

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, April 19, 2021, at 5:30 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	-	Dwain Dungen
Secretary	-	Larry Solansky
Board Member	-	Michael Ridlen
Board Member	-	Chuck Hall (Absent)
Board Member	-	Shalor Townzen (Absent)
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

1. Call to Order.

President Bruce Tesch called the CCIDC meeting to order at 5:30 p.m.

2. Pledge of Allegiance and Invocation.

Tesch led the Pledge of Allegiance and Invocation.

3. Consent Agenda:

a) Approval of Invoices.

b) Approval of March 2021 Financial Statements.

c) Approval of Regular Meeting Minutes for March 15, 2021.

Michael Ridlen made a motion to approve the consent agenda. Dwain Dungen seconded the motion. The vote was as follows:

Ayes: Solansky, Ridlen, Dungen, Nunmaker, and Tesch
Absent: Townzen and Hall

The motion passed.

4. Citizens' Presentations and Comments.

There were none.

5. City Manager's Report: Sales Tax.

City Manager, Donald Warschak, gave the report on sales tax. A copy of the report is attached to these minutes. Warschak stated sales tax was down approximately \$10,000 compared to the same time period last year. The sales tax portion for CCIDC was \$34,712 compared to \$44,863 last year. Warschak stated the City of Eagle Lake saw an increase, while the County and City of Weimar saw decreases.

Tesch asked what is driving this downturn? Warschak replied, I think people are going elsewhere now. The freeze period gave some payers forgiveness until after the 20th, so there may be some delayed payments. Larry Solansky said it would be interesting to compare Wal-Mart vs. Amazon. It was discussed that Amazon would be included in here, so it would mean people are shopping elsewhere. Michael Ridlen

asked, so when do we get worried? City Secretary, Bana Schneider, was present and stated the last analysis indicated sales tax would decrease. We are still at 50% on collections and at 50% of the budget. The last several years we have been over budget. Warschak stated back in 2009, we had about a \$100,000 sales tax decline. The City was able to put the Sealcoat project on hold that year to make up for the decline. Ridlen stated CCIDC has a little more control over expenses, as it just means there are less grants that can be awarded.

6. Discussion and Action, if necessary, to approve a Search Engine Option Proposal from Positive Force Consulting.

This item was tabled until next month.

7. Discussion and Action, if necessary, to approve moving funds from the Industry State Bank Checking Account to a CD.

There was discussion on the earnings in each account and their accessibility if funds were moved.

Andy Nunmaker made a motion to approve moving 90% of the funds (\$880,000) from the checking account to the CD. Michael Ridlen seconded the motion. The vote was as follows:

Ayes: Solansky, Ridlen, Dungen, Nunmaker, and Tesch
Absent: Townzen and Hall

The motion passed.

8. Discussion and Action, if necessary, to approve a Negotiation Agreement with Great Southern Wood.

Tesch reported Kevin Savoy of Great Southern had called. He stated he had received the negotiation document from Attorney, Cary Bovey. He was needing to present it to his company and asked a few questions. Tesch stated he told him to put it all on paper. Dates were needed and then return it to Bovey. Dungen questioned if they were going to be asked to hold it, and if so, there needed to be a first right of refusal. Tesch said no, they are in agreement to purchase, but wanted a date of 2025 vs. the 2023 we sent to them. They are not quite ready for expansion and his only real question was time.

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

There were only warehouse ready type inquiries.

10. 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.

11. 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.

12. Discussion of items to be placed on future agendas and announcements.²

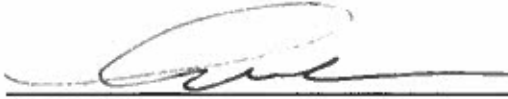
Tesch stated a while back the City had applied for a downtown sidewalk grant. They did not get it. They have since reapplied and were requesting a letter of support to be signed.

Billy Kahn of the Chamber stated Magnolia Festival is coming up – May 14 & 15th. Nunmaker stated he had attended the Chamber Shrimp Boil and there was good attendance for the event. The brewery has also been a very hopping place. He went on to say, I know we are mainly promoting the industrial park with businesses, but we might need to look at small businesses and the downtown square. Those small businesses downtown are sales tax driven.

13. Adjournment.

With no further discussion or comments, Tesch adjourned the meeting at 5:54 p.m.

Vice -
President:



Attest
Secretary:

