



**REGULAR MEETING AGENDA**  
**WWDA Board of Directors**  
**November 5, 2025**  
**9:00 A.M.**  
**2855 Forest Drive**  
**Waycross, Ga 31503**

**Board Members Present:**

James Willis  
Rusty Hall  
Dan Good  
Brian Jackson  
Stephen Burse  
Daniel Morris

**Board Members Absent:**

Michael-Angelo James  
Candice Moody-Rice

**Staff Members Present:**

Jason Rubenbauer  
Frances Golder

**Legal Counsel:**

Hillary Stringfellow

- **Call to Order**

Chairman James Willis called the October 1, 2025, meeting to order at 9:03 A.M.

- **Invocation/Pledge of Allegiance**

Stephen Burse provided the invocation, and James Willis led the board in the pledge of allegiance.

- **Approval of Agenda**

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

- **Approval of Minutes**

- Regular Meeting October 1, 2025

Dan Good motioned to approve the October 1st meeting minutes as presented. Daniel Morris seconded the motion. All present members voted aye and the motion passed unanimously.

- **Approval of Financial Reports**

- September 30, 2025

Jason Rubenbauer presented the comparative reports between September 30, 2025, and September 30, 2024, financial reports, emphasizing that the Authority remains in good standing. Mr. Rubenbauer highlighted the accounting firm receiving budget amendments. Mr. Rubenbauer also mentioned that at 75% of the fiscal year, as of September 30, all revenues and expenditures are in line with projections. With no questions or concerns, Daniel Morris motioned to approve the financial reports as presented. Dan Good seconded 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

Taylor Hereford informed the board that SGSC Basketball season opener was 11-11-25 and that future games will be Wednesday night and Saturday afternoons.

The Rodeo team is in competitions and will be at the Heavenly Acres Rodeo in Screven, GA Friday and Saturday night, Nov. 7 & 8, 2025.

The pickleball project is fully funded and expected to start construction soon. With a grand opening expected by March 1<sup>st</sup>, 2026. There are two phases of construction, Phase I renovating the courts and Phase II repairing the lights.

According to the Chancellor, the college is on task - but is open to suggestions- on how to get the community more involved in the way of getting more students to enroll in physical classes vs. online enrollment. They have no particular goal, but the current administration is trying to focus more on the Waycross campus.

- **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 finished. The grass has been seeded, and pine trees have been planted where grass is unnecessary to both bring the project under budget and to keep future maintenance costs to a minimum.

- **New Business**

- Presentation, discussion, and request for action to secure tickets for the 14<sup>th</sup> annual Taste of the Chamber. Dan Good made a motion to secure a \$300 sponsorship which would reserve the Development Authority a table for eight at the event. Daniel Morris seconded the motion. All present members voted aye and the motion passed unanimously.
- Presentation, discussion, and request for action on County Seat 2 Board Nomination. Mr. Rubenbauer presented the qualifications for Ms. Kim Bennett Callahan. Rusty Hall made a motion to accept Mrs. Callahan to the position. Daniel Morris seconded the motion. All members present voted aye and the motion passed unanimously.
- Presentation, discussion, and request for action on the 2026 BYRT CPAs. LLC Engagement Letter renewal. Daniel Morris Made a motion that after 6 years of affordable and more than adequate service the firm be renewed. Stephen Burse seconded the motion. All present members voted aye and the motion passed unanimously.
- Presentation, discussion and request for action on Phase I and Phase II Housing Study through the Georgia Conservancy in an amount not to exceed \$32,000. Jason Rubenbauer explained that the Development Authority had received a \$25,000 grant from the Center for Rural Prosperity and Innovation. Mr. Rubenbauer proposed that the remaining balance be divided between Ware County and the City of Waycross. Rusty Hall made a motion that the Development Authority move forward with the Housing Study with or without the financial input from Ware County and/or the City of Waycross. Daniel Morris seconded the motion. All present members voted aye and the motion passed unanimously.



- Presentation, discussion, and request for action on the 2026 Legislative Reception co-sponsorship in an amount not to exceed \$5,000. Daniel Morris made the motion to participate. Rusty Hill seconded the motion. All present members voted aye and the motion passed unanimously.
- **Attorney's Items**
  - Hillary Stringfellow—Gilbert, Harrell, Sumerford & Martin, P.C.  
Hillary Stringfellow reported that Mrs. Tsai will execute the Quitclaim Deed for the Tsai Ballfield property upon her return from Taiwan after Thanksgiving and by end of year all issues relating to the property will be resolved.  
Counselor Stringfellow advises that the GATX Bond Validation hearing is set for Thursday November 13, 2025, at 9:00 am. This hearing will be with Judge Kight in the main courthouse.
- **President's Report—Jason Rubenbauer**  
Jason Rubenbauer reported on two election runoffs in the city scheduled for December 2, 2025, for Districts 3 and 4 and that, at the resolution of the runoffs, meetings can begin with the elected officials regarding the next year.
- **Chairman's Report—James Willis**  
Chairman James Willis did not provide a report for this meeting.
- **Executive Session**
  - There was no Executive Session during this meeting.
- **Adjournment**  
With no more business to discuss, Daniel Morris motioned to adjourn. Dan Good seconded the motion. All present members voted aye and the motion passed unanimously. Chairman James Willis adjourned the November 5, 2025, meeting at 9:49 A.M.