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**REGULAR MEETING MINUTES**

**WWDA Board of Directors**

**October 16, 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 Thomas Wesley

Rusty Hall

Dan Good

Stephen Burse

**Staff present: Board members absent:**

Jason Rubenbauer

Chase McDonald

1. **Call to Order**

The October 16th WWDA Board Meeting was called to order at 9:02 AM by Chairman James Willis.

1. **Invocation/Pledge of Allegiance**

Michael Angelo-James provided the invocation and led the pledge of allegiance.

1. **Approval of Agenda**

Dan Good motioned to approve the agenda of the October 16th, 2024, meeting. Rusty Hall seconded the motion. All present members voted aye and the motion passed by a vote of 6-0.

1. **Approval of Minutes**

Dan Good motioned to approve the minutes of the September 4th, 2024, meeting. Candice Moody-Rice seconded the motion. All present members voted aye and the motion passed by a vote of 6-0.

* September 4, 2024
1. **Approval of Financial Reports**
	* August 31, 2024

Jason Rubenbauer presented August 31, 2024, financial reports and stated that the 2024 budget is still on track. Mr. Rubenbauer plans to present an amended budget at the next meeting with updated revenues from ONE Georgia and SPLOST. James Willis asked about any overages or any other discrepancies, to which Mr. Rubenbauer explains that the ‘Development Projects’ line item is currently misleadingly out-of-balance as the Authority is waiting on reimbursements from ONE Georgia and SPLOST. Dan Good notes that the WWDA would have a positive cash-flow with the expected reimbursements. With no more questions from the board, Rusty Hall made a motion to approve the August 31, 2024, financial report. Michael Angelo-James seconded the motion. All present members voted aye and the motion passed by a vote of 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

Taylor Hereford debriefed the board on SGSC’s response to Hurricane Helene. Mr. Hereford informed the board that Douglas Campus experienced more damage than the Waycross campus, which has led to the Waycross Campus being enabled to start operations again while the Douglas campus is still awaiting recommencement.

* Ware County Board of Education

Mayor Michael Angelo-James spoke about the surrounding schools’ ability to start school once again, with Candice Moody-Rice clarifying that school will start on 10/21 for schools in the Ware County School District. Candice Moody-Rice emphasized that the additional time off was necessary for recovery efforts.

1. **Old Business**
* Discussion and request for action pertaining to the joint participation with Coffee County for the 2025 Eggs & Issues to authorize an amount not to exceed $5,000 to promote our community on Monday, January 13, 2025.

Jason Rubenbauer spoke on the 2025 Eggs & Issues hosted by the Georgia Chamber of Commerce. Mr. Rubenbauer detailed the spotlight that Coffee County received at the 2024 event, and how it has benefited them. Mr. Rubenbauer presents the opportunity to increase the WWDA’s contribution to the event to $5,000.00 and how that might benefit the Authority. Stephen Burse asks Jason if he expects the influence generated from the event to be worth the $5,000.00 to which Mr. Rubenbauer clarified that he intends to secure sponsorships from local business and industry to fully off-set the cost of attendance, and that the event is highly influential and a featured position at such an event could be very beneficial for the Authority. Dan Good made a motion to budget $5,000.00 to the 2025 Eggs & Issues with the expectation of securing sponsorships to offset the cost. Rusty Hall seconded the motion. All present members voted aye and the motion passed by a vote of 6-0.

* Discussion and request for action pertaining to the land clearing bids of 215.82 acres at the Airport Industrial Park

Jason Rubenbauer re-discussed the land clearing bids presented at the Authority’s last meeting. Mr. Rubenbauer advises the board to reject all current bids and rebids the contract to ensure quality work after the effects of Hurricane Helene. Mr. Rubenbauer also reminds the board of how many projects the Authority is currently working on, and that starting the land-clearing contract immediately could make it difficult to ensure a high quality of work. Dan Good made a motion to reject all current bids and rebid the contract soon. Rusty Hall seconded the motion. All present members voted aye and the motion passed by a vote of 6-0.

1. **New Business**
* Presentation, discussion, and request for action for maintenance and roll-up door replacement on development authority owner parcel 050 03 011 by Keen Garage Door, LLC.

Jason Rubenbauer asked the board to allocate additional funding to repair and replace the roll-up doors at parcel 050 03 011 after Hurricane Helene created additional damage to the property that insurance will not cover. Candice Moody-Rice made a motion to approve a revised quote from Keen Garage Door, LLC. Dan Good seconded the motion. All present members voted aye and the motion passed by a vote of 6-0.

* Presentation, discussion, and request for action for the authorization of a Right-of-Way Deed to be prepared by Statewide Engineering.

Jason Rubenbauer asked the board for approval to have a right-of-way deed prepared by Statewide Engineering.

Dan Good motioned to approve a deed prepared by Statewide Engineering. Rusty Hall seconded the motion. All present members voted aye and the motion passed by a vote of 6-0.

* Presentation, discussion, and request for action for the nomination of a board member(s) to represent the city vacancy due to the relocation and resignation of Christopher Kovacs.

Jason Rubenbauer asks the board for action pertaining to replacing Christopher Kovacs on the WWDA Board of Directors, reminding the board of the sectors of the community that are already being represented in the Board of Directors, and the ideal representation from a prospective new member. Jason presents a total of five possible additions to the board, including:

Brian Jackson, a potential industrial representative with nationwide experience.

Charles Moore, owner of Security Blanket, who has served on the WWDA Board previously.

Marla Howell, owner of Plant Café, is actively involved in the community.

Al Thomas, owner of The CPAP Store.

William Clark, a former member of the WWDA Board that currently serves on the board of directors for the Okefenokee Swamp Park.

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

Due to Attorney Hilary Stringfellow’s absence, there was no Attorney’s Items report made available.

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

Jason Rubenbauer provided a short update on the post-Helene responses he and other industrial leaders in the community have taken to ease the burden for Industrial Park and Waycross at-large. Jason spoke of the importance of communication in post-disaster circumstances and discussed measures he is taking personally to provide a more consistent line of communication in the future with industrial leaders.

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

Chairman James Willis provided a short update on a local governmental matter, informing the board that Scott Moye, former Ware County Manager, had resigned.

1. **Executive Session**

Candice Moody-Rice made a motion to enter executive session. Dan Good seconded the motion. October 16th WWDA board meeting entered executive session at 9:49 AM.

* 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)
1. **Adjournment**

Michael Angelo-James made a motion to adjourn the October 16th, 2024, meeting. Dan Good seconded the motion. All present members voted aye and the motion passed by a vote of 6-0. The meeting was adjourned at 10:33 AM.