

**Minutes**  
Columbus Community and Industrial Development Corporation  
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **June 17, 2013** at 6:30 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas. The following CCIDC Members were present:

President	-	Curtiss Schonenberg
President Elect	-	Steve Woodall (Absent)
Treasurer	-	Lori An Gobert (Arrived at 6:35 p.m.)
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher
Board Member	-	Byron Marburger
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Kayla Duncan

**1. Call to Order.**

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:30 p.m.

**2. Pledge of Allegiance and Invocation.**

The Pledge of Allegiance and Invocation were led by Curtiss Schonenberg.

**3. Consent Agenda:**

- a) Approval of invoices.
- b) Approval of May 2013 financial statements.
- c) Approval of Regular meeting minutes for May 20, 2013.
- d) Approval of Special meeting minutes for May 28, 2013.

Assistant City Secretary, Kayla Duncan, went over the invoices to be paid. There were no questions about the consent agenda.

Lori An Gobert arrived at 6:35 p.m.

Elizabeth Flint made the motion to accept the Consent Agenda as presented. Lori An Gobert seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Flint, Lauzon, Usher, Marburger and Schonenberg

The motion passed.

**4. Citizens' Presentations and Comments.<sup>1</sup>**

Lin Baron and Cathy Obermeier, with the Colorado County Habitat for Humanity, wished to speak during Item #6.

**5. City Manager's Report: Sales Tax; Fencing at the Industrial Park.**

City Manager, Donald Warschak, stated that the CCIDC sales tax revenue for June 2013 was \$32,505.35 and that is up from the same time period last year. He added that Colorado County, Weimar and Eagle Lake also experienced an increase in sales tax revenues.

Donald Warschak stated that the leasee completed the fence at the Industrial Park along the rail spur right of way on the west side of Great Southern Wood.

Curtiss Schonenberg announced that they had been invited to a special meeting by the Fair Board concerning the property that was requested by Chateau Dominique and that the meeting is at 8:00 p.m. He stated that the CCIDC meeting would be condensed to the agenda items that he felt were necessary and that if they had time they would go through the other items.

**6. Discussion and Action, if necessary, regarding a request for grant funding by Colorado County Habitat for Humanity for the housing project located in Block 93, Part of Lots 3 and 4, 720 Martin Luther King.**

Lin Baron presented the Colorado County Habitat for Humanity's low income housing grant request to the CCIDC Board. Mr. Baron educated the Board about the Colorado County Habitat for Humanity's history and mission. Mr. Baron stated that they purchased the old mill lot on Martin Luther King Street. Mr. Baron said that they had previously looked to split the lot into six (6) lots but are now looking to split it into four (4) lots. Mr. Baron stated that they are asking for \$20,000.00. Curtiss Schonenberg went over some history of the project. Mr. Schonenberg also stated that they can help with affordable housing, but that the Colorado County Habitat for Humanity will have to meet certain guidelines as described by Title 42 U.S.C. Section 12745. Lin Baron stated that he feels reasonably comfortable that they will meet those guidelines.

There was a discussion about median property values, median income for a family, how the grant money would be used and home ownership requirements and qualifications between the Board, Mr. Baron, and Kathy Obermeier. Mr. Baron stated that the homeowners are given a second mortgage for about \$15,000.00 and a portion is rescinded each year if they are up to date on their payments. He added that the Colorado County Habitat for Humanity has the right of first refusal, and Ms. Obermeier stated that there is a stipulation that the homeowners' cannot rent the houses. Mr. Baron stated that the mortgages on these homes have no interest. Mr. Baron stated that they have not had any foreclosures and that their first house has been paid off entirely. There was discussion about the cost of the houses, the number of lots the land will be split into and other issues associated with the property. Mr. Baron stated that they will still need one variance for one lot because it is long, but not deep.

Curtiss Schonenberg briefly discussed the budget and where the money for this grant would come from within the budget.

A discussion ensued about how homeowners are chosen, educated about home ownership and how the future homeowners help build their own house. Kathy Obermeier stated that the homeowners are chosen before the houses are built and gave a background of the next recipient to receive the next home built by the Colorado County Habitat for Humanity.

Lori An Gobert made the motion to transfer \$16,000.00 from Economic Development Grant to Community Development Grant. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Flint, Lauzon, Usher, Marburger and Schonenberg

The motion passed.

