

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Tuesday, **January 23, 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	-	Curtiss Schonenberg
Treasurer	-	Lori An Gobert- arrived at 6:46pm
Secretary	-	Joel Usher
Board Member	-	DyAnn Lauzon (absent)
Board Member	-	Ryan Thomas
Board Member	-	Andy Nunmaker (absent)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President Bruce Tesch called the CCIDC meeting to order at 6:39 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 December 2017 Financial Statements.
- c) Approval of Regular Meeting Minutes for December 18, 2017.
- d) Approval of Quarterly Investment Report for the Quarter Ended December 31, 2017.

Curtiss Schonenberg made a motion to approve the consent agenda as presented. Ryan Thomas seconded the motion. The vote was as follows:

Ayes: Tesch, Thomas, Usher, and Schonenberg
Absent: Gobert, Lauzon, and Nunmaker

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizen presentations or comments.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the January sales tax revenue portion for CCIDC was \$43,594.64, which was up about \$6,000 from last year's same time period. Eagle Lake and the County saw an increase in its sales tax revenue over the same time period from last year, while Weimar experienced a decrease in their sales tax revenue.

Warschak stated the golf course grant was approved at the City Council meeting last night.

Curtiss asked about the status of the State grant. Donald said the State is counting 77 jobs. Nothing has been heard about the State considering the contract employees at KWI. Donald said the possible payback to the State would be about \$100,000. Curtiss stated that he asked this because some of the money in the checking account could possibly be moved to a CD.

Lori An Gobert arrived at 6:46 pm.

6. Discussion and Action , if necessary, regarding the TG Mercer Rail Crossing License Agreement.

The contract with TG Mercer for the rail crossing expired in October, but they have already paid for the third year. Bruce said the contract either needs to be renewed another year or pro rate it, since they have already paid for this year. Curtiss said some of the developmental work they have done has some bearing on the flooding problems. Section 4C of the agreement states... "that would permit anything that disturbs or damages the surrounding properties." He is looking for an avenue to get them to the table to discuss the flooding issues. Lori An said there was no flooding during the hurricane, so we are not sure we will ever see that kind of water again. When we are doing improvements at the Park, we should look at deepening the ditches and culverts at that time. The drainage was going to be an issue when E'Kabel was going to be there, but I do not know that there is necessarily a problem right now. We need to get a different person to represent us with the drainage situation since there is a conflict of interest. She said she doubts that the railroad crossing made Great Southern Wood flood. The improvements or changes they did to the property may or may not have had an impact. We have never had a rain like that before. Bruce stated he does not believe they were the cause of the flood issues and he thinks it came from the county road. Lori An said from what the water study showed, it seemed like the road improvements were the greater challenge. Curtiss stated that the berm they created to keep the pipes off the ground run west to east and it is higher on the west side, so it channeled the water, but the road did not help either.

Curtiss Schonenberg made a motion for Cary Bovey to renew the TG Mercer Rail Crossing Agreement to auto-renew every year. Lori An Gobert seconded the motion. The vote was as follows:

Ayes: Tesch, Thomas, Usher, Gobert and Schonenberg
Absent: Lauzon, and Nunmaker

The motion passed.

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

Curtiss stated Acornseekers have leased a building in El Campo. They still want to do the job at the Park, but they do not have a contract at this time.

8. Discussion and Action, if necessary, regarding the E'Kabel project.

Bruce stated that E'Kabel will be here tomorrow at 3:00 pm to sign the documents. They will then have to be filed. Curtiss asked if they had paid their 2017 taxes. Traci responded that Cary Bovey said they had paid them, but they are supposed to bring a receipt showing they paid.

Lori An Gobert made a motion to give Bruce permission to execute the E'Kabel documents, including the Release of Lien, Deed in Lieu of Foreclosure and the Agreement for Mutual Rescission of 2015 Performance Agreement. Joel Usher seconded the motion. The vote was as follows:

Ayes: Tesch, Thomas, Usher, Gobert and Schonenberg
Absent: Lauzon, and Nunmaker

The motion passed.

9. Discussion and Action, if necessary, regarding potential marketing of the Crossroads Industrial Park.

Curtiss asked for the Boards permission to speak with the German Chamber of Commerce out of Houston concerning the Business Park. He cited an article from the Chronicle that stated Germany is bringing manufacturing jobs to the Houston area. He said we need to get our name out there so people

can contact us. Lori An asked about marketing and suggested we get a marketing packet together first so it can be given to those interested in the Park. She also asked about getting a billboard-size sign at the Park to advertise the Park and site availability, and about updating the website. Bruce said he could bring some pricing for a sign to the next meeting. Ryan said that thousands of people will see the sign every day.

Lori An Gobert made a motion to get bids on a billboard-size sign for the property and put together a marketing brochure. Joel seconded the motion. The vote was as follows:

Ayes: Tesch, Thomas, Usher, Gobert and Schonenberg
Absent: Lauzon, and Nunmaker

The motion passed.

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

Donald stated that two individuals have contacted him. One was wanting 5 acres with rail access and the other was looking for 50 acres with rail access. Information and packets were sent to both.

11. 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.

This item 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.²

Bruce asked that three separate agenda items be placed on the next agenda, including billboard pricing, brochure packets and the website. Joel reminded about an agenda item for moving money from the checking account to a CD.

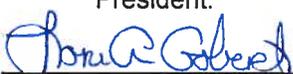
14. Adjournment.

Lori An Gobert made a motion to adjourn. Ryan Thomas seconded the motion. The vote was as follows:

Ayes: Tesch, Thomas, Usher, Gobert and Schonenberg
Absent: Lauzon, and Nunmaker

The motion passed.

Bruce adjourned the meeting at 7:23 pm.

Vice
President:


Attest
Secretary:
