



REGULAR MEETING Minutes
WWDA Board of Directors
May 14, 2026
9:00 A.M.
2855 Forest Drive
Waycross, Ga 31503

Board Members Present:

Daniel Morris
James Willis
Stephen Burse
Dan Good
Brian Jackson
Kim Bennett-Callahan

Board Members Absent:

Rusty Hall
Michael-Angelo James

Staff Members Present:

Jason Rubenbauer
Frances Golder

Guests Present:

Kimberly Burgess
Mittie Vaughan

- **Call to Order**
Daniel Morris called the May 14, 2026, to order at 9:09 A.M.
- **Invocation/Pledge of Allegiance**
Daniel Morris provided the invocation and led the board in the pledge of allegiance.
- **Approval of Agenda**
James Willis 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 April 1, 2026
Stephen Burse motioned to approve the April 1 2026 meeting minutes as presented. Dan Good seconded the motion. All present members voted aye, and the motion passed unanimously.
- **Approval of Financial Reports**
 - March 31, 2026
Mr. Rubenbauer presented the financial reports, advising the Board that the Authority remains in good standing regarding budget. He noted that a budget adjustment will be required to properly account for double lease payments. With no further questions or concerns, James Willis motioned to approve the financial reports as presented. Kim Bennett-Callahan seconded the motion. All present members voted aye, and the motion passed unanimously.



- **Community Reports**
 - **Waycross-Ware County Chamber of Commerce-** Jason Rubenbauer speaking for the Chamber announced that the Chamber wants to partner with the board for a groundbreaking ceremony for the new Southeastern Credit Union standalone facility. The event will take place on Wednesday, May 27th at 11:00 AM at 703 Knight Avenue.
 - **Downtown Waycross Development Authority**
 - **Waycross Convention & Visitors Bureau**
 - **Coastal Pines Technical College-** Kimberly Burgess stated that enrollment across the Coastal Pines locations enrollment for the summer semester was at 16.9 %, and that the school is on track to reach record enrollment rates. The college's economic development division is currently ranked 6th in the Technical College System of Georgia (TCSG) and plans to expand its team over the next few months to meet community needs.
 - **South Georgia State College**
 - **Ware County Board of Education-** Kim Bennett-Callahan notified the board that although testing continues, test scores are up for the year-end testing. Construction on the new middle school is on track to be completed this summer, and moving has begun. Bidding is now opening for the school's athletic fields, which will be finalized next year.
- **Old Business-**No old business
- **New Business-**
 - **Presentation, discussion, and request for action pertaining to demolition and remediation services to the building located at 2821 Industrial Blvd-**The board discussed two local cleanup bids to address the severe mold and 7 to 8 tons of debris at 2821 Industrial Boulevard, caused by a 2014 water heater explosion. Dan Good made a motion to move forward with ADS cleanup services, the lower of the two bids. Stephen Burse seconded the motion. All present members voted aye, and the motion passed unanimously.
 - **Presentation, discussion, and request for action pertaining to the wetland reconsideration actions of the USACE on parcels North of Simmons Drive.** Dan Good made a motion to move forward on compensation pending the approval of the wetlands reconsideration. Brian Jackson seconded the motion All present members voted aye and the motion passed unanimously.
 - **Request for action pertaining to the cancellation of the August 5, 2026, meeting-** The board discussed summer meetings schedule due to attendance. Dan good made a motion to reschedule the July 1, 2026 meeting to July 15, 2026 at 9 A.M.and the August 5, 2026 meeting to August 19, 2026 at 9 A.M. Stephen Burse seconded the motion. All present members votes aye and the motion passed unanimously.
- **President's Report-Jason Rubenbauer-** Jason Rubenbauer reports that the Due Diligence study is progressing and will begin again next week due to a broken boring machine. The environmental and endangered species are progressing on schedule. The land clearing is set to begin June 1st. While acknowledging immediate challenges like a lack of workforce housing and local enforcement issues, he expressed enthusiasm about utilizing upcoming hard data from the community-wide housing study to aggressively engage local developers.
- **Chairman's Report—Daniel Morris-** No report



- **Executive Session**

For discussion of land/lease and acquisition matters pursuant to O.C.G.A. 50-14-3(b)(1)(B) With no more business to be discussed in regular session James Willis motioned to enter Executive Session Brian Jackson seconded the motion. All present members voted aye, and the motion passed unanimously. The board entered executive session at 9:48 A.M.

With no more business to discuss in executive session Brian Jackson motioned to enter back into regular session. Stephen Burse seconded the motion. All present members voted aye, and the motion passed unanimously. The board entered back into regular session at 10:23 A.M.

- **Regular Session**

Following Executive Session for discussion of land/lease and acquisition matters, Dan Good made a motion to acquire parcels of land adjacent to the Gus Karle Parkway property from tax sale at an amount not to exceed \$4,000. Stephen Burse seconded the motion. All present members voted aye, and the motion passed unanimously.

- **Adjournment**

With no more business to discuss, Dan Good motioned to adjourn. James Willis seconded the motion. All present members voted aye, and the motion passed unanimously. Daniel Morris adjourned the May 14, 2026, meeting at 10:28A.M.