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**REGULAR MEETING MINUTES**

**WWDA Board of Directors**

**September 4, 2024**

**9:00 A.M.**

**2855 Forest Drive**

**Waycross, Ga 31503**

**Board members present: Board members present via telephone:**

James Willis Michael Angelo-James

Candice Moody-Rice

Rusty Hall

Stephen Burse

Dan Good

**Guests present: Board members absent:**

Hillary StringfellowThomas Wesley

**Staff present:**

Jason Rubenbauer

Chase McDonald

1. **Call to Order**

The September 4th regular meeting of the Waycross-Ware County Development Authority was called to order by chairman James Willis at 9:04 AM.

1. **Invocation/Pledge of Allegiance**

Stephen Burse provided the invocation and led the pledge of allegiance.

1. **Approval of Agenda**

Michael Angelo-James made a motion to approve the agenda as presented. Rusty Hall seconded the motion. All present members voted aye, and the motion was passed 6-0.

1. **Approval of Minutes**

* August 7, 2024

Michael Angelo-James made a motion to approve the minutes of the August 7th meeting as presented. Rusty Hall seconded the motion. All present members voted aye, and the motion was passed 6-0.

1. **Approval of Financial Reports**
   * July 31, 2024

Jason Rubenbauer gave a report on the financial reports for July 2024. He mentioned a discrepancy in the expenses, noting prorated charges that the Authority has paid. He also noted the need to adjust a few line items to keep the balance sheet in check, before notifying the board that the authority has received reimbursement for both the JobsEQ purchase, as well as the Placer.ai purchase. After clarification from Mr. Rubenbauer regarding the current total of the ‘Development Projects’ expenses, Dan Good made a motion to approve the financial reports for July 2024, and Stephen Burse seconded the motion. All present members voted aye, and the motion was passed 6-0.

1. **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

Jason Rubenbauer read a message from Taylor Hereford, thanking the board for their continued support, and specifically, for attending recent events hosted by South Georgia State College. Mr. Hereford also mentioned SGSC’s recent success in student enrollment, which Mr. Rubenbauer was proud to share with the board.

1. **Old Business**

There were no Old Business items to discuss.

1. **New Business**

* Presentation, discussion, and request for action pertaining to the 2025 Eggs & Issues

Jason Rubenbauer alerted the board to the upcoming Georgia Chamber of Commerce Eggs & Issues in January of 2025, and held a discussion pertaining to the board’s desire to be there, and the potential of splitting the cost of attendance with the City of Waycross and/or a joint venture with Coffee County’s development authority.

* Presentation, discussion, and request for action pertaining to the expansion of the 2024 mowing contract

Jason Rubenbauer asks the board to approve an increase of $3,500 to the 2024 mowing contract in order to add roughly 100 acres to the contracted work. Candice Moody-Rice makes a motion to approve the increase, and Dan Good seconds the motion. All present members voted aye and the motion passed 6-0.

* Presentation, discussion, and request for action pertaining to Leadership Waycross

Jason Rubenbauer asks the board for confirmation of approval to spend approximately $1,000 to send Chase McDonald through next year’s Leadership Waycross cycle. Rusty Hall motioned to approve the expense, and Candice Moody-Rice seconded the motion. All present members voted aye and the motion was passed by a vote of 6-0.

* Presentation, discussion, and request for action for land clearing bids of the Airport Industrial Park

Jason Rubenbauer presented the bids received by the Authority for land clearing of various properties in Airport Industrial Park. Chairman James Willis asked Mr. Rubenbauer if he had an official recommendation, and Mr. Rubenbauer suggested the board to award the bid in segments to optimize the rate in which the Authority pays for the land-clearing. After discussing pricing differences in the received bids, and the expected quality of work given each bid’s price, Dan Good recommended that the board table the discussion until next month’s meeting to give the board more time to fully consider each bid. Attorney Hillary Stringfellow validated the board’s ability to do this, and the board agreed to consider their options until the October board meeting.

1. **Attorney’s Items**

* Hillary Stringfellow – Gilbert, Harrell, Sumerford & Martin, P.C.

Hillary Stringfellow did not have any items to present in regular session.

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

Jason Rubenbauer asked the board to review his progress report for the months of July and August and offered to answer any questions. Stephen Burse asked Mr. Rubenbauer about the work he had been doing with the Waycross-Ware County Airport, and Jason explained the guidance and consulting that he had offered the Airport management for a business-development project taking place at the Airport. There were no other questions asked.

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

There was no report made available by Chairman James Willis.

1. **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)

Michael Angelo-James motioned to enter executive session, and Dan Good seconded the motion. All present members voted aye and the motion was passed by a vote of 6-0. The board entered executive session at 9:46 AM.

Candice Moody-Rice motioned to enter regular session once again, and Dan Good seconded the motion. All present members voted aye and the motion was passed by a vote of 6-0. The board entered back into regular session at 11:26 AM.

1. **Adjournment**

With no more business to discuss following executive session, Rusty Hall motioned to adjourn the September 4th meeting, and Stephen Burse seconded the motion. All present members voted aye and the motion was passed by a vote of 6-0. The meeting was adjourned at 11:28 AM.