



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

Agenda

Monday, May 14, 2018 ♦ 9:00 AM

Putnam County Administration Building – Room 204

Opening

1. Call to Order

Minutes

2. Approval of Minutes - April 9, 2018 Regular Meeting
3. Approval of Minutes - April 12, 2018 Called Meeting

Financials

4. Approval of Financials - April 2018

Reports

5. Economic Development Director Report - May 2018

Regular Business

6. Sign Georgia Power Utility Easement
7. Approval to keep Safe Deposit Box open
8. Status Updates of the South Industrial Park, Rock Eagle Technology Park, and sewer project

Other Business

Closing

9. 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.

Backup material for agenda item:

2. Approval of Minutes - April 9, 2018 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 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.



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Minutes

Monday, April 9, 2018 ♦ 9:00 AM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Monday, April 9, 2018 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

PRESENT

Chairman Bill Sharp
Member Patty Burns
Member Joshua Daniel
Member Eugene Smith
Member Ed Waggoner (via telephone)

OTHERS PRESENT

Attorney Kevin Brown (via telephone)
Economic Development Director Terry Schwindler
County Clerk Lynn Butterworth

Opening

1. Call to Order

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

Minutes

2. Approval of Minutes - March 12, 2018

Motion made by Member Daniel, seconded by Member Smith, to approve the March 12, 2018 minutes. Motion carried with Members Burns, Daniel, Smith, and Waggoner voting yes.

Financials

3. Approval of Financials - March 2018

Motion made by Member Daniel, seconded by Member Burns, to approve the March 2018 Financials. Motion carried with Members Burns, Daniel, Smith, and Waggoner voting yes. (Copy of financials made a part of the minutes.)

Reports

4. Economic Development Director Report - April 2018

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 - 6 projects added
- Projects by Industry - 4 Commercial/Retail, 1 Manufacturing, 1 Residential
- Project source – 1 local referral, 3 direct, 1 PDA website, 1 existing industry
- Company located – Frilli Frocks Boutique
- Company located – Kim and Lin Logan Real Estate
- Project update – Medical Center at Harmony Crossing
- Project update – ACE Hardware building – estimated completion May 2018
- Project update – EPWSA Perky Cap Lift Station Installation
- Project update – Lakeview Senior Gardens – 48 units (serving low income seniors at 50-60% incomes) – estimated completion October/November 2018
- Business & Industry contacts - 25 MTD, 66 YTD
- Social media - 284 likes on Facebook, 44 followers on LinkedIn, 49 followers on Instagram, 13 followers on Twitter
- Events attended and upcoming events
- Georgia Production Partnership Meeting – March 27th
- CGTC Job Fest – April 19th
- Interfor Hiring Expo – April 26th – Plaza Arts Center
- Georgia Ag Resources Roadshow – April 19th
- Business & Industry Meeting/Lunch – May 8th – PCHS

Motion made by Member Smith, seconded by Member Daniel, to write a letter to EPWSA regarding the 4” sewer line in the South Industrial Park and the problems it causes with future development. Motion carried with Members Burns, Daniel, Smith, and Waggoner voting yes. (Copy of letter made a part of the minutes.)

Regular Business

5. OneGeorgia Resolution

Motion made by Member Smith, seconded by Member Daniel, to authorize the Chairman to sign OneGeorgia grant resolution. Motion carried with Members Burns, Daniel, Smith, and Waggoner voting yes. (Copy of resolution made a part of the minutes.)

Motion made by Member Daniel, seconded by Member Smith, to close the safe deposit box at Farmers & Merchants Bank. Motion carried with Members Burns, Daniel, Smith, and Waggoner voting yes.

6. Updates on Cosmo, Aalto, Legacy, Manley, Universal Forest Products and Interfor
EDD Schwindler provided the following updates:

- Cosmo Cabinets
 - started production
 - several customers toured plant
 - grand opening is Wednesday April 11th from 10-12
 - hiring more people since line is up and running
- Aalto Scientific
 - doing well
 - 109 employees + 15 temps
 - expanding big building-adding on warehouse space and a clean room
 - recent problem with county water cutting off and had to use well water, which resulted in loss of production due to mucky water damaging filters – actual problem was a Piedmont pump that went down
- Legacy Housing
 - still hiring
 - not expanding to line 6 at this time
 - 220-240 employees
 - FEMA contracts should be complete in next couple months
- Manley Metal Works
 - leasing front portion of old iron works building from Bill Rainey with Rossee Oil
 - 1 FT employee
 - metal fabrication and repair work for trailers, etc.
 - working on getting licenses and permits for DOT
 - expect to hire another 3-4 people
- Universal Forrest Products
 - doing well
 - recent job fair flyer error (wrong date) but still got a few applications
 - 65-67 employees
 - looking for 10 more
- Interfor
 - upcoming job fair at Plaza Arts Center
 - turnover not as high as others
 - 115 employees
 - 9 locations in Georgia
- OceanLink/GEMI Trucking
 - added 6-7 employees this year

