



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

Agenda

Tuesday, June 8, 2021 ♦ 4:30 PM

Putnam County Administration Building – Room 203

Opening

1. Call to Order

Minutes

2. Approval of Minutes
 - a. May 11, 2021 Regular Meeting
 - b. May 11, 2021 Executive Session

Financials

3. Approval of Financials - May 2021

Reports

4. Economic Development Director Report

Regular Business

5. FY22 Budget

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. May 11, 2021 Regular Meeting

b. May 11, 2021 Executive Session



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Minutes

Tuesday, May 11, 2021 ♦ 4:30 PM

Putnam County Administration Building – Room 204

The Putnam Development Authority met on Tuesday, May 11, 2021 at approximately 4:30 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
 Member John Wojtas (via Zoom)

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 4:34 p.m.
 (Copy of agenda made a part of the minutes.)

Minutes

2. Approval of Minutes - April 13, 2021 Regular Meeting and Executive Session

Motion to approve the April 13, 2021 Regular Meeting and Executive Session Minutes.

Motion made by Member Mangum, Seconded by Member Wojtas.

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

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May 11, 2021		

Financials

3. Approval of Financials - April 2021
Member Burns reviewed the financials.

Motion to approve the April 2021 Financials.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

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

Other Business

4. Other Business

Mr. Paul Simonton (via Zoom) gave an update on the South Industrial Park. Outdoor Solutions is on sight and work is progressing. Depending on the weather, they should be close to being finished this week. The hope is the City of Eatonton will accept the roadway and take care of future maintenance. The PDA may need to bush hog it until that happens. No action was taken.

5. Update on South Industrial Park GRAD Application

EDD Topping reminded all that the board approved two studies for the GRAD application at the last meeting. The Phase 1 study is completed and was sent to Mr. Simonton. The Wetlands study should be ready anytime. Two of the letters of support are out of date and he is working on updating those. Plans are to start uploading documents to the application this week. No action was taken.

Reports

6. 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 8th consecutive year by Site Selection Magazine
- For FY21 so far:
 - 257 new projects statewide
 - 24,000+ new jobs
 - \$8.43B total investments
- Business & Industry Company Contacts
- Project Status
 - Project Legacy – Active status - Private developer looking at Historic Hotel Eatonton; prospect developing LOI; investment and jobs to be determined; working with developers for 6+ months
 - 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; met with DDA; developer has Civil Engineering company working on Master Plan; PDA and DDA will work project jointly
 - Project Club – Manufacturing project on hold; prospect cannot find suitable building; still in contact

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- Project Club – Manufacturing project on hold; prospect cannot find suitable building; still in contact
- Project Grace (formerly 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; local developer
- 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; monthly contact
- Project Connect – The Retreat of Atlanta; 50-70 new jobs; annual payroll \$2.5M - \$3.5M; scheduled to open Summer 2021
- Project Bruzze – 2,400 sf new construction; food, hospitality; jobs and investment TBD
- GRAD Update
 - Studies updated
 - Phase 1 Environmental – completed May 6
 - Wetlands Survey – in progress
 - Support Letters (12)
 - Site Ownership
 - Utilities – energy, natural gas, telecom, water, sewer
 - Fire – City and County
 - EMS
 - Transportation
 - Planning and Development
- Marketing Activities
 - Lake Oconee Area Development Authority Board meeting May 3
 - EPTAHP Board Meeting May 21
 - MEGA Works – Workforce Platform meeting May 23
 - Middle GA Innovation Project Update May 28
 - Bluestem Job Fair May 1
 - Eatonton Chamber Annual Meeting May 3
 - Putnam Board of Commissioners Meeting May 7
 - Planning meeting with Scott Joris re: LOADA
 - Project Managers back in business
 - Scheduling visits to Eatonton/Putnam
- Existing Companies Adding Jobs
 - Bluestem/Haband – job fairs, CGTC May 1
 - Interfor – Virtual job fair May 11
 - Legacy Housing
 - Cosmo Cabinets
 - UFP
 - KaMin
 - Activ Materials
 - Ttg Imaging Solutions
- Open Jobs in Region
 - 11 counties: 8826
 - Baldwin: 1083

