



The Columbus Community & Industrial Development Corporation met in regular session on Monday, November 20, 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 (Absent)
City Secretary – Bana Schneider

1. Call to Order

Board President, Bruce Tesch called the regular meeting to order at 5:36 p.m.

2. Pledge of Allegiance and Invocation

The pledge and invocation were recited during the annual meeting.

3. Consent Agenda:

Motion to approve the consent agenda as presented.

Moved by: Michael Ridlen

Seconded by: Dwain Dungen

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

Carried 7-0

3.1 **Approval of Invoices** [November Invoices.pdf](#)

3.2 **Approval of Financial Statements for October 2023** [October Bank Rec.pdf](#)

3.3 **Approval of Minutes of the September 16, 2023 Regular Meeting [10.16.2023 Regular Meeting Draft Minutes.pdf](#)** 

4. **Citizens' Presentations and Comments**

There were no citizen comments.

5. **City Manager's Report: Sales Tax [Sales Tax November 2023.pdf](#)** 

City Manager, Donald Warschak, gave his report. A copy is attached to these minutes.

President Tesch moved to item 8.

6. **Discussion and Action, if necessary, regarding Affordable Housing.**

Chris Davis stated the CCIDC should start exploring/searching for prospective buyers for property in the industrial park to build affordable housing on. There was a discussion regarding residential homes in an industrial zone.

Davis also asked about listing the available property with a real estate agent and reaching out to marketing companies who specifically market towns. Dwain Dungen stated a company has been used in the past, but they are very expensive.

7. **Discussion and Action, if necessary, regarding a Strategic Plan.**

Michael Ridlen suggested a strategic plan be discussed in a workshop format. David Wiggs stated this would give the board an opportunity for brainstorming.

The December 18th meeting should include a Strategic Plan Workshop.

8. **Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberation regarding real property - Discussion and deliberation regarding CCIDC's potential acquisition of real property in the Texas Crossroads Business Park.**

Tesch adjourned the regular session at 5:38 p.m. and entered into executive session.

9. **Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, deliberations regarding real property.**

The regular session was reconvened at 6:09 p.m. with all members remaining present.

Motion that CCIDC purchases approximately 30 acres of the real property located in the Texas Crossroads Business Park to be acquired through the Chapter 7 Bankruptcy Trustee, and further move that Bruce Tesch, President of the CCIDC, be authorized to approve and execute any documentation necessary for the acquisition of said real property.

Moved by: Chris Davis

Seconded by: Michael Ridlen

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

Carried 7-0

Tesch moved back to agenda item 6.

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

There have been no new inquiries.

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

Tesch asked everyone to be safe driving during the Thanksgiving holiday.

12. Adjournment.

With no further business, Tesch adjourned the meeting at 6:


President - Bruce Tesch


Assistant City Secretary - Dinah
Jacobs