

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **May 19, 2014** 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
Vice President	-	Steve Woodall(absent)
Treasurer	-	Lori An Gobert(absent)
Secretary	-	Elizabeth Flint
Board Member	-	DyAnn Lauzon
Board Member	-	Joel Usher
Board Member	-	Byron Marburger(absent)
City Manager	-	Donald Warschak
City Secretary	-	Linda Lakich
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:42 p.m.

2. Pledge of Allegiance and Invocation.

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

3. Consent Agenda:

- a) Approval of Invoices.
- b) Approval of March 2014 Financial Statements.
- c) Approval of Quarterly Investment Report for the Quarter Ended March 31, 2014.
- d) Approval of Revised Regular Meeting Minutes for February 24, 2014.
- e) Approval of Regular Meeting Minutes for March 17, 2014.

DyAnn Lauzon made the motion to approve the consent agenda as presented. Joel Usher seconded the motion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no presentations or comments.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the sales tax revenue for May was down slightly compared to last year's same time period. The CCIDC's portion of sales tax revenue was \$39,023.33, compared to last year, which was a little over \$40,000. The county, Eagle Lake, and Weimar all saw slight decreases in their sales tax revenue for the same period. In addition, Kevin Reuther, who does hay work at the Industrial Park, is planning on getting started within the next week or two. He will be mowing, fertilizing and spraying. He thinks he can get some hay off the first cut and hopefully he can also get some cuts in June, July and August. Curtiss stated there was also a sign out there, pending the potential trade, that may not be needed. Elizabeth stated that money doesn't need to be spent to take it down until the other deal is signed. Curtiss said the existing boards needed to be removed because half of the sign is gone and looks bad.

6. Discussion and Action, if necessary, regarding the transfer of mineral rights to the City of Columbus.

Curtiss gave an update that E'Kabel's lawyer and our lawyer were communicating on this item. Barry Rutta is handling this. CCIDC received correspondence from their lawyer and it was directed to Pat Gillespie. Curtiss emailed Pat and told her that Barry Rutta was going to be taking care of the issue. The item will have to wait until we hear back from the lawyers. Elizabeth asked if they were agreeable to return the mineral rights and Curtiss responded that they have given every indication that they were. No action needed.

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

Curtiss stated that the land has been cleared and they had started some burning.

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

Curtiss talked with Jeremy Samson of Texas Solar and they are still very interested in land. They are having meetings with their board. Samson also inquired about a 10,000 square foot building that they could lease. Curtiss contacted the Barten family to see if their building would be available but they were not interested.

9. Discussion and Action to approve the Annual Financial Report for the year ended September 30, 2013.

Curtiss stated they would review it prior to approval. Joel asked to table the item until next month's meeting so they could have the opportunity to read it.

10. Discussion and Action, if necessary, regarding the agricultural exemption on the 54 riverfront acres at the Crossroads Business Park.

Elizabeth requested this item and Donald addressed it in the City Manager's Report. Elizabeth stated that it would cost CCIDC \$10,000 a year if the exemption was not granted and it would be a shame to throw away \$10,000 of the taxpayers' money.

11. Discussion and Action, if necessary, regarding a mission statement for CCIDC.

Curtiss stated the agenda packet contained a mission statement prepared in 2008-2009 with three action items. The first action item's objective was to provide assistance to existing employers and sales tax generators to create new jobs, retain existing jobs, expand the sales tax base and increase capital investments. The second action item was to develop a plan for marketing the Industrial Park. He thought it was moving along well, so a new plan was needed on that item. Action item 3 was to insure the records and documentation of activities were complete and accurate. This item had been resolved. He asked the board to read through this document so it could be amended and improved upon. The primary concerns were marketing in the Park, getting new properties that could be developed, and address the shortage of housing. Curtiss stated he wanted to come up with groups within the board to address these items.

12. 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.

Curtiss adjourned the Regular Session for Executive Session at 7:03 pm.

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

Curtiss reconvened the Regular Session at 7:20.

Elizabeth made a motion to allow Curtiss to contact and inquire the individual about a piece of property that was discussed in Executive Session. Joel seconded the motion. The vote was as follows:

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

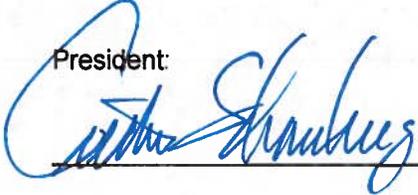
The motion passed.

14. Discussion of Items to be placed on future agendas and announcements.²

Elizabeth inquired about the status of the City's lease with Little League. City Secretary Linda Lakich stated there was no lease yet.

15. Adjournment

President, Curtiss Schonenberg, adjourned the meeting at 7:23.

President:  _____

Attest
Secretary:  _____