FTE, 4 floors/day. Adding truss manufacturing to the facility and adding 4-5 FTE



Events Attended

Jul 17	EPTAH Meeting
Jul 18	Downtown Eatonton Strategic Planning meeting
Jul 26	Interfor Plant Tour
Aug 1	MGEA Meeting
Aug 2	BOC Meeting
Aug 5	LOADA Meeting
Aug	LOABA Meeting



Upcoming Events

Aug 13	Georgia Chamber of Commerce Congressional Luncheon
Aug 19	GEDA Meeting
Aug 21	EPTAH Meeting
Aug 29	Interfor Hiring Expo
Sep 6	BOC Meeting
Sep 10	LOABA Meeting
Sep 18-20	GEDA Annual Conference @ Savannah

Interfor Hiring Expo August 29th

9am-12pm & 2pm-5pm



Interfor Hiring Expo

Sawmill Production, Maintenance & Electricians

August 29th 2019

9am – 12pm & 2pm-5pm

Putnam County Administration Building

117 Putnam Drive

Eatonton, GA 31024

Open Positions

Sawmill Production

- Entry level- opportunities to advance into machine operating, forklift operations, quality control, lumber grading, or boiler kiln operations. Starting rate for Production is \$13.10 per hour with the potential to grow to \$22.40 per hour based on skill level and experience.

Industrial Maintenance Millwright

- Our Industrial Maintenance Teams provide quality service throughout the mill servicing machine centers using mechanical, hydraulic, and pneumatic concepts. Pay rates are based on skill level and experience and range from \$23.27 to \$32.57/hr.

Industrial Electrician

- Your role as an Industrial Electrician is to maintain the integrity of our electrical systems through predictive and preventive maintenance to maximize uptime, quality, and production. Pay rates are based on skill level and experience and range from \$23.27 to \$32.57/hr.

Core Qualifications

- High School Diploma or equivalent preferred
- Previous experience in production, general labor, heavy manufacturing and/or lumber a plus
- Commitment to maintain a safe work environment without compromise
- Recognize problems and have them corrected immediately
- Understand the importance of teamwork and have a positive impact on the team and production
- Open-minded and positive in dealing with change and new ways of doing things
- Able to communicate effectively with your team and other departments
- Take personal responsibility for the quality and timeliness of work

Please note that you will *not* be required to fill out a full application at this stage.

All applicants offered a position must successfully complete a pre-employment drug test and background check. Interfor is an Equal Opportunity Employer building a capable, committed, diverse workforce. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, protected veteran status, or disability.

Item Attachment Documents:

6. Review revised advertising schedule

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 persons regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days prior to the start of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

Item #6.

2019 SIP Magazine Advertising

Magazine	Issue	Editorial	size	Dimensions	Reserve by	Copy Due	Cost	Distribution
Business Facilities Magazine	Jul/Aug 2019	Shovel-Ready Sites & Georgia focus (includes online, e-newsletter & 900 word advertorial)	1/2 page island	4.5"W x 7.5"H	21-Jun	28-Jun	\$ 2,500.00	80,000 print, digital, e-newsletter
Business Facilities Magazine	Sep/Oct 2019	Business/Industrial/Research Parks (includes online leaderboard, e-newsletter & 900 word advertorial)	1/2 page island	4.5"W x 7.5"H	23-Aug	23-Aug	\$ 2,500.00	80,000 print, digital, e-newsletter
Site Selection Magazine	Sep 2019	Global Infrastructure, Southeast US, Logistics & Distribution	1/2 page vertical	3.5"W x 10"H	2-Aug	9-Aug	\$ 4,000.00	45,000 print, 12,400 digital
Georgia Trend Magazine	Fall 2019	BUSINESS GEORGIA - Georgia's Economic Development Publication (includes 300 word advertorial). Delivered to Site Selection Magazine subscribers, Ga Dept Economic Development & GeorgiaTrend.com	1/2 page horizontal	7"W x 4.875"H	25-Aug	29-Aug	\$ 6,900.00	15,000 print
Georgia Trend Magazine	October 2019	Industrial Parks Directory	1/2 page horizontal	7"W x 4.875"H	22-Aug	29-Aug	incl above	160,000 print
Business Xpansion Journal	Sep/Oct 2019	Georgia focus (includes online and 400 word advertorial)	1/2 page island	4.5" X 7.125"	16-Aug	21-Aug	\$ 1,395.00	10,000 print 65,000 digital
Area Development Magazine	Fall 2019	Shovel-Ready Sites, Georgia focus & tops states to do business (includes online & 50 word advertorial)	1/2 page island	4 9/16"W x 7 1/2"H	30-Aug	3-Sep	\$ 4,000.00	40,000 print 778,000 digital

Item #6.

