



REGULAR MEETING Minutes
WWDA Board of Directors
June 3, 2026
9:00 A.M.
2855 Forest Drive
Waycross, Ga 31503

Board Members Present:

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

Digital Presence:

Michael-Angelo James

Board Members Absent:

Dan Good

Staff Members Present:

Jason Rubenbauer
Frances Golder

Guests Present:

Hillary Stringfellow
Lonnie Roberts
Mittie Vaughan
Suzanna Woodall

- **Call to Order**
Daniel Morris called the June 3, 2026, to order at 9:02 A.M.
- **Invocation/Pledge of Allegiance**
James Willis provided the invocation and led the board in the pledge of allegiance.
- **Approval of Agenda**
Rusty Hall motioned to approve the agenda as presented. Stephen Burse seconded the motion. All present members voted aye, and the motion passed unanimously.
- **Approval of Minutes**
 - Special Meeting May 15, 2026
Rusty Hall motioned to approve the May 15, 2026, meeting minutes as presented. Stephen Burse seconded the motion. All present members voted aye, and the motion passed unanimously.
- **Approval of Financial Reports**
 - April 30, 2026
Jason Rubenbauer advised the board that a budget adjustment will be necessary before the end of the year because of the \$1700 spent on the water line repair at 2969 Industrial Blvd during the freeze. But he adds that all other expenditures thus far are well below what they should be at this time. With no



further questions or concerns, James Willis motioned to approve the financial reports as presented. Rusty Hall seconded the motion. All present members voted aye, and the motion passed unanimously.

Community Reports

- **Waycross-Ware County Chamber of Commerce**-Suzanna Woodall presented to the Board her upcoming vision for a “Junior Board” comprised of high school juniors and seniors. She would like to work in partnership with the Development Authority in helping these students become familiar with the businesses and industries in the area. This will help inform them of what both entities do for the community, while she simultaneously recognizes the educational benefit for the students.
- **Downtown Waycross Development Authority**- Not Present
- **Waycross Convention & Visitors Bureau**- Not Present
- **Coastal Pines Technical College**- Lonnie Roberts reported to the board that there continues to be record enrollment numbers at the college and that Coastal Pines is now the largest college in southeast Georgia.
- **South Georgia State College**- Representing the college in Taylor Hereford’s absence, Jason Rubenbauer reported a 74% rise in summer enrollment for the Waycross campus. He also announced that the UGA-partnered Agricultural Pathways program is gaining momentum ahead of its scheduled launch this fall.
- **Ware County Board of Education**- Reporting on behalf of Ware County School District, Kim Bennett-Callahan noted upcoming administrative changes. She confirmed the completion of the new middle school, with classes scheduled to begin this fall, and indicated that a few position openings are expected.
- **Old Business**
 - **No Old Business**- Jason Rubenbauer provided a brief update on the GRAD Certification project, noting that approximately 90% of the due diligence is complete. He also reported the successful reclassification of the wetlands and confirmed that land clearing is scheduled to begin on July 1st.
- **New Business**
- **Presentation, discussion, and request for action pertaining to roof replacement on two buildings at 2969 Industrial Blvd.** Jason Rubenbauer advised the board that metal roofs were leaking on occupied buildings at 2969 Industrial Blvd and that to alleviate any concerns over liability, they should be replaced immediately. B.R.C., Inc will be awarded the contract based on an estimate of \$31,042 per building. Jason mentioned updating the lighting in both buildings as well before it becomes an issue. A thoughtful discussion was had after Stephen Burse mentioned concerns over warranty on the work. James Willis made a motion to move forward with replacing the roofs using B.R.C., Inc’s services. Rusty Hall seconded the motion. All present members voted aye, and the motion passed unanimously.
- **Attorney’s Items-Hillary Stringfellow**- Hillary Stringfellow informed the board that, due to health concerns regarding the GATX representative, certain paperwork regarding the GATX 'sliver' requires revision. Furthermore, she noted that the parcel, originally slated for purchase, will now be leased by GATX. James Willis moved to adopt a resolution authorizing Chairman Daniel Morris and Vice-Chairman Rusty Hall to execute the lease agreement between the Authority and GATX. The motion was seconded by Brian Jackson. All members present voted aye and the motion passed unanimously.



- **President's Report—Jason Rubenbauer-** Jason Rubenbauer informed the board that, due to the brief interval since the last meeting, he had limited updates and yielded the floor to his assistant, Fran Golder. Ms. Golder reported on the Authority's expanding digital footprint, highlighting increased engagement across the website and social media platforms. She requested that board members review their website biographies and submit any necessary revisions via email. Additionally, she introduced the initial stages of QGIS mapping and explained how this tool will enhance the Authority's future site selection capabilities. Jason finished by mentioning that the graphics for the vehicle are finished.
- **Chairman's Report—Daniel Morris-** Daniel Morris apprised the board of all the forward momentum in the community. With the ongoing construction and housing study being the physical manifestation of that momentum.
- **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 Michael-Angelo James 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 9:45 A.M.

With no more business to discuss in executive session Michael-Angelo James motioned to enter back into regular session. Brian Jackson seconded the motion. All present members voted aye, and the motion passed unanimously. The board entered back into regular session at 9:59 A.M.
- **Adjournment**

With no more business to discuss, Michael-Angelo James motioned to adjourn. Brian James seconded the motion. All present members voted aye, and the motion passed unanimously. Daniel Morris adjourned the June 3, 2026, meeting at 10:00 A.M.