7. Status of the South Industrial Park, Rock Eagle Technology Park and a sewer project
EDD Schwindler provided the following status reports:

- Sewer project is on track and being built – new perky cap lift station is a few yards from the old one
- SIP - \$400,000 allocated from SPLOST – Terry will request money when we receive OneGeorgia grant (July-August should hear results)
- RETP – talked with Ted regarding what to do with money from GDOT for ROW acquisition – hope to be able to make pad ready site

Other Business

EDD Schwindler announced that CGTC Board has an opening – they meet the first Wednesday of each month in Warner Robbins or Macon at 10 a.m.

EDD Schwindler advised that the new copy of the Georgia Ports Authority directory is available and that GEMI Trucking/OceanLink have several ads.

Closing

8. Adjournment

Motion made by Member Smith, seconded by Member Burns, to adjourn the meeting.

Motion carried with Members Burns, Daniel, Smith, and Waggoner voting yes.

Meeting adjourned at approximately 10:20 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Bill Sharp
Chairman

Backup material for agenda item:

3. Approval of Minutes - April 12, 2018 Called 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 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.



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Called Meeting
Minutes
Thursday, April 12, 2018 ♦ 9:00 AM
Putnam County Administration Building – Room 204

The Putnam Development Authority met on Thursday, April 12, 2018 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

PRESENT

Chairman Bill Sharp
Member Patty Burns
Member Joshua Daniel
Member Ed Waggoner

ABSENT

Member Eugene Smith

OTHERS PRESENT

Economic Development Director Terry Schwindler

Opening

1. Call to Order

Chairman Sharp called the meeting to order at approximately 9:18 a.m. (Copy of agenda made a part of the minutes.)

Regular Business

2. Vote to accept revised resolution to apply for Equity Program Funding from the OneGeorgia Authority

Motion made by Member Waggoner, seconded by Member Burns, to authorize Chairman Sharp to signed revised resolution to apply for Equity Program Funding from the OneGeorgia Authority. Motion carried with Members Burns, Daniel, and Waggoner voting yes. (Copy of resolution made a part of the minutes.)

Closing

3. Adjournment

Motion made by Member Waggoner, seconded by Member Burns, to adjourn the meeting.

Motion carried with Members Burns, Daniel, and Waggoner voting yes.

Meeting adjourned at approximately 9:24 a.m.

ATTEST:

Terry Schwindler
Economic Development Director

Bill Sharp
Chairman

Backup material for agenda item:

4. Approval of Financials - April 2018

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.



Putnam County, GA

Income Statement 11

Account Summary

For Fiscal: 2018 Period Ending: 04/30/2018

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining	
Fund: 101 - GENERAL FUND						
Expense						
101-75201-511100	Full-time Staff	65412	65412	5031.4	37735.52	27676.48
101-75201-512101	Insurance Benefits	7564	7564	623.58	4402.5	3161.5
101-75201-512201	Social Security	5004	5004	381.84	2865.33	2138.67
101-75201-512401	Retirement Contributions	6845	9004	5904	9004	0
101-75201-512701	Workers Compensation	215	207	0	207	0
101-75201-512901	Payroll Accrual	220	220	0	0	220
101-75201-521203	Legal Services	35000	35000	0	7724.66	27275.34
101-75201-521206	Accounting/Auditing	5500	5500	0	100	5400
101-75201-521220	Professional Services	20000	20000	0	0	20000
101-75201-521301	Computer Services	2600	2600	16.75	2177.2	422.8
101-75201-522201	Building & Ground Services	3500	3500	0	0	3500
101-75201-522205	Equipment Services	300	300	18.58	73.82	226.18
101-75201-522321	Rental Expense	350	350	0	0	350
101-75201-523101	General Insurance	6500	6500	0	2345	4155
101-75201-523201	Telecommunications	1200	1200	73.98	518.07	681.93
101-75201-523215	Postage	100	100	0	97.94	2.06
101-75201-523301	Advertising	4500	4500	0	8.12	4491.88
101-75201-523401	Printing & Binding	500	500	0	0	500
101-75201-523501	Travel	6550	6540	5	2906.61	3633.39
101-75201-523601	Dues & Fees	2550	2550	0	250	2300
101-75201-523701	Education	2950	2950	0	1045.83	1904.17
101-75201-523920	Miscellaneous Services	1000	1000	0	0	1000
101-75201-531101	Office & General Supplies	550	550	0	232.1	317.9
101-75201-531110	Building & Ground Supplies	1500	1500	0	0	1500
101-75201-531231	Electricity	550	550	45.23	458.44	91.56
101-75201-531301	Meals For Special Events	1500	1500	63.5	498.77	1001.23
101-75201-531401	Books & Periodicals	50	60	0	59.95	0.05
101-75201-531601	Small Equipment	1500	1500	0	836.64	663.36
	Expense Total:	184010	186161	12163.86	73547.5	112,613.50
	Fund: 101 - GENERAL FUND Total:	184010	186161	12163.86	73547.5	112,613.50
	Total Surplus (Deficit):	-184010	-186161	-12163.86	-73547.5	-112,613.50

Balance Sheet

As of April 30, 2018

	<u>Apr 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Checking-FMB	252,158.91
10050 · One Georgia Funds	50.00
10300 · Certificate of Deposit 42072	108,534.76
10600 · Certificate of Deposit-24251	81,890.80
Total Checking/Savings	<u>442,634.47</u>
Other Current Assets	
11700 · CIP	25,357.50
12007 · Prepaid Insurance	3,896.00
Total Other Current Assets	<u>29,253.50</u>
Total Current Assets	<u>471,887.97</u>
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
11400 · Mach & Equip (Haband)	350,000.00
11500 · 142 Ac. Indust Blvd	300,000.00
11600 · 130 Ac. RE Tech. Park	1,029,600.00
Total Fixed Assets	<u>4,033,737.20</u>
Other Assets	
12001 · Note Receivable-Lease Purch Aar	-48,288.72
12005 · Note Rec-Aaron	330,083.48
Total Other Assets	<u>281,794.76</u>
TOTAL ASSETS	<u><u>4,787,419.93</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
11360 · Accum Depr-Building	352,083.00
11420 · Accum Depr-Mach & Equip	350,000.00
18050 · Accrued Payroll	667.00
Total Other Current Liabilities	<u>702,750.00</u>
Total Current Liabilities	<u>702,750.00</u>
Total Liabilities	702,750.00
Equity	
30000 · Opening Balance Equity	3,367,924.20
32000 · Unrestricted Net Assets	656,245.18
Net Income	60,500.55
Total Equity	<u>4,084,669.93</u>
TOTAL LIABILITIES & EQUITY	<u><u>4,787,419.93</u></u>

Putnam Development Authority
Reconciliation Summary
10001 · Checking-FMB, Period Ending 04/18/2018

	<u>Apr 18, 18</u>
Beginning Balance	249,460.30
Cleared Transactions	
Deposits and Credits - 1 item	<u>2,698.61</u>
Total Cleared Transactions	<u>2,698.61</u>
Cleared Balance	<u>252,158.91</u>
Register Balance as of 04/18/2018	252,158.91
Ending Balance	252,158.91

Putnam Development Authority
Deposit Detail
 April 2018

Type	Num	Date	Name	Account	Amount
Deposit		04/06/2018		10001 · Checking-FMB	2,698.61
				12001 · Note Receivable-Lease Purch...	-1,716.33
				45000 · Interest	-982.28
TOTAL					-2,698.61
General Journal	cd int	04/12/2018		10300 · Certificate of Deposit 42072	333.50
				45000 · Interest	-333.50
TOTAL					-333.50

Putnam Development Authority
Profit & Loss YTD Comparison
April 2018

	<u>Apr 18</u>	<u>Oct '17 - Apr 18</u>
Income		
44500 · Grants		
44530 · Tri County	0.00	5,800.00
Total 44500 · Grants	0.00	5,800.00
45000 · Interest	1,315.78	7,996.55
46400 · Other Types of Income		
46430 · Miscellaneous Revenue	0.00	46,704.00
Total 46400 · Other Types of Income	0.00	46,704.00
Total Income	1,315.78	60,500.55
Expense	0.00	0.00
Net Income	<u>1,315.78</u>	<u>60,500.55</u>

Backup material for agenda item:

5. Economic Development Director Report - May 2018

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Economic Development Director April Report

May 14, 2018



Putnam Development Authority

ideas. development.. growth...

