



REGULAR MEETING MINUTES

WWDA Board of Directors

January 7, 2026

9:00 A.M.

2855 Forest Drive

Waycross, Ga 31503

Board Members Present:

Daniel Morris

Brian Jackson

Dan Good

Kim Bennett-Callahan

Board Members Present via Teleconference:

Michael-Angelo James

Staff Members Present

Jason Rubenbauer

Frances Golder

Board Members Absent:

Stephen Burse

James Willis

Rusty Hall

- **Call to Order**

Chairman Daniel Morris called the January 7, 2026, meeting to order at 9:15 A.M. Due to technical issues, Mayor Michael-Angelo James was unable to participate via teleconference until 9:22 a.m.; consequently, no voting was conducted until a quorum had been established.

- **Invocation/Pledge of Allegiance**

Daniel Morris provided the invocation and led the board in the pledge of allegiance.

- **Approval of Agenda**

Dan Good motioned to approve the agenda as presented. Brian Jackson seconded the motion. All present members voted aye, and the motion passed unanimously.

- **Approval of Minutes**

- Regular Meeting December 3, 2025

Mayor James made a motion to approve December 3, 2025, meeting minutes as presented. Brian Jackson seconded the motion. All members present voted aye, and the motion carried with a 4-0 quorum. It should be noted that Mrs. Kim Bennett-Callahan was neither a board member nor present at the December 3rd, 2026, meeting therefore she was unable to participate or vote on this motion.

- **Approval of Financial Reports**

- November 30, 2025

Jason Rubenbauer presented the November 30, 2025, financial reports, emphasizing that the Authority remains in good standing. Jason Rubenbauer informed the board that although it doesn't appear in the November 2025 financials, the GATX bond deposit was made. With no further questions or concerns,



Dan Good motioned to approve the financial reports as presented. Michael-Angelo James seconded the motion. All present members voted aye, and the motion passed unanimously.

- **Community Reports**

- Downtown Waycross Development Authority
- Waycross Convention & Visitors Bureau
- Waycross-Ware County Chamber of Commerce
- Coastal Pines Technical College
- South Ga. State College
- Ware County Board of Education

No new reports from the community.

- **Old Business**

There was no old business to discuss.

- **New Business**

- The Board officially welcomes Mrs. Kim Bennett- Callahan as the newest member. Her four-year term began on January 1, 2026.
- Jason Rubenbauer also informed the board that the required legal postings for the annual audit have been submitted and published and that proposals have started to come in. An auditor will be chosen at the next board meeting.

- **Attorney's Items**

- Hillary Stringfellow informed the board that the quit claim deed for the ballfield property has been returned, the issues are totally cleared up, and she will mail it to the Development Authority.
- Hillary Stringfellow reports that after a lot of work and last-minute preparations, the GATX bond issue is also totally resolved.
- Hillary Stringfellow advises that a committee should be formed to decide possible short-term investment of the GATX bond funds. The committee will be appointed by the February meeting and will play a key role in shaping the organization's financial strategy as the financial institution undergoes significant changes.

- **President's Report—Jason Rubenbauer**

- Jason Rubenbauer reported that First Southern Bank is being acquired by a credit union. As a result, the Development Authority will need to identify and transition to a new financial institution. Hillary Stringfellow advised that a development authority cannot legally be a member of a credit union. Therefore, the current banking relationship must change, and alternative financial institutions will need to be considered. Daniel Morris stated that there may be a grace period of up to 18 months to complete the transition to a new institution, allowing time for evaluation and selection. Jason Rubenbauer proposes looking toward local financial institutions as the authority has done in the past.
- Jason Rubenbauer informed the board that he is preparing an activity sheet to show the last 10 to 15 years of bond activity and the job creation tied to those projects to better present to the community the hard work done behind the scenes.



- Jason touched on website changes and brainstormed various ideas for the website.
- **Chairman's Report—Daniel Morris**
 - Chairman Daniel Morris did not provide a formal list but highlighted several promising initiatives currently in development, which cannot be disclosed at this time but are progressing toward completion.
- **Executive Session**
 - For discussion of land/lease and acquisition matters pursuant to O.C.G.A. 50-14-3(b)(1)(B)
 - For discussion of personnel matters pursuant to O.C.G.A. 50-14-3(b)(2)

With no more business to be discussed in regular session Dan Good motioned to enter the executive session. Brian Jackson seconded the motion. All present members voted aye, and the motion passed unanimously. The board entered the executive session at 9:55 A.M.

With no more business to discuss in the executive session, Dan Good motioned to enter back into regular session. Brian Jackson seconded the motion. All present members voted aye, and the motion passed unanimously. The board entered into regular session at 10:38 A.M.

- **Adjournment**

With no more business to discuss, Brian Jackson motioned to adjourn. Mayor Michael-Angelo James seconded the motion. All present members voted aye, and the motion passed unanimously. Daniel Morris adjourned the January 7, 2026, meeting at 10:45 A.M.