



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

Minutes
Tuesday, May 9, 2023 ♦ 1:30 PM
107 S. Jefferson Avenue, Eatonton, GA 31024

The Putnam Development Authority met on Tuesday, May 09, 2023 at approximately 1:30 PM in the Putnam Development Authority Office, 107 S. Jefferson Avenue, Eatonton, Georgia.

PRESENT

Chairman Walt Rocker III
Member Patty Burns
Member Mylle Mangum (arrived late)
Member John Wojtas (left early)

ABSENT

Member Brice Doolittle

OTHERS PRESENT

Attorney Kevin Brown
Economic Development Director Matt Poyner
County Clerk Lynn Butterworth
Mickey Daniels, Georgia Power

Opening

1. Call to Order

Chairman Rocker called the meeting to order at approximately 1:35 p.m.
(Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes

- a. April 11, 2023 Regular Meeting
- b. April 11, 2023 Executive Session

Motion to approve the April 11, 2023 Regular Meeting and Executive Session minutes.

Motion made by Member Burns, Seconded by Member Wojtas.

Voting Yea: Chairman Rocker, Member Burns, Member Wojtas

Minutes	Page 1 of 5	Approved
May 9, 2023		June 13, 2023

Financials

3. Approval of Financials - April 2023

Member Burns reviewed the financials and advised that the OneGeorgia account had been closed and the funds moved to the regular operating account.

Motion to approve the April 2023 Financials.

Motion made by Member Wojtas, Seconded by Member Burns.

Voting Yea: Chairman Rocker, Member Burns, Member Wojtas

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

Regular Business

4. Ratification of approval of expenses associated with the remodel of the new PDA office
Executive Director Poyner reminded everyone that this was for expenses associated with the front windows and sky lights.

Motion to ratify the approval of expenses associated with the remodel of the new PDA office.

Motion made by Member Burns, Seconded by Member Wojtas.

Voting Yea: Chairman Rocker, Member Burns, Member Wojtas

5. Ratification of approval of Executive Director's access to the People's Bank account
Executive Director Poyner reminded everyone that this was to allow him online access to the bank statements.

Motion to ratify the approval of the Executive Director's access to the People's Bank account.

Motion made by Member Burns, Seconded by Member Wojtas.

Voting Yea: Chairman Rocker, Member Burns, Member Wojtas

Member Mangum arrived at approximately 1:38 p.m.

6. Ratification of approval to send letter to Central Georgia Technical College regarding rent at 580 James Marshall Bypass

Motion to ratify the approval of sending a letter to Central Georgia Technical College regarding rent at 580 James Marshall Bypass.

Motion made by Member Burns, Seconded by Member Wojtas.

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

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

Minutes	Page 2 of 5	Approved
May 9, 2023		June 13, 2023

Other Business

7. Other Business

Dr. Ivan Allen and Ms. Andrea Griner from Central Georgia Technical College were present at the meeting to discuss the letter sent from the PDA to CGTC. They submitted a draft proposal of a new rental agreement between the PDA and the State Properties Commission and Technical College System of Georgia. The proposed agreement includes annual rent of \$42,000 with additional rent not to exceed \$12,000 as reimbursement money for routine maintenance. They explained that the law prohibits them from making capital improvements to buildings they don't own. The proposed agreement would begin July 1 2023 and will still need to be approved by the State Properties Commission. Dr. Allen also mentioned that they plan to abate the kudzu as best they can through their lawn maintenance contract. No action was taken.

(Copy of proposed agreement made a part of the minutes.)

Regular Business continued

8. Downtown Parking Proposal

Chairman Rocker commented that he met with the Mayor and that while he and the city are in support of future growth in downtown, they do have concerns about parking. The Mayor met with the County Manager and advised that county employees won't be able to park around the courthouse anymore. Chairman Rocker advised that about 12 years ago, then BOC Chairman Tom Thompson created a plan to move the County Annex to an underground facility under the courthouse lawn. While that did not happen, the same basic idea could be considered for underground parking. Executive Director Poyner received a proposal from CNNA Architects for a conceptual design to explore and design a concept for that space. The city has expressed some willingness to share in the costs of such a project and the Chamber of Commerce is willing to participate. This could be a possible SPLOST item for both the City and the County.

Motion to accept the proposal from CNNA Architects for a not to exceed amount of \$25K for conceptual drawings of additional downtown parking.

Motion made by Member Mangum, Seconded by Member Wojtas.

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

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

Executive Session

9. 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 Burns, Seconded by Member Wojtas.

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

Meeting closed at approximately 2:15 p.m.

Member Wojtas left the meeting at approximately 2:22 p.m.

Minutes	Page 3 of 5	Approved
May 9, 2023		June 13, 2023

10. 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 Burns.

Voting Yea: Chairman Rocker, Member Burns, Member Mangum

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

Meeting reconvened at approximately 2:24 p.m.

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

Motion to accept the lease offer from the State Properties Commission and Technical College System of Georgia with Attorney Brown to work out the final details and put out a press release.

Motion made by Member Burns, Seconded by Member Mangum.

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

Reports

12. Economic Development Director Report

Executive Director Matt Poyner reported the following: (copy of report made a part of the minutes.)

- Administrative
 - New Market Tax Credits
 - OneGeorgia
 - Financials
 - Georgia's Rural Workforce Housing Initiative
- Business & Industry Company Contacts
 - Existing Industry Updates
- Workforce Development
 - Putnam County High School
- Marketing & Branding
 - Tytan Pictures
- Project Status
 - Project Activity
- Rock Eagle Technology Park
 - Miscellaneous
- South Industrial Park
 - 121 acre tract

Next Meeting Items

13. Next Meeting Items

None

Minutes	Page 4 of 5	Approved
May 9, 2023		June 13, 2023

Closing

14. Adjournment

Motion to adjourn the meeting.

Motion made by Member Mangum, Seconded by Member Burns.

Voting Yea: Chairman Rocker, Member Burns, Member Mangum

Meeting adjourned at approximately 2:46 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

Minutes	Page 5 of 5	Approved
May 9, 2023		June 13, 2023