Item Attachment Documents:

7. Authorize Chairman to sign Quit Claim Deed

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Item #7.

Return to: Huskins Law Firm LLC, 114 ½ West Marion Street, Eatonton, Georgia 31024

QUIT CLAIM DEED

STATE OF GEORGIA,
COUNTY OF PUTNAM

THIS INDENTURE, Made this _____ day of _____, in the Year of Our Lord Two Thousand Nineteen (2019) between **PUTNAM DEVELOPMENT AUTHORITY**, as party or parties of the first, hereinafter called Grantor, and **CITY OF EATONTON**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM any and all interest unto the said Grantee the following described property, to wit:

SEE ATTACHED EXHIBIT "A."

PRIOR DEED REFERENCE: This is that same property described in a Warranty Deed to Eatonton North Inc. dated May __, 1976, and recorded in Deed Book 4-K, Page 350, said records.

This property is conveyed subject to all easements, covenants, restrictions, right of ways, permits, reservations, agreements, governmental regulations, zoning ordinances, and all matters of record affecting subject property.

THIS INSTRUMENT WAS PREPARED BY HUSKINS LAW FIRM LLC. TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED AND NO REPRESENTATION EITHER EXPRESSED OR IMPLIED IS MADE AS TO THE STATUS OF THE TITLE.

This property is being conveyed subject to all easements, covenants, right of ways, restrictions, permits, reservations, agreements, zoning ordinances, governmental regulations and all matters of record affecting subject property.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Witness

(SEAL)
Chairman, Putnam Development Authority

ATTESTED TO BY:

(SEAL)
Secretary, Putnam Development Authority

Notary Public
My Commission Expires:
(Affix Notary Seal)

EXHIBIT "A"

All that tract or parcel of land lying and being in the 368th District G. M., of Putnam County, Georgia, being a part of the 3rd Land District of said County, lying and being partly within the corporate limits of the City of Eatonton but for the most part being located immediately to the North of the corporate limits of the City of Eatonton, containing four hundred three and forty-nine/one thousandths (403.049) acres, more or less, fronting on and being divided by the right of way of U. S. Highway No. 441 with 339.858 acres being situated on the West side of the right of way of U. S. Highway No. 441 and 63.199 acres being situated on the East side of the right of way of U. S. Highway No. 441, and being fully described as the "Jones Tract" in that certain plat of survey prepared by American Testing Laboratories, Inc., said plat of survey being dated June 7, 1973 and recorded in Plat Record No. 6, at page 17, Putnam County Records, and said plat is incorporated herein by reference for a more particular description of the property herein described and conveyed.

LESS AND EXCEPT: The following tracts:

- A. Property described in Warranty Deed to Colonial Stores, Inc., dated October 26, 1974 and recorded at Deed Book 4-D, pages 589-590, Putnam County Records;
- B. Property described in Warranty Deed to the Trustees of Marshall Memorial Baptist Church, dated April 17, 1975 and recorded at Deed Book 4-F, page 106, Putnam County Records;
- C. Property described in Quitclaim Deed to the Trustees of Marshall Memorial Baptist Church, dated April 17, 1975, and recorded at Deed Book 4-F, page 112, Putnam County Records.
- D. All that tract or parcel of land lying and being in Putnam County, Georgia, in the 368th G.M. District and being partly within the 161st land lot and partly within the 162nd land lot thereof; and containing 10.000 acres. For a more complete and accurate description refer to Plat of Survey prepared by William W. Lewis, registered land surveyor #1357, dated October 10, 1975 and recorded in Plat Book 7, page 97, of the Office of the Clerk of Putnam County Superior Court, which is incorporated herein by reference thereto.
- E. All that tract or parcel of land lying and being in Putnam County, Georgia, in the 368th G. M. District and being within the 162nd land lot thereof and containing 63.199 acres and designated as Parcel "B" and being that portion of the land lying on the East side of U. S. Highway 441. For a more complete and accurate description refer to Plat of Survey prepared by William W. Lewis, registered land surveyor #1357, dated June 7, 1973, and recorded in Plat Book 6, page 17, of the Office of the Clerk of Putnam County Superior Court, which is incorporated herein by reference thereto.
- F. All that tract and parcel of land situate lying and being in Land Lots 161 and 162 of the 3rd Land District of Putnam County, Georgia, containing 40.8 acres as shown by a plat of survey of Granite Engineers, Inc., Atlanta, Georgia, dated January 28, 1976, the same being incorporated herein by reference and being more particularly described as follows:

BEGINNING at the point on the Northerly right of way of U. S. 129 and 441 that is 250 feet North of the location of a proposed right of way as set forth in and upon said plat of survey thence in a Northwesterly direction, 335 feet to the Southerly right of way of a 40 foot County Road right of way; thence across said County Road right of way and thence North 44° 31' East, 1617.3 feet to a point; thence South 42° 21' West, 950 feet; thence in a Southerly direction along lots outlined on said plat 545 feet; thence in a Northeasterly direction along lots as outlined therein, 300 feet to a point; thence South 44° 31' East, 1210 feet to a point;

thence in a Southeasterly direction along lots as outlined on said plat, 615 feet to the Northerly right of way of U. S. Highway 129 and 441; thence in a Northeasterly direction along the Northeasterly right of way of said property, 610 feet to the point of beginning.

This deed is made and said property is conveyed subject to:

- A. Deed to Secure Debt in favor of Gilmore P. Hudson and James D. Hudson, dated October 19, 1973, and recorded at Deed Book 3-2, page 51, Putnam County Records;
- B. Deed to Secure Debt in favor of Gwinnett Commercial Bank, dated November __, 1974, and recorded at Deed Book 4-D, page 491, Putnam County Records;
- C. Deed to Secure Debt in favor of The Peoples Bank, Eatonton, Georgia, dated December 6, 1974, and recorded at Deed Book 4-D, page 591, Putnam County Records.

Item Attachment Documents:

8. Vote to accept SIP covenants and shelve (to be recorded in conjunction with the first industry locating in the industrial park)

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 prior to the start of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

Item #8.

**DECLARATION OF PROTECTIVE COVENANTS
INDUSTRIAL PARK**

THIS DECLARATION, made this ____ day of _____, 20____, by the Putnam Development Authority, an instrumentality of Putnam County and public body and politic of the State of Georgia having its principle office in Eatonton, Georgia, hereinafter referred to as the “**Authority**.”

W I T N E S S E T H:

WHEREAS, the Authority is the owner of certain real property in the County of Putnam, State of Georgia, some particularly described hereinafter; and

WHEREAS, in order to establish a general plan for the improvement and development of said property, the Authority desires to subject said property to certain conditions, covenants and restrictions, upon which all said property shall be held, improved and conveyed:

NOW THEREFORE, the Authority hereby makes the following Declaration: The Authority, owner of the hereinafter described real property, hereby declares that said property is now held, and shall hereafter be held, transferred, sold, conveyed, leased and occupied, subject to the restrictions herein set forth, each and all of which is and are for, and shall inure to, the benefit of and pass with each and every parcel of said property and shall apply to and bind the heirs, assignees and successors in interest of any owner thereof.

The purpose of these protective covenants is to insure the proper development and use of said property, to protect the owner of each parcel against such improper development and use of surrounding parcels as will depreciate the value of his parcel, to prevent the erection on said property of structures built of improper design materials, to encourage the erection of attractive improvements at appropriate locations, to prevent haphazard and inharmonious improvements, to secure and maintain proper setbacks from streets and adequate free spaces between structures, and in general to provide adequately for high quality improvement of said property in accordance with a general plan.

The real property subject to this Declaration is described as follows, to wit:

[INSERT LEGAL DESCRIPTION OR PLAT REFERENCE]

PROTECTIVE COVENANTS

1. Use. This property shall be used only for industrial, manufacturing, governmental, warehousing, commercial or distribution purposes (excluding stand-alone retail), and it shall not be used for residential purposes.

