



REGULAR MEETING AGENDA
WWDA Board of Directors
December 3, 2025
9:00 A.M.
2855 Forest Drive
Waycross, Ga 31503

Board Members Present:

Daniel Morris
Rusty Hall
Brian Jackson

Board Members Present via Teleconference:

Candice Moody-Rice
Dan Good

Staff Members Present

Jason Rubenbauer
Frances Golder

Board Members Absent:

Stephen Burse
Michael-Angelo James
James Willis

- **Call to Order**
Acting Chair Daniel Morris called December 3, 2025, to order at 9:05 A.M.
- **Invocation/Pledge of Allegiance**
Rusty Hall provided the invocation and led the board in the pledge of allegiance.
- **Approval of Agenda**
Rusty Hall motioned to approve the agenda as presented. Brian Jackson seconded the motion. All present members voted aye, and the motion passed unanimously.
- **Approval of Minutes**
 - Regular Meeting November 5, 2025
Brian Jackson motioned to approve the November 5th meeting minutes as presented. Dan Good seconded the motion. All present members voted aye, and the motion passed unanimously.
- **Approval of Financial Reports**
 - October 31, 2025
Jason Rubenbauer presented the October 31, 2025, financial reports, emphasizing that the Authority remains in good standing. Mr. Rubenbauer again highlighted the Authority's fiscal strength. Payments from Blackwater, Hard Hat, and the existing GATX Bond payments are helping to build residual income for the Authority. With no questions or concerns, Rusty Hall motioned to approve the financial reports as presented. Brian Jackson 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
- South Ga. State College

No new reports from the community.

- **Old Business**

There was no old business to discuss.

- **New Business**

- Presentation, discussion, and request for action on the nomination of Brian Jackson. Jason Rubenbauer proposed that the Authority present a nomination to the city to reappoint Brian Jackson to the City Seat 2 Board. Daniel Morris made the motion to proceed with the nomination. Rusty Hall seconded the motion. All present members voted aye, and the motion passed unanimously.
- Presentation, discussion and request for action on the Election of Officers for the Development Authority for FY2026. Dan Good made a motion for Daniel Morris for Chairman. Candice Moody-Rice seconded the motion. Daniel Morris made a motion for Rusty Hall as Vice Chairman. Candice Moody-Rice seconded the motion. Daniel Morris made a motion for Brian Jackson as Secretary. Dan Good seconded the motion. Daniel Morris made a motion for Dan Good for Treasurer. Rusty Hall seconded the motion. All present members voted aye, and the elections passed unanimously.
- Presentation, discussion, and request approval of the Fraud Prevention Policy and Awareness Policy for FY2026. No changes were made in the policy other than a revision of the date. All members present voted aye, and the motion to approve passed unanimously.
- Presentation, discussion, and request approval of the 2026 Employee Handbook. Changes made to the handbook were the reflection of Holiday dates for the calendar year 2026. Dan Good made a motion to approve the changes. Candice Moddy Rice 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 provided an update on the bond validation hearing with GATX. The hearing, on November 13, 2025, went as planned with no issue. The next step in the process is for the bonds to be sold, and the sale should close in the first quarter of 2026.
- Hillary Stringfellow affirms that the Tsai family did return the notarized quick claim deed. The Authority is the official owner of the ball field and the adjacent tracks. There are no plans for the property yet.
- Following consultation with legal counsel, the Board formally authorized the CEO to continue the designation of the Authority's four officers as authorized signatories on all applicable bank accounts. The corresponding bank signature cards will be updated at the close of the calendar year.

- **President's Report—Jason Rubenbauer**

- Jason Rubenbauer stated that the county has approved the nomination of Kim Bennett-



Callahan to the board. Her term begins on January 1st, 2026.

- The board officially recognized the dedicated service of Candice Moody-Rice for the last 8 years. The Authority expressed its deep gratitude and appreciation of her terms of service which will expire December 31, 2025.

- **Chairman's Report—James Willis**

- Chairman James Willis was unavailable 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)
 - For discussion of personnel matters pursuant to O.C.G.A. 50-14-3(b)(2)

With no more business to be discussed in regular session, Candice Moody-Rice motioned to enter executive session. Rusty Hall seconded the motion. All present members voted aye, and the motion passed unanimously. The board entered executive session at 9:35 A.M.

With no more business to discuss in executive session, Brian Jackson motioned to enter back into regular session. Rusty Hall seconded the motion. All present members voted aye, and the motion passed unanimously. The board entered back into regular session at 10:03 A.M.

- **Adjournment**

With no more business to discuss, Rusty Hall motioned to adjourn. Brian Jackson seconded the motion. All present members voted aye, and the motion passed unanimously. Daniel Morris adjourned the December 3rd meeting at 10:03 A.M.