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**REGULAR MEETING MINUTES**

**WWDA Board of Directors**

**November 6, 2024**

**9:00 A.M.**

**2855 Forest Drive**

**Waycross, Ga 31503**

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

James Willis Stephen Burse

Candice Moody-Rice

Rusty Hall **Board Members Present via Telephone:**

Thomas Wesley Michael Angelo-James

Dan Good

Brian Jackson

**Staff Present: Guests Present:**

Jason Rubenbauer Hillary Stringfellow

Chase McDonald

1. **Call to Order**

James Willis called the November 6, 2024, board meeting to order at 9:11 AM.

1. **Invocation/Pledge of Allegiance**

Rusty Hall led the invocation and the pledge of allegiance.

1. **Approval of Agenda**

Rusty Hall made a motion to approve the agenda as presented. Candice Moody-Rice seconded the motion. All present members voted aye and the vote was passed 6-0.

1. **Approval of Minutes**

Michael Angelo-James made a motion to approve the October 16th meeting minutes. Candice Moody-Rice seconded the motion. All present members voted aye and the vote was passed 6-0.

* October 16, 2024

1. **Approval of Financial Reports**
   * September 30, 2024

Jason Rubenbauer briefs the board on the disparities between projected and actual revenues and expenses. Mr. Rubenbauer says he will go into further discussion as part of ‘New Business’. Dan Good motions to approve the financial reports as presented. Rusty Hall seconds the motion. All present members voted aye and the vote 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

Pete Snell updated the board on enrollment at CPTC, announcing that there is 0% growth or loss, which they still consider an achievement after three consecutive years of exponential growth.

* South Ga. State College

Taylor Hereford updated the board on SGSC’s involvement in obtaining and storing several historical artifacts from the Okefenokee Swamp. Mr. Hereford details tentative plans for an exhibit at SGSC showcasing these artifacts.

* Ware County Board of Education

1. **Old Business**

There was no old business to discuss.

1. **New Business**

* Presentation, discussion, and request for action for recruitment travel with the Georgia Indo-American Chamber of Commerce in February 2025.

Jason Rubenbauer informs the board of the Georgia Indo-American Chamber of Commerce requesting his attendance at an event hosted in India in February 2025. MR. Rubenbauer explains how Ware County is the only rural county being invited to attend alongside larger urban counties such as Dekalb and Fulton Counties. The board agrees that an opportunity to showcase Ware County to several Indian industrial businesses could lead to promising development. Mr. Rubenbauer informs the board that the trip would cost no more than $2,500. Rusty Hall motioned to approve the expense and Jason’s absence from February 2nd-8th. Candice Moody-Rice seconded the motion. All present members voted aye and the vote was passed 6-0.

* Presentation, discussion, and request for action for the authorization of an easement across the rail spur between the properties owned by Carolina Skiff with a revised plat to be prepared.

Jason Rubenbauer informs the board of an easement that Carolina Skiff is seeking to allow easier and more convenient transportation of their supplies and products. They plan to install a crossing using this easement, which they will pay for in-full.

* Presentation, discussion, and request for action pertaining to amendments to the FY2024 budget.

Jason Rubenbauer presented his proposed amendments to the 2024 budget, including decreases in line-items in which we have found ways to cut costs, and increases in areas in which we are currently over-spending to keep up with the needs of the Authority. Mr. Rubenbauer states his intent to send the presented amended budget to the board so they may look over it individually. Dan Good motioned to approve the 2024 amended budget. Michael Angelo-James seconded the motion. All present members voted aye and the vote was passed 6-0.

* Presentation of the 2023 finalized audit report.

Jason Rubenbauer reports that there were zero findings in the 2023 audit, a first in his time as president of the WWDA. A representative from the firm that completed the audit will be available to present the full findings in December if the board wishes. Rusty Hall motioned to accept the 2023 finalized audit report. Dan Good seconded the motion. All present members voted aye and the vote was passed 6-0.

* Discussion and request for official action to approve the purchase of property on Scapa Drive

Jason Rubenbauer presents an opportunity to purchase parcel 037-036 on Scapa Drive. Mr. Rubenbauer requests an action to approve the purchase of 40.708+/- Acres for an amount not to exceed $125,000.00. Dan Good motions to approve the purchase for an amount not to exceed $125,000.00. Candice Moody-Rice seconds the motion. All present members voted aye and the vote was passed 6-0.

1. **Attorney’s Items**

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

Hillary Stringfellow updates the board on the Right of Way deed on Gus Karle Parkway, collecting the signatures of James Willis and Candice Moody-Rice. Hillary also recommends the board to follow-up on the current Memorandum of Understanding that is currently in place with Samsung.

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

Jason Rubenbauer informs the board that board-member Thomas Wesley will be leaving the board of directors as he is taking a position with Wiregrass Technical College in Valdosta and will be unable to fulfil his duties to the board. The board wishes Thomas well and Jason Rubenbauer advises the board to wait until January to select a new member of the board.

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

There was no report made available by Chairman James Willis.

1. **Executive Session**

Rusty Hall made a motion to enter executive session. Dan Good seconded the motion. All present members voted aye and the board entered executive session at 9:56.

* 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)

During Executive Session, the board decides to make an official vote on the purchase of

Brian Jackson motioned to enter regular session once again. Dan Good seconded the motion. All present members voted aye and the board reentered regular session at 11:50 AM.

1. **Adjournment**

Thomas Wesley motioned to adjourn the November 6, 2024, board meeting. Rusty Hall seconded the motion. All present members voted aye and the November 6, 2024, WWDA Board Meeting was adjourned at 11:54 AM.