



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

Agenda

Tuesday, March 8, 2022 ♦ 3:30 PM

Putnam County Administration Building – Room 204

Opening

1. Call to Order

Minutes

2. Approval of Minutes
 - a. February 17, 2022 Regular Meeting
 - b. February 17, 2022 Executive Session

Financials

3. Approval of Financials - February 2022

Reports

4. Executive Director Report

Regular Business

5. Ratification of Engagement of Appraiser

Other Business

6. Other Business

Next Meeting Items

7. Next Meeting Items

Executive Session

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

Closing

11. Adjournment

The Putnam Development Authority reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the PDA members, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The authority can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

2. Approval of Minutes

a. February 17, 2022 Regular Meeting

b. February 17, 2022 Executive Session



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Minutes

Thursday, February 17, 2022 ♦ 3:30 PM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Thursday, February 17, 2022 at approximately 3:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

PRESENT

Chairman Walt Rocker III
 Member Patty Burns
 Member Brice Doolittle
 Member Mylle Mangum

ABSENT

Member John Wojtas

STAFF PRESENT

Attorney Kevin Brown (via telephone)
 Executive Director Matt Poyner (via telephone)
 County Clerk Lynn Butterworth

Opening

1. Call to Order

Chairman Rocker called the meeting to order at approximately 3:42 p.m.
 (Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes

- a. January 25, 2022 Regular Meeting
- b. January 25, 2022 Executive Session

Motion to approve the January 25, 2022 Regular Meeting and Executive Session Minutes.

Motion made by Member Mangum, Seconded by Member Burns.

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

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Financials

3. Presentation of Audits

Mr. Pat Muse of McNair, McLemore, Middlebrooks & Co joined the meeting via telephone and reviewed the 2021 Audit Report, which received a clean unmodified opinion. He reviewed in detail the Balance Sheet; the Statement of Revenues, Expenditures and Changes in Fund Balance; the Statement of Net Position; the Statement of Activities; the Notes to Financial Statements; the Internal Controls; and the Financial Statement Findings.

Motion to accept the 2019 Audit.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

Motion to accept the 2021 Audit.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

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

4. Approval of Financials - January 2022

Member Burns reviewed the January 2022 Financials.

Motion to approve the January 2022 Financials.

Motion made by Member Mangum, Seconded by Member Burns.

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

Reports

5. Executive Director Report

Executive Director Poyner emailed his report to board members prior to the meeting. He will make this a practice going forward to save time during the meetings.

He also added that he will be headed to Atlanta to meet with utility partners and will be touring the industrial park with Candice Scott and meeting with businesses about job tax credits.

Executive Director Poyner spoke with the owner of the new car lot and he has requested that we remove the sign. Removal of the sign is one component of the overall scope for renewing and reinvesting in the Industrial Park. Matt will be meeting with Industrial Park tenants within the next month to discuss job tax credits and this will be discussed too as some companies have their company logos on this sign and they need to be made aware of our plans.

He also went to Macon last week for the UGA Economic Summit where the overall feeling is that Georgia is going strong.

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

Regular Business

None

Other Business

6. Other Business

None

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Next Meeting Items

7. Next Meeting Items

None

Executive Session

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

Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Real Estate.

Motion made by Member Doolittle, Seconded by Member Mangum.

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

Meeting closed at approximately 4:08 p.m.

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

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

Motion made by Member Mangum, Seconded by Member Doolittle.

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

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

Meeting reopened at approximately 5:14 p.m.

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

Motion to authorize the Chairman to get commercial appraisals for the old Hotel Eatonton up to \$5000.

Motion made by Member Mangum, Seconded by Member Burns.

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

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Closing

11. Adjournment

Motion to adjourn the meeting.

Motion made by Member Burns, Seconded by Member Doolittle.

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

Meeting adjourned at approximately 5:15 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

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The draft minutes of the February 17, 2022 Executive Sessions are available for Board Member review in the Clerk’s office.

File Attachments for Item:

4. Executive Director Report

Putnam Development Authority



ideas. development.. growth...

MARCH 8, 2022

Business & Industry Company Contacts

- ❖ 3/5/22 – Had lunch in Atlanta with project managers from Georgia EMC and the Georgia Department of Economic Development:
 - Lonnie Smallwood
 - David Dennison
 - Shaun Dodson
 - Tim Bono
 - Danetha Belk
- ❖ 3/8/22 – GDEcD Project Manager Candice Scott and I made visits to industry partners. Items discussed:
 - Job Tax Credits
 - Industrial Park Signage
 - Quarterly Industrial Park meetings

Workforce Development

❖ 3/3/22:

- Attended the Middle GA College & Career Academies Network Regional Meeting in Macon. Topics of discussion included:
 - Removing barriers for students to graduate and be “work ready”. The barriers identified are:
 - Financial- Reliable, robust Wi-Fi, computer equipment, legislative involvement, transportation, lack of resources for rural areas
 - Work Experience- connecting school to career, providing students with real life experience, employment age limitation
 - School/ Counseling- relevant program offering, matching career pathways with jobs, lack of direction from counselors, time/ resources
 - Family- socioeconomic issues, lack of parental support, lack of knowledge, student disengagement,
 - Option B – allows students to take and pass 15 credit hours and then allowing them to work during time when they would normally be at school. Relatively new program that was designed to remove barriers for those students that know that they will be going to work from high school versus the two-year or four-year route.

Workforce Development

❖ 3/11/22:

- PDA is sponsor for upcoming job fair at County Administrative Building.

❖ 3/30/22:

- Be Pro Be Proud bus will be located in Baldwin County. The local CTAE program at Putnam County High School will be bringing students to participate in the program.



THE EATONTON-PUTNAM CHAMBER OF COMMERCE

2022 JOB FAIR & CAREER EXPO

SPONSORED BY: PUTNAM DEVELOPMENT AUTHORITY

 **Friday, March 11, 2022**

 **10 AM - 2PM**

 **Putnam County Administration Building**

- Anchors Marina
- BlueStem
- Chick-Fil-A Lake Oconee
- Georgia Writers Museum
- Interfor
- Print & Sign Solutions
- Putnam County Fire Department
- Putnam County Public Works Department
- Putnam County Sheriff's Office
- Rock Eagle 4-H Center
- Rossee Oil
- Window Wizardz

 

Employers please contact membership@eatonton.com for registration information.

Project Status

No update on
project activity

❖ Project Tank

- Active status: Monthly contact with company principles.

❖ Project Activity

- Working two projects looking at building sites that could potentially turn into new construction due to lack of building inventory.
- Green chemical company looking to locate Headquarters in Putnam County. Not a large job creator or CAPX, but a solid company. Owners live in Atlanta and have a house on Lake Oconee; would prefer to live here. Looking for existing build or a possible build to suit.

Industrial Park

- ❖ **See Slideshow**
- ❖ A Putnam County High School student will be flying a drone at the Park so that we can provide some aerial images and use the footage to upload on our website when completed.
- ❖ **Rock Eagle Technology Park:**
 - Met with ER Snell President to discuss wasting dirt, may be opportunities to create sites for development.

Strategic Planning Retreat – 2022 GOALS

❖ **Website/Marketing:**

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

❖ **Industrial Park:**

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

❖ **Workforce Engagement:**

- Foster & grow relationship with Putnam High School

❖ **Existing Industry:**

- Quarterly Industrial Park meetings over pertinent content

❖ **Property Acquisition:**

- Research rail siding potential for Industrial Park growth

Other Activities

❖ **2/18/22:**

- Participated in the Rural Health meeting set up by Mercer University.

❖ **HB 923:**

- Was asked by President of the Georgia Economic Developers Association (GEDA) to reach out to Representative Rick Williams. Mr. Williams is the sub-committee chair for new legislation that is three-fold:
 - Setting a per diem cap for board members
 - Allowing the state's ethic board to remove board members or directors versus the current means which is at the Governor's discretion.
 - Making abatements and incentives public prior to a deal being finalized.

❖ **Hotel Eatonton Appraisal:**

- Hire Jean Easom to provide an appraisal for the Hotel.

Questions?

Matt Poyner

Economic Development Director

mpoyner@putnamdevelopmentauthority.com

(478) 747-2219