Waycross-Ware County
Development Authority

REGULAR MEETING MINUTES
August 19, 2026
9:00 A.M.
2855 Forest Drive,
Waycross, GA 31503

Board Members Present
Daniel Morris
Rusty Hall
James Willis
Stephen Burse
Brian Jackson
Kim Bennett-Callahan

Board Members Absent:
Dan Good
Michael-Angelo James

Staff / Guests / Digital Presence
Staff Members Present:
Jason Rubenbauer
Frances Golder

Guests Present:
Hillary Stringfellow
Lonnie Roberts
Lynn Barber
Taylor Hereford
Mittie Vaughan

Digital Presence:
Pat Muse, CPA

- **Call to Order**

  Daniel Morris called the August 19, 2026, meeting to order at 9:00 A.M.

- **Invocation / Pledge of Allegiance**

  Daniel Morris provided the invocation and led the board in the pledge of allegiance.

- **Approval of Agenda**

  Brian Jackson made a motion to approve the agenda as presented. Stephen Burse seconded the motion. All present members voted aye, and the motion passed unanimously.

- **Approval of Minutes**

Regular Meeting – June 3, 2026

James Willis made a motion to approve the June 3, 2026 meeting minutes as presented. Brian Jackson seconded the motion. All present members voted aye, and the motion passed unanimously.

Special Called Meeting – July 2, 2026

James Willis made a motion to approve the July 2, 2026 meeting minutes as presented. Kim Bennett-Callahan seconded the motion. All present members voted aye, and the motion passed unanimously.

Approval of Financial Reports

- **May 31, 2026**
- **June 30, 2026**

Jason Rubenbauer informed the board that although there was an increase in spending on leased properties, the Authority remains very fiscally strong. Stephen Burse asked for clarification on the property's repairs. With no further questions or concerns, Rusty Hall made a motion to approve the financial reports as presented. Brian Jackson 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** – Lonnie Roberts informed the board that a new enrollment record has been set for Coastal Pines. Enrollment in the fall semester is at 6,053 students, the highest ever. He also announced his retirement at the end of September after 25 years in the technical college system and 46 years in the workforce.
- **South Georgia State College** – Taylor Hereford announced to the board that the next project for the college will be renovating the school library to house the entire collection of archives donated by the Okefenokee Park to the SGSC Waycross campus.
- **Ware County Board of Education** – Lynn Barber spoke to the board on behalf of the Ware County School Board. Moving into the new middle school has been smooth. Spring testing results were very positive throughout the school system. They are currently surveying other properties in the school system for improvements.

Old Business

- **Tax Sale Update**

WA04 10 016, WA04 09 072, WA04 10 018 – Jason informed the board that the tax sale had a good turnout and the Authority was able to acquire these properties.

New Business

- **Discussion and request for approval of the 2025 audit as presented by McNair, McLemore, Middlebrooks & Co. LLC.** The Board discussed the 2025 audit as presented by McNair, McLemore, Middlebrooks & Co., LLC. There being no concerns expressed by the Board or Mr. Rubenbauer regarding the audit findings, Stephen Burse made a motion to accept the audit as presented. Brian Jackson seconded the motion. All present members voted aye and the motion passed unanimously.
- **Nominations from the Board to fill County Seat 1, which expires December 31, 2026, and is currently held by Dan Good. Mr. Good is eligible to serve one more term and has requested to be considered.** The matter was tabled pending publication of an

advertisement for the position. Interested applicants will have 30 days to apply following publication. Mr. Good, as the current member seeking reappointment, will not be required to submit a new application.

- **Nominations from the Board to fill City Seat 1, which expires December 31, 2026, and is currently held by Rusty Hall. Mr. Hall is eligible to serve one more term and has requested to be considered.** The matter was tabled pending publication of an advertisement for the position. Interested applicants will have 30 days to apply following publication. Mr. Hall, as the current member seeking reappointment, will not be required to submit a new application.
- **Discussion of increasing the allowed expenditure authorization of President/CEO from $1,000 to $5,000.** James Willis made a motion to increase the authorization due to rising costs and recent HVAC repairs. Rusty Hall seconded the motion. All present members voted aye and the motion passed unanimously.
- **Presentation, discussion, and request for approval of the addition of a Cultural Resources Survey for the GRAD certification due diligence in an amount not to exceed $18,900.00 for the parcel of land that was formerly known as the Braves Training Center.** Rusty Hall made a motion to move forward with the survey. James Willis seconded the motion. All present members voted aye and the motion passed unanimously.
- **Presentation, discussion, and request for approval of a quit claim deed to the City of Waycross for interconnectivity between the city water system and the Airport Industrial Park Water System.** This discussion has been tabled awaiting the required paperwork from the city of Waycross.
- **Presentation, discussion, and request to approve repair invoices for the air conditioning unit at 2959 Industrial Blvd.** Brian Jackson made a motion to pay the outstanding invoices as required by the previous $1,000 limit. Stephen Burse seconded the motion. All present members voted aye, and the motion passed unanimously.
- **Presentation, discussion, and request to approve the replacement of a compressor or complete air conditioning unit at 2959 Industrial Blvd.** After the board discussed the one broken and one aging unit, Stephen Burse made a motion to replace both A/C units with new units not to exceed $7,275 per unit. Rusty Hall seconded the motion, and all present members voted aye. The motion passed unanimously.

Attorney's Items – Hillary Stringfellow advised the Board that a lien related to a dispute between a company and GATX may reference the Authority by name. She clarified that the Authority is not a party to the underlying dispute and that no action is required by the Authority at this time.

President's Report – Mr. Rubenbauer advised the Board that the Chamber of Commerce has hired a new president. He also reported that several existing businesses are undertaking expansions within the community. While these expansions are not expected to result in significant job creation, they represent additional investment in the community. Mr. Rubenbauer thanked the Board for allowing him time away for vacation and stated that he feels refreshed and looks forward to resuming industry visits and continued engagement within the community.

Chairman's Report – Daniel Morris reported that he had no items to present to the Board at this time.

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, Kim Bennett-Callahan 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 9:58 A.M.

With no more business to discuss in executive session, James Willis motioned to enter back into regular session. Kim Bennett-Callahan seconded the motion. All present members voted aye, and the motion passed unanimously. The board entered back into regular session at 10:08 A.M.

Adjournment

With no more business to discuss, James Willis motioned to adjourn. Stephen Burse seconded the motion. All present members voted aye, and the motion passed unanimously. Daniel Morris adjourned the August 19, 2026 meeting at 10:08 A.M.