2. Permitted operations and uses. Unless otherwise specifically prohibited herein, any industrial operation and use will be permitted if it is performed or carried out entirely with a building that is so designed and constructed that the enclosed operations and uses do not cause or produce any of the following effects, discernible at any property line of affecting any adjacent property (except during periods when breakdown of equipment occurs in such a manner as to make it evident that the effect was not reasonably preventable):

- a. Noise or sound that either:
 - i. exceeds seventy (70) decibels for a period or periods aggregating more than three (3) minutes in any one at a distance of not less than 100 feet from away from the subject tract's nearest property line for (1) hour,
 - ii. is objectionable due to intermittence, beat frequency of shrillness.
- b. Smoke of a shade as dark or darker than that designed as No. 2 on the Ringlemann Chart, as published by the United States Bureau of Mines, for a period or periods aggregating more than three (3) minutes in any one (1) hour.
- c. Obnoxious odors.
- d. Dust, dirt or fly ash.
- e. Noxious, toxic or corrosive fumes or gases.

- f. Unusual fire or explosion hazard.
- g. Excessive glare.

The Authority reserves the right to permit industrial operation and use in other than enclosed spaces provided the Authority deems such use or operations not to be feasible within enclosed areas and provided further that such unenclosed sue or operation shall nevertheless comply with all requirements of this Paragraph 2 and provided further that such enclosed operation or use shall be adequately and properly screened to the satisfaction of the Authority. Before any such unenclosed use of operation shall be permitted formal action by the Authority shall be effected in accordance with Paragraph __ of this instrument.

3. Prohibited Operations and Uses. The following operations and uses shall not be permitted on any property subject to these restrictions:

- a. Residential
- b. Trailer courts.
- c. Drilling for and/or removal of oil, gas or other hydrocarbon substances.
- d. Junk yards.
- e. Commercial excavation of building or construction materials.
- f. Distilling bones.
- g. Dumping, disposal, incineration, or reduction of garbage, sewage, offal, dead animals or refuse.
- h. Fat rendering.
- i. Stockyard or slaughter of animals.
- j. Refining of petroleum or of its products.
- k. Smelting of iron, tin, zinc, or other ores.
- l. Raising of animals of any kind.
- m. Tanning
- n. Acid manufacture.
- o. Fertilizer Manufacture.
- p. Coal or wood yard.
- q. Manufacture or storage of explosives or fireworks.

4. Construction Materials and Approval of Plans. All buildings must be fire resistant and constructed of masonry, concrete or steel materials, or of other materials expressly approved in advance by the Authority. No building or structure shall be erected or altered until and unless the plans and

specifications for the same showing nature shape, size, color, architectural design, materials and location on the lot have been first submitted to and approved in writing by the Authority. The Authority shall respond within a reasonable period of time upon the submission of such plans and specifications and the Authority shall not arbitrarily or unreasonably withhold its approval of such plans and specifications.

[STRUCTURAL STANDARDS - SUBJECT TO FURTHER REVISION IN DISCUSSION WITH FIRST PROSPECTIVE INDUSTRY]

In any event, no building shall be constructed with a wooden frame (type VI construction), the exterior finish of walls facing access streets and other primary entrance walls shall be stone, brick, decorative concrete block, precast concrete, stucco, decorative wood siding veneer or other approved surface finish at least to a height of the first twelve (12) feet; except when such wall occurs on the expandable end of a building when it may be factory finished metal wall panels. The exterior finish of the side and rear walls shall be metal wall panels, brick, concrete block, precast concrete, prestressed concrete, stucco, or decorative wood. When the side or rear walls are constructed of concrete blocks, unless the exterior finish is stucco, gunite, or their equal, the joints shall be tooled pointed and such exterior walls shall be rubbed down and covered sufficiently with standard water-proofing paint. Exposed roof surfaces may be built-up or membrane type roofing, or of galvanized-aluminum sheet metal. All other types of construction at variance with the requirements of these covenants must have written approval of the Putnam Development Authority pursuant to Paragraph __ relating to waivers herein below.

5. Space Occupancy. A minimum setback lines: no structure of any kind and no part thereof shall be placed on any site closer to a property line than herein provided. The following structures and improvements are specifically excluded from these setback provisions:

- a. Roof overhang if approved by the Putnam Development Authority.
- b. Steps and walks.
- c. Landscaping
- d. Railroad spur tracks, switches and bumpers, provided that such construction has the prior approval of the Authority.
- e. Driveways and parking areas.

No structures or buildings shall be located closer than seventy (70) feet to the rights-of-way of any dedicated public street, both paved and unpaved; nor shall any structure or buildings be located closer than fifty (50) feet to any side building site line, it being the intent that an open area of at least one hundred (100) feet shall exist between all adjacent but separately owned structures or buildings both at

sides and rear; nor shall any structures or buildings be located closer than ten (20) feet to any railroad rights-of way, either at the rear or side of any building site, as shown on the plat of the Industrial Park.

The setback line is established as thirty (50) feet on sides and at rear of all buildings.

6. Loading Docks. Truck loading docks shall be constructed only on the sides or rear of any building or structure, and the traffic area around the loading docks and doors shall be paved. Only truck docks that permit loading and unloading within the confines of the building will be allowed on the front of the building with specific architectural approval from the Putnam Development Authority. Truck loading docks and doors shall be located so as to accommodate all trucks and trailers without requiring maneuvering or protrusion into any street during the time of loading or unloading.

7. Landscaping, Clean Grounds, Removal of Wastes. All land area not covered by pavement and/or buildings shall be grassed or landscaped. Front of building facing street, as described in Paragraph ____, shall be landscaped in accordance with landscaping plans, which must be presented to and approved by the Authority. All such landscaped and grassed areas, as well as all unused or undeveloped land, all buildings and structures and all parking areas shall be maintained at all times by the property owner or lessee in a clean, presentable and safe condition. The property owner or lessee shall be responsible for the removal of undergrowth, weeds, debris, rubbish, trash, excess dirt, industrial wastes or garbage, or any other unsightly materials upon his property. No industry that produces industrial sewerage may operate in the Park except with the approval in writing of the Authority.

8. Signs. One (1) building mounted sign no larger than the square footage and one (1) monument sign no larger than square footage permitted by County ordinances will be allowed. No advertising signs other than those identifying the name, business and products of the property owner or lessee and operator shall be permitted, except that directional signs and a sign offering the premises for sale or lease, of approximately the same size as those then in general use in the Eatonton, Georgia area, shall be permitted (the use of flashing signs is expressly prohibited). All street address signs shall be of uniform design as approved and provided by the Authority. The size, content and location of all signs shall be approved by the Authority. The Authority reserves the right to place and allow signage of its choosing to be located between the right of way of the Industrial Park and the Highway that is not inconsistent with the development of the park and may provide additional signage in the area, at its discretion, for site owners.

9. Storage. No outside storage of any kind shall be permitted on the portion of a lot which faces any roadway and is the front of a primary structure thereon. Any storage shall be limited to the rear

two-thirds (2/3) of the property and within the building setback lines, or if necessary, on the side of the building but only with the written approval of the Authority.

10. Fences. All fencing for screening, security or other purposes shall be attractive in appearance and shall be of an all-metal, industrial type of galvanized or non-ferrous material. Painted metal or redwood members may be woven into the metal chain links to increase the screening properties of the fences installed for screening purposes. Fencing, regardless of type, must be properly maintained at all times.

11. Drainage. All drainage ditches, storm water detention areas, piping and easements required by the site drainage plans approved by the Authority pursuant to Paragraph 4 shall be kept free of debris and maintained in good repair by the property owner(s) abutting such ditches, detention areas, piping and easements. The Authority retains the right to inspect and require property owners at the property owners' expense to repair and/or maintain drainage/detention areas throughout the duration of these covenants.

12. Water and Sewerage. So long as water and sewerage are made available to the area in which this property is located, each property owner or lessee shall connect to said facilities, except when specific exemption is granted by the Authority in writing.

13. Parking. It shall be the primary responsibility of each property owner or lessee to provide adequate paved surface parking for both employees and customers, and in no event shall the ratio between employee and customer car space at the time of any construction be less than the minimum then required by Putnam County's planning and zoning ordinance. Employee, customer, owner or tenant parking will not be permitted on streets or rights-of-way.

14. Ingress and Egress. Each property owner shall provide adequate ingress and egress to the improved portions of the realty including paved roads and driveways for all primary ingress and egress.

15. Utility Lines. The Authority reserves the right to construct utility lines temporarily overhead and permanent utility lines, pipes and conduits underground through an area of not more than twenty (20) feet in width across the real estate covered by these covenants, and each property owner or lessee shall execute any and all instruments necessary and reasonable for the further development of the Park, including the granting of easements of not more than twenty (20) feet in width for railroad tracks and sidings, gas lines, sanitary sewers, storm sewers, telephone lines, entrance and access roads and electrical lines; provided that no such area or easement shall interfere with any building plans for or

buildings constructed on any such property. The Authority's right to construct and maintain utility service as described hereinabove shall be exercised reasonably and in such a manner as to prevent undue interference with the proper use of the property. All utility lines shall be established within twenty (20) feet of property lines except in those cases wherein the Authority determines that it would be impractical or unreasonable to restrict the utility lines to the areas within twenty (20) feet of property lines, in which case the location of such utility lines shall be subject to the approval of the burdened property owner and/or lessee, which approval shall not be unreasonably withheld. The Authority shall restore the land surface of any such easement to its original condition.

16. Time Limits for Construction and Completion. If, after the expiration of twelve (12) months from the date of sale or lease of any property, the purchaser or lessee shall not have begun in good faith the substantial construction of any acceptable building upon such property, the Authority shall have the option to refund the purchase price paid to the Authority to the then owner, after deducting the Authority's reasonable expenses, declare any leases thereto void, and enter into possession of said property. Furthermore, if, after twenty-four (24) months from the date construction is commenced, the building is not substantially completed, the Authority retains the option deducting the Authority's reasonable expenses, declare any leases thereto void, and enter into possession of said property. The Authority, for good cause, may extend these time limits.

17. Remedies for Violations. The Authority or any owner or lessee of the Property shall have the right to sue for and obtain an injunction prohibiting the violation of any covenant set forth herein in addition to a legal action for damages; and the failure of the Authority or the owner or lessee of any lot or lots or building sites hereby restricted to enforce any of the covenants herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to do so as to any subsequent violation. The violation of these covenants shall not defeat nor render invalid the lien of any mortgage made in good faith.

18. Period of Effectiveness. Pursuant to O.C.G.A. § 44-5-60, the above covenants shall remain effective twenty (20) years from this date, and shall automatically renew for an additional twenty (20) year period, unless action by the owners is taken pursuant to the following paragraph or otherwise by operation of law. At the end of each twenty (20) period, these covenants shall continually renew, and there shall be no limit on the number of times the covenants are be renewed.

19. Termination. To terminate these covenants, at least 67 percent of the persons or entities owning parcels covered under these covenants must execute a document containing the legal description

of the entire area affected by the covenant, a list of names of all record owners of parcels affected by the covenant, and a description of the covenant to be terminated, which may be incorporated by reference to another recorded document. By signing such document, each such person or entity shall verify that he or she is a record owner of property affected by these covenants. Such document shall be recorded in the office of the Superior Court Clerk of Putnam County, Georgia no sooner than within two (2) years prior to the expiration of the initial twenty (20) year period or any subsequent twenty (20) year period, nor any later than sixty (60) days prior to any expiration.

20. Waiver. Each of the foregoing covenants, conditions, restrictions and reservations is primarily for the benefit of the Authority and its successors. For so long as it owns any commercially developable parcels of the Property, the Authority hereby expressly reserves the right to alter, change or amend any portion of these covenants in its reasonable discretion in a manner consistent with the Authority's stewardship and consistent with the spirit of these covenants, except those covenants contained in paragraphs 2 and 3, above; however, any such alteration, change or amendment must be in writing and authorized by formal action of a majority of the members of the Authority following written notice to all landowners at least thirty (30) days prior to the consideration of such alteration, change or amendment.

21. Cessation of Authority Ownership; Owner's Association. If at any time, the Authority ceases operations or divests itself of all commercially developable parcels within the Property, other than common area properties, the then record owners of parcels affected by these covenants may be required by the Authority to form an Owners Association, which shall be incorporated under the laws of the State of Georgia. Each record owner of a parcel within the Property shall be a member of and have one vote as a shareholder in said Association. In the event the Authority ceases operations or sells all but the common area property and so elects, it may notify the owners and allow them a period of ninety (90) days to form the Owner's Association. The Authority may then elect to execute a document reflecting that the right to enforce these covenants is transferred to the Owner's Association upon notice of its formation.

22. Invalidity. The invalidity of any one or more of these covenants shall not affect the validity of the remaining covenants, all of which shall continue in force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK - SIGNATURES ARE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Putnam Development Authority, pursuant to the action of said Authority at a duly called meeting of the Authority on the ____ day of _____, 20__, or by such ratification at a subsequent meeting, has adopted all of the foregoing covenants, conditions, and restrictions has caused this instrument to be executed by its proper officials and its corporate seal to be hereto affixed as of the date aforementioned.

PUTNAM DEVELOPMENT AUTHORITY

By: _____
Chairman

Attest: _____
Secretary

Unofficial Witness

[SEAL]

Signed, sealed and delivered before me
on this ____ day of _____, 20__

Notary Public

[NOTARY SEAL]