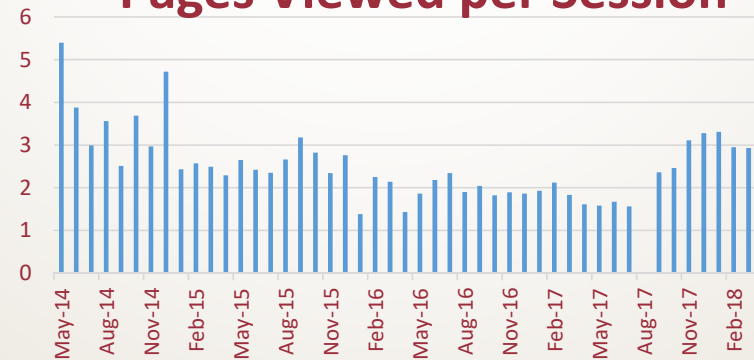
Website Visitor Sessions



April Summary

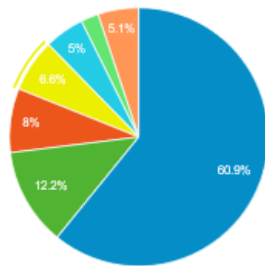
Sessions	861
Users	715
New Visitor Sessions	681
Return Visitor Sessions	180
% New Sessions	89.1%
Page views	2486
US Pages per session	2.91
US Avg Session Duration	2:09
US Bounce Rate	18.58%

Pages Viewed per Session



Website Analytics

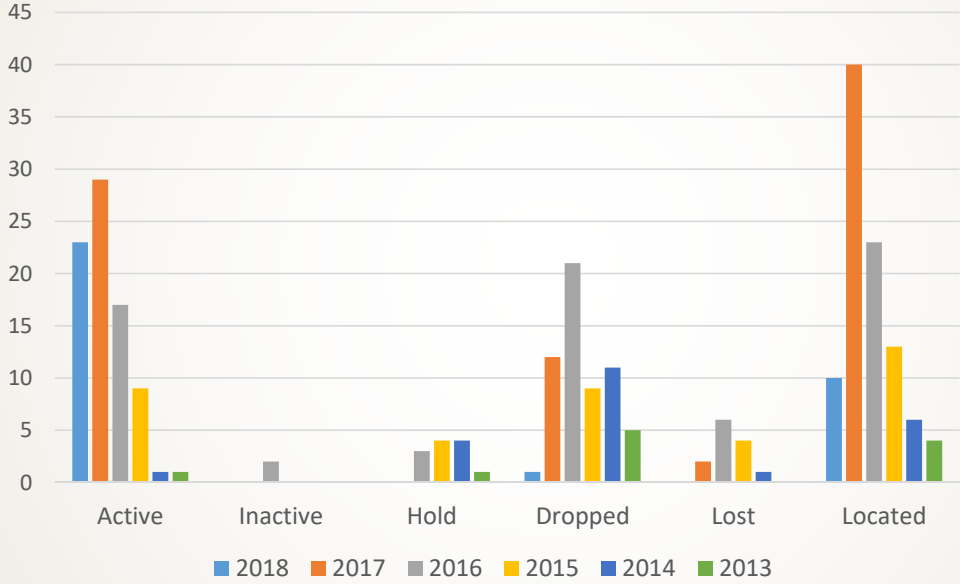
Sessions by Source



Source	Sessions
google	524
(direct)	105
bing	69
m.facebook.com	57
l.facebook.com	43
yahoo	19
news.url.google.com	13
facebook.com	7
business.eatonton.com	5
eatonton.com	5

Page	Pageviews
/index.php/employment-opportunities/	268
home	232
/index.php/2016/01/14/legacy-housing-ltd-now-hiring-employees-in-eatonton-ga/	138
/index.php/2018/04/05/interfor-hiring-expo-thursday-april-26th-at-new-location-the-plaza-arts-center/	113
/index.php/3078-2/	72
/index.php/contact2/	51
/index.php/category/job-fair/	48
/index.php/2018/01/30/company-profile-ms-stellas-welcomes-soul-food-lovers/	41
/index.php/estate/rock-eagle-technology-park/	40
/index.php/2017/10/12/putnam-county-tsplost-faq/	38