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- Jones: 1243
- Putnam: 1048
- Twiggs: 366
- Wilkinson: 949
- Unemployment and Wages survey
- MGEA Metrics (MGEA Works website)
 - 2,628 users since August 11, 2020
 - 9,096 page views since August 11, 2020
 - 95.8% of users are from USA and 78.6% of those users reside in Georgia
 - Out of county users could be bots from other countries or they could be international companies working projects within the region doing research on the labor market to see what jobs are available and how that might affect their operations; same can be said for out of state users looking to relocate professionally to Middle Georgia or companies reviewing the labor market; Florida, Texas, Ohio and South Carolina lead the out of state searches with Destin, Florida being the largest user location for a city outside of Middle Georgia and Atlanta
 - Mobile and tablet devices make up the majority of searches followed by a desktop
 - 60% of users are between the ages of 18 and 34
 - 54% of users are Males
- Website Visitor Sessions
- Website Visitor Stats
 - 1,381 sessions
 - 3,195 pageviews
 - 70% new visitors
- Social Media
 - 651 Facebook Followers
 - 95 Linked-In Followers
 - 353 Instagram Followers
 - 47 Twitter Followers
- Virtual Meetings & Events Attended
 - 4/20 – MGEA Board Meeting, CGTC
 - 4/21 – EPTAHP Board Meeting
 - 4/23 – MGEA Works Workforce Meeting
 - 4/28 – Middle GA Innovation Project
 - 5/1 – Bluestem/Haband Job Fair
 - 5/3 – LOADA Board Meeting
 - 5/7 – BOC Meeting
- Upcoming Events and Projects
 - 5/12 – Innovation Project Report
 - 5/13 – Project Grace meeting
 - 5/14 – MGEA Works Board Meeting, CGTC
 - 5/18 – GEDA Nominating Committee
 - 5/19-21 – GEDA Spring Workshop
- GEDA Spring Workshop – May 19-21, 2021 at Legacy Lodge at Lanier Islands
 - Over 200 registered

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- Topics include: Regionalism; Marketing your community; Workforce; Working with Site Selectors; Project Location Case Study; Rural Innovation; Broadband Funding
- Upcoming Events and Projects
 - Web Site review/revamp
 - Industrial Park Sign Program
 - Strategy Session facilitated by GA Power
 - GRAD Application

Regular Business

7. Board Member Training

Attorney Brown advised that every appointment and reappointment needs eight hours of training. EDD Topping will get a schedule of upcoming training and share with all board members. No action was taken.

8. FY22 Budget Discussion

The board reviewed the budget schedule from the county. Chairman Rocker and EDD Topping will start working on a preliminary budget. No action was taken.

Next Meeting Items

9. Next Meeting Items

FY22 budget needs to be added to the next agenda.

Executive Session

10. 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 Personnel and Litigation.

Motion made by Member Wojtas, Seconded by Member Burns.

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

Meeting closed at approximately 5:37 p.m.

11. 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, Member Wojtas

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

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Meeting reopened at approximately 6:16 p.m. Member Burns left the meeting.

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

Closing

13. Adjournment

Motion to adjourn the meeting.

Motion made by Member Mangum, Seconded by Member Doolittle.

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

Meeting adjourned at approximately 6:17 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Walt Rocker III
Chairman

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The draft minutes of the May 11, 2021 Executive Session are available for Board Member review in the Clerk's office.

File Attachments for Item:

3. Approval of Financials - May 2021

Balance Sheet

As of May 31, 2021

	<u>May 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Checking-FMB	472,746.93
10050 · One Georgia Funds	50.00
10300 · Certificate of Deposit 42072	110,240.31
10600 · Certificate of Deposit-24251	82,667.01
Total Checking/Savings	<u>665,704.25</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>694,957.75</u>
Fixed Assets	
11100 · 10 ac. N. Park	200,000.00
11200 · 5 ac. N. Park	100,000.00
11225 · Land	19,106.00
11250 · Building-Tech College	1,000,000.00
11300 · Tech. College Property	455,962.60
11350 · Rock Eagle Land Improvements	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
11751 · building-Old Hotel	123,536.00
Total Fixed Assets	<u>3,826,379.20</u>
TOTAL ASSETS	<u>4,521,336.95</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
11360 · Accum Depr-Building	352,083.00
18050 · Accrued Payroll	667.00
Total Other Current Liabilities	<u>352,750.00</u>
Total Current Liabilities	<u>352,750.00</u>
Total Liabilities	352,750.00
Equity	
30000 · Opening Balance Equity	3,367,924.20
32000 · Unrestricted Net Assets	827,907.09
Net Income	-27,244.34
Total Equity	<u>4,168,586.95</u>
TOTAL LIABILITIES & EQUITY	<u>4,521,336.95</u>

Putnam Development Authority
Profit & Loss YTD Comparison
May 2021

	<u>May 21</u>	<u>Oct '20 - May 21</u>
Income		
45000 · Interest	0.00	277.89
46400 · Other Types of Income		
46410 · County Funding	0.00	46,660.00
Total 46400 · Other Types of Income	<u>0.00</u>	<u>46,660.00</u>
Total Income	0.00	46,937.89
Expense		
62800 · Facilities and Equipment		
62820 · Electricity	0.00	395.29
62840 · Insurance	0.00	330.00
Total 62800 · Facilities and Equipment	<u>0.00</u>	<u>725.29</u>
63000 · Professional Fees		
63001 · Pat-Professional Services	4,350.00	49,740.00
63002 · Audrey-Professional Services	0.00	4,755.00
63003 · Accounting/Audit	200.00	600.00
Total 63000 · Professional Fees	<u>4,550.00</u>	<u>55,095.00</u>
65100 · Other Types of Expenses		
65105 · General Insurance	0.00	5,619.08
65107 · Postage	0.00	22.00
65134 · Legal	0.00	7,500.00
65135 · Travel	359.02	2,187.39
65137 · Education	137.00	137.00
65142 · Office and General Supplies	299.50	523.47
Total 65100 · Other Types of Expenses	<u>795.52</u>	<u>15,988.94</u>
65144 · Employee Expenses	0.00	2,373.00
Total Expense	<u>5,345.52</u>	<u>74,182.23</u>
Net Income	<u><u>-5,345.52</u></u>	<u><u>-27,244.34</u></u>

File Attachments for Item:

4. Economic Development Director Report

Putnam Development Authority



ideas. development.. growth...

Economic Development Report

JUNE 8, 2021





#1 STATE
FOR
BUSINESS!

FY21 MOMENTUM



257
NEW PROJECTS
STATEWIDE

24,000+
NEW JOBS
49% increase in new jobs
over July 2019-March 2020

\$8.43B
TOTAL INVESTMENT
67% increase over
July 2019-March 2020

Business & Industry Company Contacts



Candice Scott,
GDEcD



Todd Parker
Emily Holt

Business & Industry Company Contacts

- ❖ **Kevin Brown (2 calls)** Attorney
- ❖ **Audrey Connely (2 calls)** Connely Administrative Services Re: GRAD Application
- ❖ **Project Ronnie, (3 calls)** Re: Buildings
- ❖ **Ashley Goodroe,** Re: Buildings
- ❖ **Patty Burns,(2 calls)** Fickling Realty Re: Project Ronnie
- ❖ **Jim Stiff, (2 calls),** Project Grace
- ❖ **Laura Mathis,** MGRC Re: Projects

New Project

- **Project Bruzze –**
 - 2,400 sf new construction**
 - Food, hospitality**
 - Jobs and Investment TBD**
 - Site next step**

The Retreat Of Atlanta Project Connect

- ❑ 50 – 70 new jobs
- ❑ Annual payroll \$2.5 M - \$3.5 M
- ❑ Scheduled to open Summer 2021



Projects' Status

-
- **Project Legacy**
Active status - Private developer looking at Historic Hotel Eatonton. Prospect developing LOI. Investment and jobs to be determined. Working with developers for 6+ months.

 - **Project Anchor Contact: Josh Sprayberry**
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**
On Hold

Projects' Status

- **Project Grace (formerly Hand Up) – Contact Jim Stiff**
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. Local developer.
- **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. Monthly contact.**
- **Project Club - Dropped**

Existing Companies Adding Jobs

- Bluestem/Haband – Job Fairs, CGTC, May 1
- Interfor – Virtual Job Fair, May 11
- Legacy Housing
- Cosmo Cabinets
- UFP
- KaMin
- Activ Materials
- Ttg Imaging Solutions

Open Jobs in Region

8,826 11 counties

Baldwin 1083

Jones 1243

Putnam 1048

Twiggs 366

Wilkinson 949

Total 4,689

www.mgeaworks.com

Unemployment and Wages

County	Workforce	Employed	Unemployed	Unemployment Rate %	Average Annual Wages	Average Weekly Wages
Baldwin	17,714	16,855	859	4.8%	\$36,140	\$695
Jones	13,787	13,368	419	3%	\$39,272	\$755
Putnam	8,248	7,891	357	4.3%	\$35,828	\$689
Twiggs	2,860	2,705	155	5.4%	\$38,485	\$740
Wilkinson	3,863	3,708	155	4%	\$42,156	\$811
		44,527	1,945		\$38,376	\$738

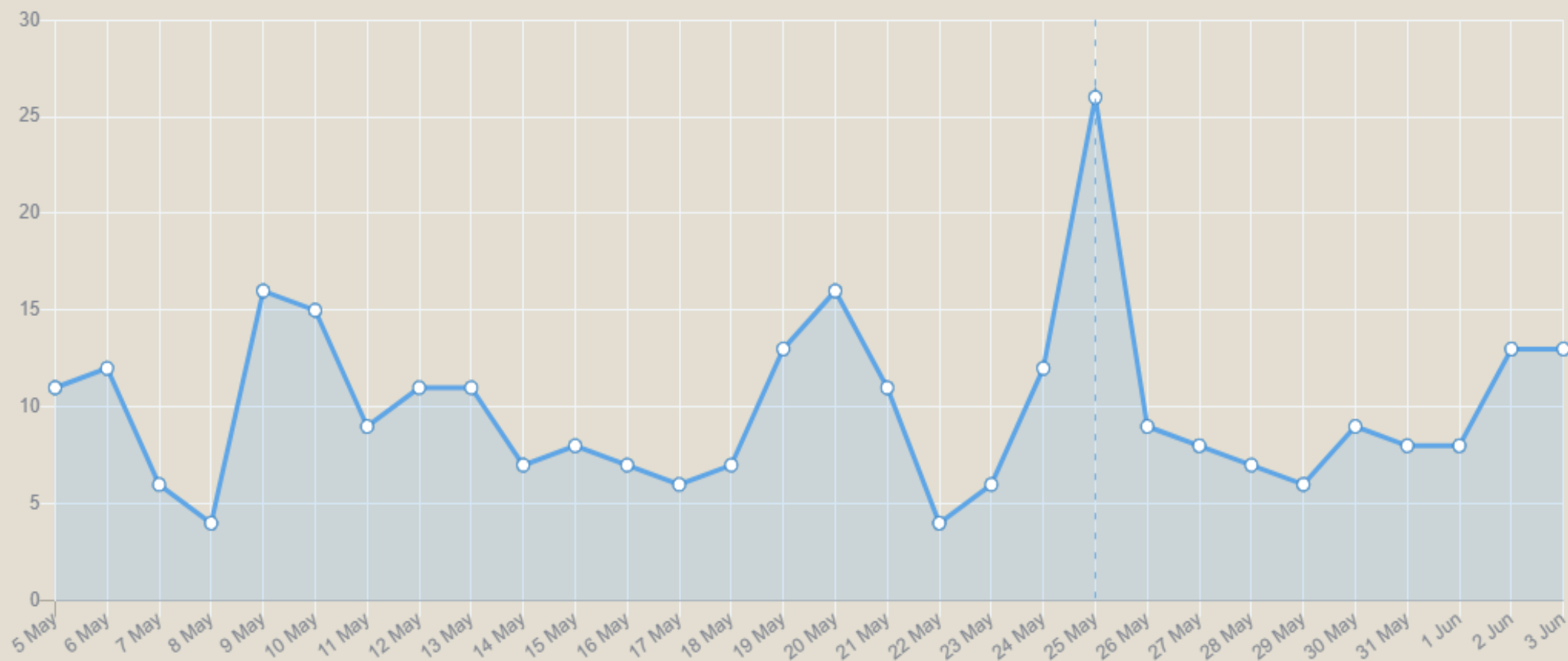
GRAD UPDATE

- Studies updated
- Phase 1 Environmental – completed May 6
- Wetland Survey – in progress
- Support Letters (12)
 - Site Ownership
 - Utilities – energy, natural gas, telecom, water, sewer
 - Fire – City and County
 - EMS
 - Transportation
 - Planning and Development

MGEA Metrics

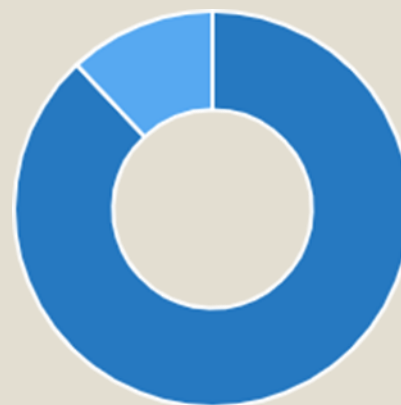


Website Visitor Sessions



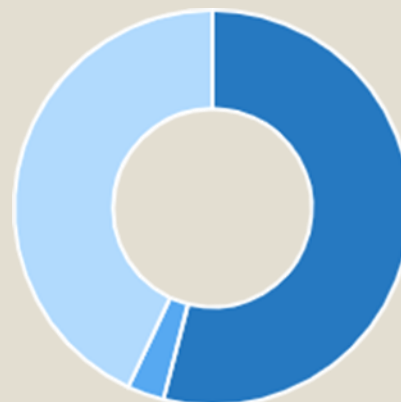
Website Visitor Stats

Sessions 291
Increase (79%)



- New 88%
- Returning 12%

PageViews 951
Increase (70%)



- Desktop 54%
- Tablet 2%
- Mobile 44%

Social Media



656 Facebook Followers



95 Linked-In Connections



366 Instagram Followers



43 Twitter Followers

Virtual Meetings and Events Attended

- May 12 – Tour Project Grace Site
- May 14 – Project Grace Community Meeting
- May 19 – 21 – GEDA Spring Workshop at Lake Lanier
- May 26 - EPTAHP Board Meeting
- June 4 – Putnam Board of Commissioners Meeting

GEDA Spring Workshop

May 19-21, 2021

First 'in person' event in 10 months??

Attendance over 200 including State Project Managers.

Topics and comments:

Regionalism as an effective Strategy

- State promotion of Regional efforts
- Savannah Region – Chatham, Bryan, Effingham, Liberty counties – regional marketing, new industrial parks, jobs and investment, millions sf in new space
- Statham Springs – Walton, Jasper, Morgan, Newton counties – Joint Development Authority - regional marketing, counties share development expenses and tax revenue, \$Bs in new development, 1000s jobs
- Regionalism doesn't mean you need to agree – but work together

GEDA Spring Workshop

Marketing your community

- Savannah Bananas baseball team as an economic driver, talent attraction, community development

Workforce ideas that work

- Work with school system – CTAE, Externships, Apprenticeships, Pathways
- Technical colleges – Targeted training, dual enrollment
- Talent Attraction – amenities, affordable housing, subsidized day care, relocation expenses
- Embrace automation
- Promote job openings with existing companies – web site, links to companies

GEDA Spring Workshop

Challenges - workforce

- Federal unemployment bonus - \$300 above unemployment - \$14/hour - \$18 per hour.

Challenges in space

- Nothing available
- 'Old' properties – rehab opportunities
- Construction costs rising – bad and good or not a factor

GEDA Spring Workshop

Recruitment

- Target your efforts
- Existing companies VIP
- Confidentiality critical - web sites, internet info

Project Location Case Study

- Process of Elimination not Selection
- 13 states, 109 sites, 9 month project after 1-2 years company internal study
- Target your efforts

GEDA Spring Workshop

Government Impact on Economic Development

- Broadband - \$30 M plus \$40 M state and federal funding – must flow through Development Authorities
- Broadband in GA
507,000 locations in GA without Broadband access
10% state, 70% rural

Upcoming Meetings and Events

- June 11 – Project Grace Community Meeting

Upcoming Events and Projects - again

Web Site Review, Revamp
Industrial Park Sign Program
Strategy Session facilitated by GA Power

GRAD Application!!!

900 sites

60 GRAD sites

8 GRAD Certified

Questions?

Patrick J. Topping, CEcD

Interim Economic Development Director

ptopping@putnamdevelopmentauthority.com

(478) 320-9530