

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **December 17, 2018** 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	-	Bruce Tesch
Vice President	-	Andy Nunmaker
Treasurer	-	Ryan Thomas
Secretary	-	Joel Usher (Absent)
Board Member	-	Larry Solansky (Absent)
Board Member	-	Chuck Hall
Board Member	-	Dwain Dungen (Absent)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

1. Call to Order.

President Bruce Tesch called the CCIDC meeting to order at 6:32 p.m.

2. Pledge of Allegiance and Invocation.

The Pledge of Allegiance and Invocation were led by Bruce Tesch.

3. Consent Agenda:

- a) Approval of Invoices.
- b) Approval of November 2018 Financial Statements.
- c) Approval of Regular Meeting Minutes for November 19, 2018.

Andy Nunmaker made a motion to approve the consent agenda as presented. Chuck Hall seconded the motion. The vote was as follows:

Ayes: Nunmaker, Thomas, Hall and Tesch
Absent: Usher, Solansky, and Dungen

The motion passed.

4. Citizens' Presentations and Comments.

Citizens spoke at their respective agenda item.

5. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, stated the November sales tax revenue portion for CCIDC was up from last year's same time period. CCIDC's portion was \$52,329.20 compared to last year this time of \$36,113.79. There was a significant jump, with a good portion was from back logged collections.

6. Discussion and Action, if necessary, to reschedule the January 2019 meeting.

Meeting date of January meeting falls on Martin Luther King Holiday and the City is closed.

Andy Nunmaker made a motion to reschedule the Monday, January 21, 2019 meeting to Tuesday, January 22, 2019. The vote was as follows:

Ayes: Nunmaker, Thomas, Hall and Tesch
Absent: Usher, Solansky, and Dungen

The motion passed.

7. Discussion and Action, if necessary, regarding Acornseekers.

This item was discussed after the Executive Session.

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

There was no new interest reported at this time.

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

Bruce Tesch adjourned the Regular Session for Executive Session at 6:37 pm.

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

The regular meeting was reconvened at 6:48 pm by Bruce Tesch, with the same members present as before.

President Bruce Tesch moved on to item 7 on the agenda to move forward with discussions with Acornseekers.

7. Discussion and Action, if necessary, regarding Acornseekers.

Manuel Murga was present and gave a presentation to the Board. Murga pointed out information on the Gourmet Market in the USA. Murga stated that Acornseekers had been producing a special breed of pigs from Spain that they brought over here to the area over four years ago. Murga stated that the pigs needed a special diet of acorns in the last part of their life before they are sent to slaughter. End of life for the pigs is 1 ½ years old. Murga stated that they are in need of a facility to cure the hams. Acornseekers would also need a facility for carcasses, freezing, storing and selling. Murga indicated that this is a unique production and quality process, and the market trend is increasing for gourmet products. Murga stated that 50% of the gourmet market is meat and that of that percentage, 31% is hams. Murga stated that Acornseekers is looking for a place in Columbus, TX. He told the Board that they have a new investment company, they are looking to create new jobs, local business, taxes, and to add value to the community. Murga showed a draft of the proposed facility, including office space and a curing facility. Murga indicated that the plan would be done in three phases with the center area being the first phase including unloading, processing, storage, and selling fresh meat. Murga stated that in time they would like to add a retail shop that would display their process, tours, and education on how to cook the meat properly. Acornseekers is also looking to add a Specialty Lab that would be separate from the other facility buildings due to USDA laws, which would be a place to create new recipes. Murga stated they want to make the facility and property attractive so that people want to stop and visit and then visit further into the community.

Murga stated that they had started this project three years ago, and that they have a new investor coming in next week. They would like to be able to show the property available..

Bruce Tesch questioned with all of the construction, would it all be done at one time. Murga replied that it would be done in phases with Phase 1 being the main building and office space.

Bruce Tesch also questioned their timeline. Murga replied that it takes two years to cure the hams and that during that time they would be constructing other facility buildings.

Bruce Tesch asked if this would be done in 2 years, 5 years, 10 years? Murga replied with they need a curing room for 2000 pigs per year, with three years for product and storage.

Murga stated that they already have 40,000 pigs here and that they would bring another 40,000/year.

Bruce Tesch inquired about employment. Murga replied that initially they look to hire 30 employees. The second expansion phase is more of a volume space for curing, and would not require a lot of additional employee needs, but that when they got to the retail phase, more employees would be needed at that time.

Bruce Tesch questioned if they would be slaughtering here. Murga replied that there would be no slaughtering at this facility.

Andy Nunmaker stated that he was on the Board when Acornseekers first presented their project, and that their application was never completed, or if it was, it was a long time ago. Nunmaker stated that the first step now would be to reapply, along with financials. Murga indicated that yes, he understood that. Nunmaker stated that he had also initially looked at their financials when they applied, and questioned Murga if there were any positive or negative changes since the initial application. Murga replied that there were only positive changes in their financial status, no negatives, and that they now know the market better and where to sell and such.

Bruce Tesch instructed Murga to get a new application, drawings, along with current financials and start the process over. All of the previous documents are out dated and need to be current. Tesch also stated that when they drawings are submitted, they should include a timeline for each phase.

Bruce Tesch also told Murga that a lot of attorney fees were incurred the last time they started this process which was never completed. Attorney fees would need to be included and paid up front. Once the application is submitted the Board will decide whether to move forward or not.

Andy Nunmaker asked Murga when he thought they could get the application resubmitted. Murga replied that they could resubmit the application and documents next week. Bruce Tesch stated that the next Board meeting would be January 22, 2019 and that the Board only meets one time a month. It will not be a fast process with meeting only one time a month. Tesch requested that the application and appropriate documents be submitted, the Board attorney will review, and then the Board will vote at the January meeting on whether to move forward or not.

Bruce Tesch stated that email correspondence was good so that there was a document trail and there was no "he said/she said", or "I didn't get it". Murga replied he understood.

Murga then asked about the easement running through the property. City Manager Donald Warschak stated that the easement issues would be addressed if the application proceeded far enough in the process to discuss further.

Chuck Hall questioned if this property Acornseekers is looking at is located across from KWI, which it is.

Andy Nunmaker made a motion to move forward with the application process from Acornseekers. Ryan Thomas seconded the motion. The vote was as follows:

Ayes: Nunmaker, Thomas, Hall and Tesch
Absent: Usher, Solansky, and Dungen

The motion passed.

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

Bruce Tesch – Acornseekers

Bruce Tesch also wished everyone a safe and Merry Christmas and enjoy your families.

16. Adjournment.

Bruce Tesch adjourned the meeting at 7:12 p.m.

President:


Attest
Secretary:
