



The Columbus Community & Industrial Development Corporation met in regular session on Monday, October 16, 2023, at 5:30 PM, in the Council Chambers of City Hall located at 605 Spring St., Columbus, Texas, with the following present:

President – Bruce Tesch
Vice President – Michael Ridlen
Treasurer – Dwain Dungen
Secretary – David Wiggs
Board Member – Morgan Barten
Board Member – Shalor Townzen
Board Member – Chris Davis
City Manager – Donald Warschak
Assistant City Secretary – Dinah Jacobs

1. Call to Order

President Bruce Tesch called the meeting to order 5:30 p.m.

2. Pledge of Allegiance and Invocation

Tesch led the pledge and invocation.

3. Consent Agenda:

Motion to approve the consent agenda as presented.

Moved by: Michael Ridlen

Seconded by: Shalor Townzen


Aye Morgan Barten, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

3.1 **Approval of Invoices** [CCIDC Invoices for Payment.pdf](#)

3.2 **Approval of Financial Statements for September 2023** [Sept 2023 Bank Reconciliation.pdf](#)

3.3 **Approval of Regular Meeting Minutes on September 18, 2023**
[9.18.2023 Regular Meeting Draft Minutes.pdf](#)

3.4 Approval of the Quarterly Investment Report ending September 30,
2023 [CCIDC Invest Report 09-30-2023.pdf](#) 

4. **Citizens' Presentations and Comments**

Mayor Lori An Gobert addressed the Board regarding two grants - the Columbus ISD application and the Columbus Historic Preservation Trust application.

All others requested to speak at respective agenda items.

5. **City Manager's Report: Sales Tax** [CCIDC October 23 Sales Tax.pdf](#) 

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes. The Cities of Weimar and Eagle Lake, as well as the County also all saw increases.

6. **Discussion and Action, if necessary, to retain Dawn Dittmar for Legal Counsel.**

Motion to approve retaining Dawn Dittmar for legal counsel.

Moved by: Michael Ridlen

Seconded by: David Wiggs

Aye Morgan Barten, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

7. **Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.071 consultations with attorney, Section 551.072 deliberation regarding real property and Section 551.087 deliberation regarding economic development.**

Regular session closed at 6:26 p.m. to enter executive session.

8. **Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, consultations with attorney, deliberations regarding real property and economic development.**

Regular session reconvened at 6:29 p.m.

Motion to authorize the continued negotiations on real estate transactions as discussed in executive.

Moved by: Dwain Dungen

Seconded by: Michael Ridlen

Aye Morgan Barten, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

9. **Discussion of all grant applications.**

9.1 **Business Improvement Grant - Blue Magnolia**

Billy Kahn and Christina Monge spoke on behalf of the application.

9.2 **Economic Development Grant - Columbus Volunteer Fire Department**

Richard LaCourse, Assistant Fire Chief, spoke on behalf of the Fire Department application.

9.3 **Community Development Grant - Boys & Girls Club**

Mariette Bellamy spoke on behalf of their application.

9.4 **Community Development Grant - City of Columbus**

Donald Warschak spoke on behalf of the City application.

9.5 **Community Development Grant - Columbus Garden Club**

No one was present to speak on behalf of this application.

9.6 **Community Development Grant - Columbus Historical Preservation Trust**

Missy Parker spoke on behalf of their application.

9.7 **Community Development Grant - Columbus ISD**

Lee May and Mandi Kulhanek spoke on behalf of their application.

10. Public Hearing on all grants.

The public hearing opened at 7:10 p.m.

With no public comments, the public hearing was closed at 7:11 p.m.

11. Action regarding all grant applications.

11.1 **Business Improvement Grant - Blue Magnolia**

Motion to approve the Blue Magnolia grant for \$9,586, with reimbursement being up to \$4,793.

Moved by: Michael Ridlen

Seconded by: Morgan Barten

Aye Morgan Barten, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

11.2 **Economic Development Grant - Columbus Volunteer Fire Department**

Motion to approve \$30,000 for the CVFD grant.

Moved by: Michael Ridlen

Seconded by: Morgan Barten

Aye Morgan Barten, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

- 11.3 **Community Development Grant - Boys & Girls Club**
Motion to pass on funding any of this application this fiscal year.
Moved by: Michael Ridlen
Seconded by: Shalor Townzen
Aye David Wiggs, Shalor Townzen, and Michael Ridlen
Nay Chris Davis and Dwain Dungen
Abstain Morgan Barten
Carried 3-2
- 11.4 **Community Development Grant - City of Columbus**
Motion to not approve funding at this time.
Motion failed due to no second.
Moved by: Shalor Townzen
Carried
- Motion to table this item until next month.
Moved by: Chris Davis
Seconded by: Michael Ridlen
Aye Morgan Barten, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen
Carried 6-0
- 11.5 **Community Development Grant - Columbus Garden Club**
Motion to approve \$3,075 for the Garden Club grant.
Moved by: Michael Ridlen
Seconded by: Morgan Barten
Aye Morgan Barten, Chris Davis, Dwain Dungen, Shalor Townzen, and Michael Ridlen
Nay David Wiggs
Carried 5-1
- 11.6 **Community Development Grant - Columbus Historical Preservation Trust**
Motion to approve \$52,660 for the CHPT grant.
Moved by: Shalor Townzen
Seconded by: Michael Ridlen
Aye Morgan Barten, Chris Davis, Shalor Townzen, and Michael Ridlen
Nay David Wiggs and Dwain Dungen
Carried 4-2

11.7 **Community Development Grant - Columbus ISD**

Motion for CISD to withdraw their application for funding at this time.

Moved by: Chris Davis

Seconded by: David Wiggs

Aye Morgan Barten, Chris Davis, David Wiggs, Dwain Dungen, Shalor Townzen, and Michael Ridlen

Carried 6-0

12. Discussion and Action to develop a strategic plan to present to City Council.

Lori An Gobert discussed with the Board this agenda item. She stated Councilman Rankin had emailed me and Ridlen the prior strategic plan. They want an updated vision/projection for the future of what the Board wants to accomplish.

No action at this time.

13. Discussion and Action, if necessary, regarding any prospective companies interested in land at the Crossroads Business Park.

There were none.

14. Discussion of items to be placed on future agendas and announcements.

Strategic Plan

Billy Kahn announced the "A Better Columbus" organization was having a meeting on Wednesday at 5:30 p.m. at the Nesbitt Memorial Library.

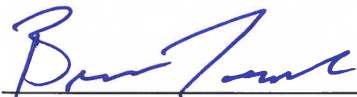
Missy Parker announced there is a History Forum in the Buddy Rau Room tomorrow at 2:00 p.m.

Tesch thanked everyone for applying for grant funding and their patience tonight. He thanked the Board for their efforts in granting the funds.

Ridlen wished there was an unlimited bucket of funds for the many needs of the community.

15. Adjournment

With no further business, the meeting was adjourned at 7:46 p.m.



President - Bruce Tesch



Assistant City Secretary - Dinah

Jacobs *Bana Schneider*