

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **July 18, 2016** 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	-	Byron Marburger
Treasurer	-	Lori An Gobert
Secretary	-	Joel Usher (arrived at 6:32 pm)
Board Member	-	DyAnn Lauzon
Board Member	-	Barbara Peterman (absent)
Board Member	-	Andy Nunmaker (absent)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

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 June Invoices.
- b) Approval of June 2016 Financial Statements.
- c) Approval of Quarterly Investment Report for the Quarter Ended June 30, 2016.
- d) Approval of Regular Meeting Minutes for June 20, 2016.

Joel Usher arrived at 6:32 pm.

Lori An Gobert made a motion to approve the consent agenda as presented. Byron Marburger seconded the motion. The vote was as follows:

Ayes: Gobert, Lauzon, Usher, Marburger and Schonenberg
Absent: Peterman and Nunmaker

The motion passed.

4. Citizens' Presentations and Comments.¹

No citizen presentations or comments were made.

5. City Manager's Report: Sales Tax. 18 acres, and E'Kabel

City Manager, Donald Warschak, stated the July sales tax revenue was up about \$1,200 from last year's same time period. The CCIDC's portion of sales tax revenue was \$36,252.65. The county and Eagle Lake also experienced increases in their sales tax revenue for the same time period, while Weimar's remained about the same

The public works crew hauled the scrap metal and other debris from the 18 acres and cleaned up the burn pile site.

Curtiss reported that E'Kabel was still waiting on the engineering for their project.

6. Discussion and Report of the Ag Complex Sign Committee.

Byron discussed the email communication that he received from Shalor Townzen, the Ag Complex representative, from the committee. Mr. Townzen received a quote from B&D Graphics for a 9' x 18' two-sided sign that they want to place perpendicular to the highway so it can be seen from both directions. The price was \$126,000. He had told Byron that he would get other estimates for a comparison. When Byron asked him if other estimates were received, he replied that if the sign could not be at the top of the hill, then they want to abandon the project. He doesn't see any potential for the sign being on their property down in the parking lot area. Curtiss said the funds were available, but he did not agree with Mr. Townzen on the two-sided sign. Byron said that if they wanted to go for the big sign with our \$25,000, then that would be fine. Based on the tone of the email, they don't want it at the bottom of the hill at any cost. The top of the hill poses several problems, such as the TxDot right-of-way and a potential tenant moving into the Park. They probably would not want an 18x9 foot sign in front of their place of business. Lori An stated it was made clear when they negotiated the contract that CCIDC would help with the sign, but it would be at the bottom section. It was recorded, we agreed on that, and that was what the money was for. Byron asked if the location of the sign was in the contract and Lori An said she could not remember if the verbiage about the placement of the sign was in there. Curtiss stated that he does not want to set the tone that we don't want to work with them, but they are going to have to work within the parameters that are in place. Byron said he would convey the message to the committee.

7. Discussion and Action, if necessary, regarding a Business Improvement Grant application.

An application was submitted by Cynthia Stolle from the Silver Barn for signage for her business. Curtiss said this request is within the guidelines of the grant, but there were a few items missing from the application. Item 7, concerning the project financing, the state sales tax reporting form for the current three months, and a current lease. Curtiss discussed the lease with the landlord and she did not want to disclose the lease agreement, but there was a letter of intent that could be used in the place of the lease. Lori An also stated that the landlord had not signed the application. She also said that the inside wall graphic did not qualify for the grant. This is only the second business grant that has been received, so she wanted to be supportive of it, but that item did not meet the criteria of the grant. DyAnn asked about the door decals being signage. LoriAn said she could see the door decals because while driving by or being parked, they could be seen. If the window decals were included, but not the inside wall graphic, then the total invoice would only be \$616.76. The CCIDC's portion would only be \$308.38, since it is a matching grant. Curtiss said he would talk to Cynthia Stolle again concerning the incomplete application.

Joel Usher made a motion to approve the Business Improvement Grant from Silver Barn, with the contingencies that the application is completed, the landlord approves with a signature, but the inside wall graphic does not qualify for the grant. Byron Marburger seconded the motion. The vote was as follows:

Ayes: Gobert, Lauzon, Usher, Marburger and Schonenberg
Absent: Peterman and Nunmaker

The motion passed.

8. Discussion and Action, if necessary, regarding the application process.

Curtiss asked for clarification from the Board for permission to give the financial review committee a prospective tenant's application when it was received. The Board said he had permission.

9. Discussion and Action, regarding the 2016-17 Budget.

The proposed budget was presented and discussed.

Line item 8620- Real Estate Transactions- for \$30,000 would cover the property exchange closing costs at \$4,500, property taxes for \$15,306 for one year and \$5,800 for fencing.

Line item 8375-City Infrastructure Costs- for \$327,000 would be for the original \$90,000 to the City plus the gas line grant for \$237,000 for the job deficits.

Line item 8270- Park Infrastructure Development- \$50,000 for drainage issues, but that number does not include any water or sewer for new tenants. If there was a new tenant, the budget could be amended at that time. The \$50,000 for the drainage at the Park is based on an estimate from the Scheibe Consulting study.

E'Kabel off-sets and the western property were also discussed, but no money was needed for the upcoming budget at this time for these items. The \$10,000 for tenant assistance would be for prospective tenants to help with utilities or connection costs.

Lori An Gobert made a motion to approve the 2016-17 budget as presented. Dy Ann Lauzon seconded the motion. The vote was as follows:

Ayes: Gobert, Lauzon, Usher, Marburger and Schonenberg
Absent: Peterman and Nunmaker

The motion passed.

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

Acorn Seekers is looking at the old McCoy's property because it already has a building that is similar in size to what they need and they are running into a time problem. Curtiss discussed Prime. They had filled out the Business Improvement Grant application, so they are working on the correct application for the Park.

11. 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.

Executive Session was not needed.

12. Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, deliberations regarding real property and economic development.

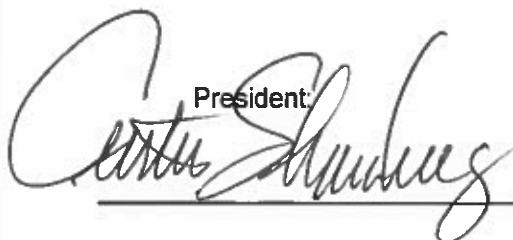
This item was not needed.

13. Discussion of items to be placed on future agendas and announcements.³

Lori An asked about the proposed closing for the western property. Curtiss stated it was still in the attorney's hands at this time.

19. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:14 pm.

President:


Attest
Secretary:
