Waycross-Ware County
Development Authority

**REGULAR MEETING AGENDA**
**WWDA Board of Directors**
**October 1, 2025**
**9:00 A.M.**
**2855 Forest Drive**
**Waycross, Ga 31503**

**Board Members Present:**
James Willis
Rusty Hall
Dan Good
Brian Jackson
Candice Moody-Rice
Stephen Burse
Daniel Morris

**Board Members Absent:**
Michael-Angelo James

**Staff Members Present:**
Jason Rubenbauer

- **Call to Order**
  Chairman James Willis called the October 1, 2025, meeting to order at 9:00 A.M.

- **Invocation/Pledge of Allegiance**
  Jason Rubenbauer provided the invocation, and Stephen Burse led the board in the pledge of allegiance.
- **Approval of Agenda**
  Daniel Morris motioned 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**
  - Regular Meeting August 6, 2025

  Daniel Morris motioned to approve the July 9th meeting minutes with the addition of the board members present and absent section. Candice Moody-Rice seconded the motion. All present members voted aye and the motion passed unanimously.
- **Approval of Financial Reports**
  - July 31, 2025 & August 31, 2025

  Jason Rubenbauer presented the July 31, 2025, and August 31, 2025, financial reports, emphasizing that the Authority remains in good standing. Mr. Rubenbauer again highlighted higher-than-expected advertising, office expenses, and utility costs consistent with rising prices on utilities, increased activity, and increased office supply consumption due to the projects in the pipeline. With no questions or concerns, Dan Good motioned to approve the financial reports as presented. Daniel Morris 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
  Pete Snell, Vice President for Economic Development informed the boar that current enrollment for the college is up by 2.3% over last year. He also mentioned the projected expansion of the Baxley campus which will house the expanding nursing programs. Chairman Willis asked what the current enrollment was and Dr. Snell responded that current enrollment across all seven campuses was 4,234 students.

- South Ga. State College
  Taylor Hereford informed the board that SGSC Waycross is Celebrating the Heart of South Georgia Thursday, October 9, 2025, from 11:00 am until 1:00 pm with keynote speaker, Dr. Rick Rigsby. He also announced Chancellor Sonny Purdue would be on the Douglas campus October 28, 2025 to hear from community stakeholders and encouraged the board to help spread the word in hopes of strong representation from the Ware County community.

- **Old Business**
  - Update on Gus Karle Parkway Business Park Land Clearing Project
    Jason Rubenbauer provided an update on the Gus Karle Land Clearing Project, informing the board that the project is done with the stumping and grubbing. The piles are being burned, and the next step will be the raking and seeding of the grass. Mr. Rubenbauer mentioned one area that was not cleared, stumped, and grubbed due to accessibility issues which would help provide a buffer in an area that is not able to be developed due to multiple drainage intersections in the area.
- **New Business**
  - Presentation, discussion, and request for action to secure tables for the 2026 Eggs & Issues.
    Jason Rubenbauer presented a request to continue to invite community partners to join us for the annual Eggs & Issues legislative kickoff event. This event allows community leaders to gain important information for the upcoming legislative session which will impact our community. Mr. Rubenbauer further noted he is working with Georgia Power and the Georgia Department of Economic Development for informational tours of both the Storm Center and the offices of both organizations to discuss what is happening in Waycross and Ware County and learn how we can improve relationships with these partners for greater awareness for industrial recruitment to our community. Daniel Morris noted that the attendance for the past couple of years has been outstanding and made a motion that we reserve three tables for our community. Dan Good seconded the motion. All present members voted aye and the motion passed unanimously.
  - Presentation, discussion, and request for action to amend the 2025 Budget
    Jason Rubenabuer presented a list of recommended budget amendments to better reflect the revenues and expenditures for the year to be reported to BYRT CPA's, LLC for full accounting disclosure and balancing the annual budget. Following the presentation, Dan Good made a motion to approve the recommendations as presented. Daniel Morris seconded the motion.

Following a brief discussion to clarify a couple of the changes all members present voted aye and the motion passed unanimously.

- Presentation, discussion, and request for action on the 2026 Proposed Budget
  Jason Rubenbauer presented a budget proposal for fiscal year 2026. Daniel Morris made a motion to approve the proposed 2026 budget as presented. Rusty Hall seconded the motion. All present members voted aye and the motion passed unanimously.
- Presentation, discussion and request for action on the proposed 2026 Meeting Schedule.
  Mr. Rubenbauer presented a meeting schedule for consideration for the 2026 calendar year. The schedule is following the current schedule of the first Wednesday of each calendar month. Attorney Hillary Stringfellow mentioned to the board the July meeting date is during the week of the 4th of July holiday. Mr. Rubenbauer stated the holiday was on a Saturday so either week could be impacted. Daniel Morris made a motion to adopt and approve the 2026 meeting schedule as presented. Candice Moody-Rice seconded the motion. All members present voted aye and the motion passed unanimously.
- Presentation, discussion, and request for action on a lease agreement for Project Hard Hat
  Mr. Rubenbauer presented a final lease agreement which was approved by the board's legal counsel. Rusty Hall made a motion to accept the terms of the lease proposal and to authorize the Chairman and Vice Chairman to formally execute the agreement as recommended by legal counsel. Dan Good seconded the motion. Board attorney, Hillary Stringfellow explained the need to include a personal property exclusion in our insurance policy for the property and to ensure the coverage will replace the buildings at the current pricing for construction. All members present voted aye and the motion passed unanimously.

- **Attorney's Items**
  - Hillary Stringfellow—Gilbert, Harrell, Sumerford & Martin, P.C.
    Hilary Stringfellow provided an update on a current project with GATX, informing the board that she is finally received word from their legal counsel that a validation hearing should be planned for November. Counselor Stringfellow still has not received validation documents from GATX for her legal review. This will be necessary to ensure the documents meet the desires of the board and community.
- **President's Report—Jason Rubenbauer**
  Jason Rubenbauer pointed to the activity list provided to the board. He noted the recent Georgia Department of Economic Development Conference held in Savannah which he stated was once of the most rewarding conferences he has attended during his time as a member of the organization.
- **Chairman's Report—James Willis**
  Chairman James Willis did not provide a report for this meeting.

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

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- Project Purple
- Project Summer

With no more business to be discussed in regular session, Dan Good motioned to enter executive session. Candice Moody-Rice seconded the motion. All present members voted aye and the motion passed unanimously. The board entered executive session at 9:45 A.M.

With no more business to discuss in executive session, Daniel Morris 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 10:14 A.M.

- **Adjournment**
  With no more business to discuss, Rusty Hall motioned to adjourn. Dan Good seconded the motion. All present members voted aye and the motion passed unanimously. Chairman James Willis adjourned the October 1st meeting at 10:14 A.M.