Elizabeth Flint made the motion to award a grant to the Colorado County Habitat for Humanity for \$20,000.00 out of the Community Development Grant. Byron Marburger seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Flint, Lauzon, Usher, Marburger and Schonenberg

The motion passed.

Curtiss Schonenberg stated that this grant is provisional that it does meet the criteria. Linda Lakich, City Secretary, stated that this will have to go before City Council.

Curtiss Schonenberg moved to Item #8.

**7. Discussion and Action, if necessary, regarding matching funds for the Downtown Sidewalk Project.**

Curtiss Schonenberg skipped Item #7.

**8. Discussion and Action to approve the Annual Financial Report for the year ended September 30, 2012.**

Lori An Gobert made the motion to approve the Annual Financial Report for the year ended September 30, 2012. DyAnn Lauzon seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Flint, Lauzon, Usher, Marburger and Schonenberg

The motion passed.

**9. Discussion and Action to authorize advertising of the availability of the 2013-2014 Community Development Grant Application.**

The Assistant City Secretary explained the proposed timeline.

Lori An Gobert made the motion to authorize advertising of the availability of the 2013-2014 Community Development Grant Application as presented. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Flint, Lauzon, Usher, Marburger and Schonenberg

The motion passed.

Curtiss Schonenberg moved to Item #12.

**12. Discussion regarding an update on prospective companies interested in land at the Industrial Park.**

Curtiss Schonenberg gave an update about Chateau Dominique and stated that he has been in contact with Corby Collins, the representative for Glen Wind.

Curtiss Schonenberg moved to Item #10.

**10. Discussion and Action, if necessary, regarding the presentation of all binding legal documents to the Board before final signatures.**

Elizabeth Flint stated that she wants all documents in a timely manner so that everyone can look at them and be aware of what is going on. Ms. Flint stated that she wants a resolution. Curtiss Schonenberg suggested making a motion to this effect. Discussion amongst the Board members and City personnel ensued about the best way in which to accomplish this and how to word a motion. She stated that she wants it to be where it is not restrictive and still protects the Board. The Board discussed problems with such restrictions. Elizabeth Flint stated that she wished to table the topic until the next Board meeting when they do not have a time limit.

**11. Discussion and Action, if necessary, regarding updates about the existing Crossroads Business Park Tenants: KW International and E'Kabel.**

Lori An Gobert stated that she had spoken with Corby Collins and that the situation with KW International is in the process of being resolved. Ms. Gobert stated that he is willing to sign the documents and that she will meet with a lawyer the next day. Lori An Gobert stated that Corby Collins understood that they were transferring surface rights not mineral rights and that he his agreeable and amenable to signing the documents.

Donald Warschak stated that he had spoken with Juan Torrealba over e-mail and that Mr. Torrealba told him they should have something back to CCIDC by the end of the month.

Curtiss Schonenberg moved to Item #13.

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

At 7:25 p.m. Curtiss Schonenberg closed the regular session and opened the executive session.

**14. Reconvene into Regular Session and consideration and action, if any, regarding Executive Session, deliberations regarding real property and economic development.**

At 7:41 p.m. Curtiss Schonenberg reconvened the regular session with the same individuals present as before.

Byron Marburger made the motion to authorize Curtiss Schonenberg write and send a letter expressing interest in the property that could potentially become available in the future as discussed in executive session. Joel Usher seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Gobert, Flint, Lauzon, Usher, Marburger and Schonenberg

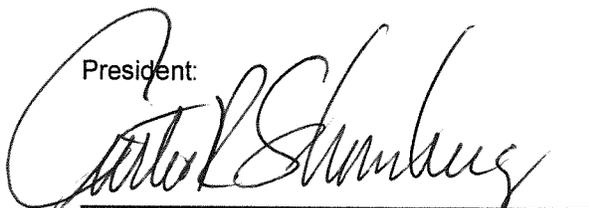
The motion passed.

**15. Discussion of items to be placed on future agendas and announcements.<sup>2</sup>**

Curtiss Schonenberg skipped Item #15.

**16. Adjournment.**

President, Curtiss Schonenberg, adjourned the meeting at 7:44 p.m.

President:  


Attest  
Secretary:

