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**REGULAR MEETING MINUTES**

**WWDA Board of Directors**

**January 8, 2025**

**9:00 A.M.**

**2855 Forest Drive**

**Waycross, Ga 31503**

**Board Members Present: Board Members Absent:**

James Willis Rusty Hall

Candice-Moody Rice Stephen Burse

Brian Jackson

Dan Good

**Board Members Present via Telephone: Staff Present:**

Michael-Angelo James Jason Rubenbauer

**Guests Present:**

Hillary Stringfellow

* **Call to Order**

Chairman James Willis called the January 8th, 2025 meeting to order at 9:00 AM.

* **Invocation/Pledge of Allegiance**

Michael-Angelo James provided the invocation and led the Pledge of Allegiance.

* **Approval of Agenda**

Dan Good made a motion to approve the agenda as presented. Candice Moody-Rice seconded the motion. All present members voted aye and the motion passed unanimously.

* **Approval of Minutes**
* December 4, 2024

Michael-Angelo James motioned to approve the minutes of the December 4th, 2024 meeting. Candice Moody-Rice seconded. All present members voted aye and the motion passed unanimously.

* **Approval of Financial Reports**
  + November 30, 2024

Jason Rubenbauer fielded questions pertaining to the presented financial report, including clarifications on SPLOST requests and how they factor into the budget line items. Mr. Rubenbauer clarifies a change in the depreciation line item, and there are no further questions. Dan Good motions to approve the financial reports, and Brian Jackson seconds the motion. All present members voted aye and the motion passed unanimously.

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

There were no community reports presented at this meeting.

* **Old Business**
* Presentation, discussion, and request for action on the 2025 Meeting Schedule

Jason Rubenbauer presented the proposed 2025 meeting schedule, noting his efforts to accommodate the entire board’s other priorities and obligations. After discussing potential conflicts, the board recommended changing the dates of the July and September meetings. Michael-Angelo James motioned to approve the amended meeting schedule, and Candice Moody-Rice seconded the motion. All present members voted aye and the motion passed unanimously.

* 2025 Eggs & Issues Update

Jason Rubenbauer provided an update on the 2025 Eggs & Issues event, informing the board that the Authority was able to sell the entirety of their ticket allotment to supporting figures and organizations across the city and county. Mr. Rubenbauer also encouraged the board to coordinate their travel plans according to the event’s schedule.

* Update on Moody’s Credit Rating Review

Jason Rubenbauer updated the board on the Authority’s credit rating. He informed the board that Moody’s is unable to rate the Development Authority’s credit rating given that the Authority is not actively issuing bonds. Mr. Rubenbauer is pursuing alternative funding avenues in the absence of this credit rating.

* **New Business**
  + Presentation, discussion, and request for action to nominate to Ware County Board of Commissioners, a replacement board member to fill the unexpired term of Thomas Wesley with a term ending December 31, 2027, from a list of qualified applicants:
    - Candice Nalls
    - Daniel Morris

Jason Rubenbauer presented two applications for candidates to replace Thomas Wesley on the WWDA Board of Directors. Mr. Rubenbauer expressed that the board received interest from multiple candidates, however, we only received full applications from Candice Nalls and Daniel Morris. The board reviewed both applications and discussed the respective candidates’ strengths and the unique perspectives they could bring to the board given their respective experience. After much deliberation, Candice Moody-Rice motioned to appoint Daniel Morris to fill the vacancy for a county seat on the WWDA board. Dan Good seconded this motion. All present members voted aye and the motion passed unanimously.

* **Attorney’s Items**
* Hillary Stringfellow – Gilbert, Harrell, Sumerford & Martin, P.C.

Hillary Stringfellow gave an update on a call she had with GATX on a revenue bond project, informing the board that she has spoken to GATX lawyers about seeking bond council, so she expects that project to close sometime in the second quarter of 2025.

* **President’s Report – Jason Rubenbauer**

Jason Rubenbauer gave an update on the Industrial Park Business of the Month social media initiative, explaining the content of each month’s highlights, and reviewing the schedule of businesses to be selected in 2025.

* **Chairman’s Report – James Willis**

James Willis announced that Jason Rubenbauer has received a renewed contract.

* **Executive Session**
* For discussion of land/lease and acquisition matters pursuant to O.C.G.A. 50-14-3(b)(1)(B)

Dan Good motions to enter executive session. Michael-Angelo James seconded the motion. All present members voted aye and the motion passed unanimously. The board entered executive session at 9:45 AM.

Candice Moody-Rice motioned to enter back into regular session. Dan Good seconded the motion. All present members voted aye and the motion passed unanimously. The board entered back into regular session at 10:08 AM.

* **Adjournment**

The January 8th, 2025 meeting was adjourned immediately following the reentrance into regular session at 10:09 AM.