REGULAR MEETING MINUTES
September 2, 2026
9:00 A.M.
2855 Forest Drive,
Waycross, GA 31503

Board Members Present
Daniel Morris
Rusty Hall
James Willis
Dan Good
Brian Jackson
Kim Bennett-Callahan

Board Members Absent:
Stephen Burse

Staff Members Present
Jason Rubenbauer
Frances Golder

Guests Present:
Hillary Stringfellow
Lonnie Roberts
Dr. Lynn Barber
Taylor Hereford
Scott Purvis

Digital Presence:
Dr. Michael-Angelo James

- **Call to Order**

  Daniel Morris called the September 2, 2026, meeting to order at 9:08 A.M.

- **Invocation / Pledge of Allegiance**

  James Willis provided the invocation and led the board in the pledge of allegiance.

- **Approval of Agenda**

  Jason Rubenbauer suggested that before the meeting begins, an item be added to the new business section of the agenda regarding banking options. Dr. Michael-Angelo James made a motion to approve the agenda, adding the new business. Rusty Hall seconded the motion. All present members voted aye, and the motion passed unanimously.

- **Approval of Minutes**

  Regular Meeting – August 19, 2026
  Dr. Michael-Angelo James made a motion to approve the August 19, 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**

  No financial report

Community Reports

- **Waycross-Ware County Chamber of Commerce**
- **Downtown Waycross Development Authority**
- **Waycross Convention & Visitors Bureau**
- **Coastal Pines Technical College** – Lonnie Roberts shared that enrollment is up 3% from last fall. The annual Golf Tournament to benefit scholarships will be held on October 9th for anyone interested.
- **South Georgia State College** – Taylor Hereford reported historic enrollment and Waycross enrolment is up 11%.
- **Ware County Board of Education** Dr. Lynn Barber addressed the Board on behalf of the Ware County Board of Education. He reported that the school year is off to a strong start and that life-skills instruction is being introduced in the younger grades to help address long-term poverty and workforce-readiness concerns. He also reported that Phase II of the middle school athletic complex improvements remains on schedule.
- **Georgia Power-** Scott Purvis the Economic Development Manager at Georgia Power was at the meeting to inform the board that he was back in the area, and excited to help represent Georgia Power to prospective businesses and opportunities

Old Business

- **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.** A brief discussion followed regarding the possibility that the Development Authority may not hold title to the entire property. It was noted that the City may cross the property as necessary to connect the water lines. The Board also emphasized the importance of clearly communicating any concerns regarding water availability should a prospective industry have significant water-use requirements. Dr. Michael-Angelo James made a motion to proceed with signing the quit claim deed. Rusty Hall seconded the motion. All present members voted aye and the motion passed unanimously.

New Business

- **Presentation, discussion, and request to approve repair quotation for building at 2969 Industrial Blvd due to water intrusion from windows that have not been properly maintained by previous ownership and to upgrade lighting in the employee break area.** Following a discussion detailing the water intrusion into the break area of the building being leased to PSC Group, Brian Jackson made a motion to proceed with repairs. Kim Bennett Callahan seconded the motion. All present members voted aye and the motion passed unanimously.

Waycross-Ware County
Development Authority

- **Discussion and request for approval of new banking options following First Southern Bank's acquisition by a credit union.** The Board discussed the need to evaluate new banking options following First Southern Bank's acquisition by a credit union. The discussion included establishing a committee to review qualified financial institutions, compare interest rates, account fees, banking services, and investment opportunities, and consider developing an investment policy for funds not needed for immediate operations. The Authority's current banking relationships and account-signature requirements were also reviewed. Dr. Michael-Angelo James made a motion to appoint Dan Good, James Willis and Rusty Hall to the Banking and Investment Committee. The motion was seconded by Brian Jackson. All present members voted aye and the motion passed unanimously.

- **Presentation, discussion, and request to approve the installation of wire, conduit, and switches for lighting at 2969 Industrial Blvd for an amount not to exceed $6,997.00.** Rusty Hall made a motion to approve Varnadore making the necessary improvements for the new lighting. Dan Good seconded the motion. All present members voted aye and the motion passed unanimously.
- **President's Report—Jason Rubenbauer**
  - **Proposed signage presentation-** The Board reviewed proposed signage for the commercial property and entrance road near the Georgia Power substation. Members discussed sign placement, visibility, color, durability, construction materials, and the inclusion of a QR code linking to the Authority's available-property listings. The Board reached a consensus to move forward with the preferred design and obtain quotes from local vendors.
  - **Presentation by Fran Golder** The Board reviewed proposed gift basket ideas for prospects, featuring products from local vendors, promotional items from area colleges, and other locally sourced items. The Board reached a consensus to move forward with assembling the gift baskets.
  - **Jason Rubenbauer** discussed developing a joint presentation with the Downtown Waycross Development Authority and the Waycross–Ware County Chamber of Commerce for the City of Waycross. The proposed presentation would clarify the distinct roles, responsibilities, and resources of each organization while addressing recent gaps in communication and coordination between the City and its partner entities. Mr. Rubenbauer emphasized the need for more consistent, timely, and reciprocal communication to ensure these organizations are appropriately engaged, and their available resources are fully utilized. He further expressed the Development Authority's desire to ensure the City is fully aware of the valuable assistance, expertise, and resources the Authority can provide. The Board noted that stronger awareness, communication, and collaboration would allow all entities to work more effectively in support of the entire community.

- **Attorney's Items** – Hillary Stringfellow--Gilbert, Harrell, Sumerford & Martin, P.C. inquired about the status of repairs to the signage at the Industrial Park entrances, noting that the signs had not been illuminating properly. **Jason Rubenbauer** reported that he had been in contact with the installer and expected the signs to be repaired and fully operational by the end of the following week.
- **Chairman's Report – Daniel Morris** reported that he had no items to present to the Board at this time.
- **Executive Session-** No executive session
- **Adjournment**

With no more business to discuss, Dr. Michael-Angelo James motioned to adjourn. Rusty Hall seconded the motion. All present members voted aye, and the motion passed unanimously. Daniel Morris adjourned the September 2, 2026, meeting at 9:43 A.M.