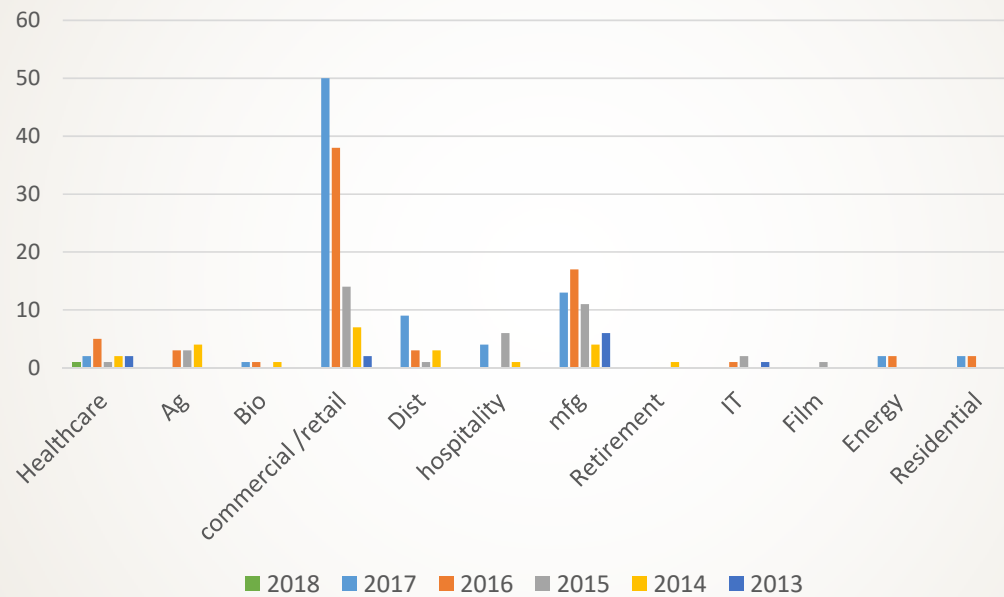
Project Status



Active	80
Inactive	2
Hold	12
Dropped	59
Lost	13
Located	96
Open Projects	94
TOTAL Projects	262

10 Projects Added

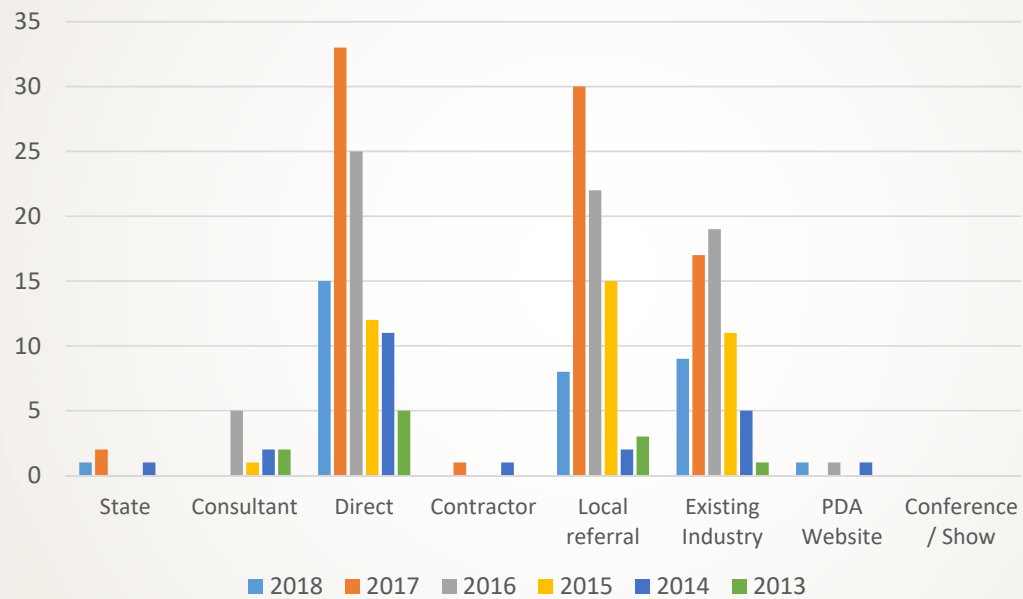
Projects by Industry



Healthcare	13
Ag	11
Bio	3
Commercial /Retail	134
Dist	19
Hospitality	11
Mfg	54
Retirement	1
IT	4
Film	3
Energy	4
Residential	5
Total	262

New (7 Commercial/Retail, 2 Manufacturing, 1 Distribution)

Project Source



State	4
Consultant	10
Direct	101
Contractor	2
Local referral	80
Existing Industry	62
PDA Website	3
Conference /Trade Show	0
Total	262

New (3 local referral, 7 existing industry)

Company Located
Jack Minchey / Lazarus Investments

994 Lake Oconee Parkway



Company Located The Folks Art

119 S Jefferson Ave



Company Relocated

Kayco Construction & Free Range Tiny Homes

162b Scott Road



Kayco
CONSTRUCTION



Company Relocated

Lake Country Window Tinting

162a Scott Road



Company Expanded

Dalton Carpet One

942 Lake Oconee Parkway

Expanded warehouse & office space in the remaining 10,000sf
15 FTE + 6 installers



Project Update

Medical Center at Harmony Crossing



Project Update

ACE Hardware Building

estimated completion June 2018



Project Update

SIP Perky Cap Lift Station Upgrade



Business & Industry: 33 Company Contacts, 99 YTD

Name	Company	Topic	
David	Webb	Dalton Carpet One	discussed expansion
Jody	Page	Harbin Lumber	discussed workforce
Leland	Nunn	Lakeview Senior Gardens	site visit
Bill	Rainey	Rossee Oil Co	discussed project
Van	Manley	Manley Metalworks	site visit
Jack	Minchey	Drake Realty of Georgia	discussed project
Amy	Champion	Window Concepts	discussed expansion
Ricky	Smith	UFP	discussed expansion
Trinity	Godfrey	UFP	discussed expansion
Lisa	Carson	Cosmo Cabinets	Grand Opening event
Umaesh	Katain	Cosmo Cabinets	Grand Opening event
Tom	Boyda	Cosmo Cabinets	Grand Opening event
Lindsey	McCathern	Piedmont Water	site visit
J.	McCathern	JMA Office Solutions	Ribbon Cutting
Alexandria	Crawford	JMA Office Solutions	Ribbon Cutting
James	Pressley	JMA Office Solutions	Ribbon Cutting
Kayla	Carson	Hargray Communications	discussed broadband coverage
Tim	Merrill	Vinyl Deck & Dock Covers	discussed workforce needs
Tina	Ivey	Interfor	lunch
Justin	Lance	Magnolia Medical Group	Ribbon Cutting
Haley	Lance	Magnolia Medical Group	Ribbon Cutting
Alan	Horton	Putnam General Hospital	discussed tax credit program
Jared	Clark	Cuscowilla	discussed operations
Kenny	Shipley	Legacy Housing	discussed landfill options
Beze	Adogu	Eatonton Kidney Center	site visit
Fabian	Leroo	Leroo Development Group	discussed project
Nicolas	Leroo	Leroo Development Group	discussed project
Dennis	Harold	Leroo Development Group	discussed project
Stewart	Rodeheaver	ViziTech USA	discussed workforce
Kim	Joris	The Folks Art	ribbon cutting
Jeanne	Marsh	The Folks Art	ribbon cutting
Andrew	Ringer	Kayco Construction	site visit
Brett	Cummings	Lake Country Window Tinting	discussed workforce



Social Media

- 295 Likes on Facebook
- 44 Followers on Linked-In
- 49 Followers on Instagram
- 13 Followers on Twitter



Events Attended

- 
- Apr 11 Cosmo Cabinets Grand Opening
 - Apr 12 JMA Office Solutions Ribbon Cutting
 - Apr 16 GEDA Luncheon
 - Apr 17 Magnolia Medical Group Ribbon Cutting
 - Apr 18 EPTAH Meeting
 - Apr 19 Georgia Ag Resources Roadshow
 - Apr 23 MGEA Meeting
 - Apr 26 Artisan Village Art Gallery Anniversary Event
 - Apr 27 The Folks Art Ribbon Cutting
 - May 1 LOABA Meeting
 - May 4 BOC Meeting
 - May 8 Business & Industry Meeting @PCHS

Cosmo Cabinets Grand Opening

April 11th



JMA Office Solutions Ribbon Cutting

April 12th



Magnolia Medical Group Ribbon Cutting April 17th



Eatonton Kidney Center now open



Workforce Resources for Business Lunch & Learn @ PCHS

May 8th

30 attendees





Upcoming Events

May 16	EPTAH Meeting
May 16	EPWSA Meeting
May 21	PCHS Career Fair
May 30	Dan McRae Event @ Cobb Chamber
Jun 1	BOC Meeting
Jun 5	LOABA Meeting

PCHS Career Fair
May 21st

CAREER FAIR



MAY 21, 2018

PUTNAM COUNTY HIGH SCHOOL

11:15_{AM} – 1:15_{PM}

Interfor Hiring Expo

May 22nd



Interested in a
manufacturing
career?

Interfor is looking to fill multiple positions at our Eatonton location.

Hiring Expo

Production, Maintenance & Electricians

May 31, 2018

Rock Eagle 4-H Center

350 Rock Eagle Rd

Eatonton, GA

Backup material for agenda item:

6. Sign Georgia Power Utility Easement

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PROJECT **2018040157** LETTER FILE **9-16901** DEED FILE **26371** MAP FILE **N/A**
ACCOUNT NUMBER **69596-VBS-0-D02018-0-GP550-30000000-0**
NAME OF LINE/PROJECT: **INDUSTRIAL BLVD-HABAND (PUTNAM COUNTY) DISTRIBUTION LINE**

PARCEL NUMBER **001**

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 Dr, Eatonton, GA 31024-6527**, 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 101 Industrial Blvd, Eatonton, GA 31024 (Tax Parcel ID No. 062 044) in Land Lot 121, 122 of the 3 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 and any portion of the Property located within ten (10) feet of the centerline of the underground distribution line(s) and related equipment as installed in the approximate location shown on "Exhibit A".

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

PARCEL 001

NAME OF
LINE/PROJECT:

INDUSTRIAL BLVD-HABAND (PUTNAM COUNTY)
DISTRIBUTION LINE

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 of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 001

NAME OF
LINE/PROJECT:

INDUSTRIAL BLVD-HABAND (PUTNAM COUNTY)
DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of: _____ PUTNAM DEVELOPMENT AUTHORITY

By: _____ (SEAL)

Witness

Title:

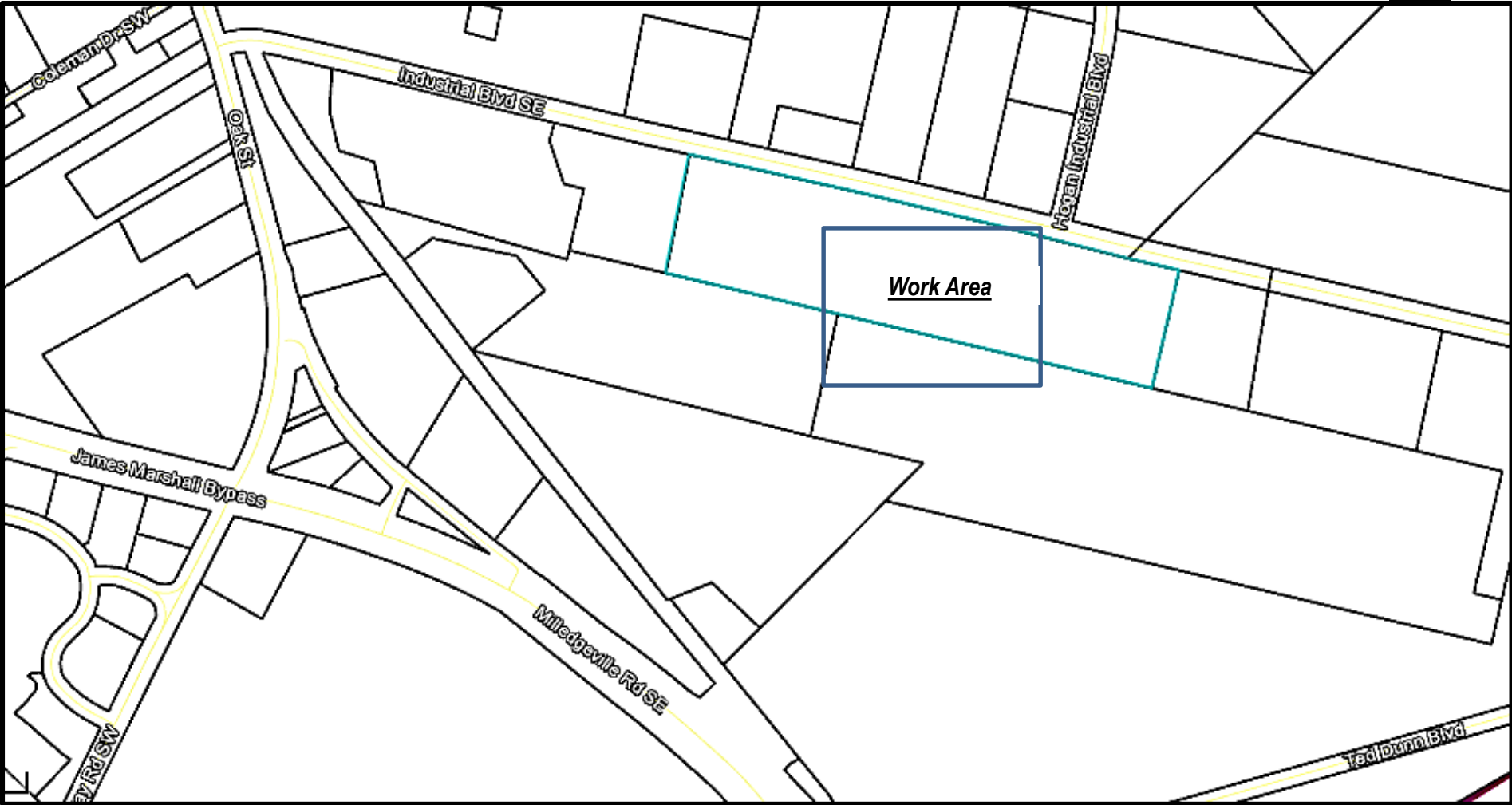
Attest: _____ (SEAL)

