



# Putnam Development Authority

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117 Putnam Drive ♦ Eatonton, GA 31024 ♦ Tel: 706-485-1884  
[www.putnamdevelopmentauthority.com](http://www.putnamdevelopmentauthority.com)

## Minutes

**Tuesday, March 9, 2021 ♦ 4:30 PM**

*Putnam County Administration Building – Room 204*

The Putnam Development Authority met on Tuesday, March 9, 2021 at approximately 4:30 PM via video conference call.

### *PRESENT*

Chairman Walt Rocker III  
Member Mylle Mangum  
Member John Wojtas

### *ABSENT*

Member Patty Burns

### *OTHERS PRESENT*

Attorney Kevin Brown  
Interim Economic Development Director Pat Topping  
County Clerk Lynn Butterworth

### **Opening**

1. Call to Order

Chairman Rocker called the meeting to order at approximately 4:33 p.m.

He advised that the PDA will probably be returning to in person meetings next month.

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

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**Minutes**

- 2. Approval of Minutes
  - a. December 14, 2020 Regular Meeting
  - b. December 14, 2020 Executive Session
  - c. February 9, 2021 Called Meeting

**Motion to approve the December 14, 2020 Regular Meeting and Executive Session minutes and the February 9, 2021 Called Meeting minutes.**

**Motion made by Member Mangum, Seconded by Member Wojtas.**

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

**Financials**

- 3. Approval of Financials – February 2021

**Motion to approve the February 2021 Financials.**

**Motion made by Member Mangum, Seconded by Member Wojtas.**

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

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

**Reports**

- 4. Economic Development Director's Report

Interim EDD Topping reported the following: (copy of report made a part of the minutes.)

- Georgia is the #1 state for business for the 8<sup>th</sup> consecutive year by Site Selection Magazine
- For the first half of FY21:
  - 163 new projects statewide
  - 16,000 new jobs
  - \$6B total investments
- Business & Industry Company Contacts
- Project Status
  - Project Legacy – Active status - Private developer looking at Historic Hotel Eatonton; prospect completing their due diligence; investment and jobs to be determined.
  - Project Gum – Active status – Existing manufacturing company looking to expand and add 45 jobs, investment to be determined; looking at existing building or expanding current location
  - Project Anchor – Active status – Private developer developing site for a lakefront hotel; has hired a hotel consultant to identify potential hotel operators; 175 jobs; \$50 Million investment
  - Project Solar – Active status – Private developer looking to develop mixed use project on approximately 100 acres; met with Planning Department to discuss zoning; developer has Civil Engineering company working on Master Plan
  - Project Connect – Active status – Company expanding to Putnam County; current facility in Florida; the company is considering a building in Putnam; they will employ 70 professionals, clinical staff, and support team
  - Project Lamp Shade – Active status – project considering new construction in Putnam County

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- Project Hand Up – Active status – Goodwill – Helms College in Middle GA and the CSRA has plans to make a \$6 million investment to build a multi-purpose center in the Lake Country
- Project Club Manufacturing project on hold; prospect negotiating for existing building; 200 jobs; \$20 Million Investment
- Project Noodle – Dropped
- Bluestem will invest \$1 million and add 130 new full-time employees more than doubling their current employment in their expansion of their Eatonton distribution center located at 148 Industrial Boulevard; the company additionally plans to create nearly 200 seasonal and part-time positions
- Marketing Activities
  - 1/23/21 – Bluestem Brands Job Fair – virtual job fair held at Central GA Technical College to support Bluestem announcement that they will hire 130 new FT employees as well as 200 part time and seasonal employees; the PDA coordinated the promotion of the event with CGTC, GA DOL, GDEcD, Quick Start, Eatonton Putnam Chamber of Commerce, and regional media; CGTC and the Bluestem Team made special efforts to hold a virtual event that met all CDC Covid19 guidelines
  - 1/26/21 - Middle Georgia CEO Video Chat – CEO is a daily publication that focuses exclusively on business issues; our subject for this Video Chat was the Bluestem Expansion announcement as well as other economic activity in Eatonton/Putnam County; our last Video Chat had over 4,000 viewers in the first week
  - 2/25/21 – Lake Oconee Area Development Authority – Sam Young, Greene County DA – have been meeting with Young to discuss the two county development authorities that have been in existence since at least 2012; the charter of the DA was “to develop, promote and expand...industry and trade within Greene and Putnam Counties”; the next meeting is scheduled for May 3, 2021
  - 3/4/21 – Leadership Putnam Class of 2021 – Economic Development presentation – joined by Matt Poyner, MGEAWORKS Director, Topping presented an overview of the Economic Development process for the 18 members of the Leadership Putnam class
  - 3/5/21 – Tri County EMC announcement about Broadband in middle Georgia; Governor Brian Kemp announced the Broadband project for the 22,000 accounts in 8 counties served by Tri County EMC
- MGEA Metrics (MGEA Works website)
  - 2,142 users since August 11, 2020
  - 7,237 page views since August 11, 2020
  - 96.4% of users are from USA and 78.3% of those users reside in Georgia
  - Mobile and desktop devices make up the majority of searches followed by a tablet
  - Last reporting cycle tablets were second for searches
  - 61% of users are between the ages of 18 and 34
  - 54% of users are Males
- Website Visitor Sessions
- Website Visitor Stats

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- 692 sessions
- 2106 pageviews
- 88% new visitors
- Social Media
  - 637 Facebook Followers
  - 96 Linked-In Followers
  - 334 Instagram Followers
  - 40 Twitter Followers
- Virtual Meetings & Events Attended
- Upcoming Events

**Executive Session**

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

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

**Motion made by Member Mangum, Seconded by Member Wojtas.**

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

Meeting closed at approximately 5:21 p.m.

6. 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 Wojtas.**

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

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

Meeting reopened at approximately 5:56 p.m.

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

**Motion to authorize Chairman Rocker and Member Wojtas to retain supplemental project management not to exceed \$15,000.**

**Motion made by Member Mangum, Seconded by Member Wojtas.**

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

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**Regular Business**

8. Election of Officers

- a. Chairman
- b. Vice Chairman
- c. Secretary/Treasurer
- d. Assistant Secretary/Treasurer

Walt Rocker was nominated for Chairman.

John Wojtas was nominated for Vice Chairman.

Patty Burns was nominated for Secretary/Treasurer.

Lynn Butterworth was nominated for Asst. Secretary/Treasurer.

**Motion to appoint the slate as nominated.**

**Motion made by Member Mangum, Seconded by Member Wojtas.**

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

**Other Business**

9. Other Business

None

**Next Meeting Items**

10. Next Meeting Items

None

**Closing**

11. Adjournment

Chairman Rocker adjourned the meeting at approximately 6:07 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Walt Rocker III  
Chairman

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