Notary Public

Name:

Title:

Exhibit "A"



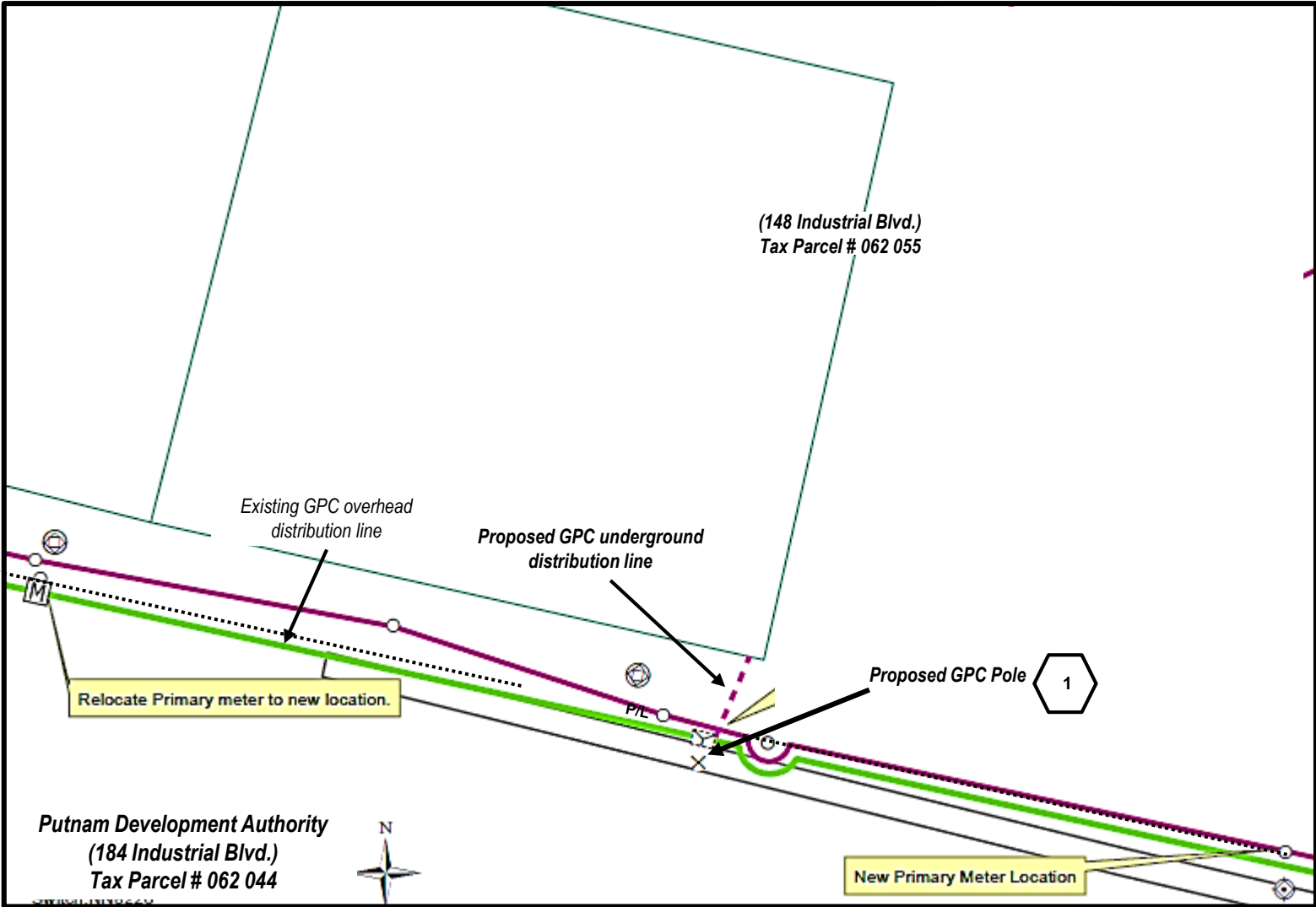
Environmental & Natural Resources

Parcel 001

DRAWING NOT TO SCALE

INDUSTRIAL BLVD - HABAND (PUTNAM COUNTY) DISTRIBUTION LINE
LIMS # 2018040157
Pole Location(s): 1

Exhibit "A"



Environmental & Natural Resources

Parcel 001

DRAWING NOT TO SCALE

INDUSTRIAL BLVD - HABAND (PUTNAM COUNTY) DISTRIBUTION LINE
LIMS # 2018040157
Pole Location(s): 1