

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, June 21, 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 (Absent)
Treasurer	-	Dwain Dungen (Absent)
Secretary	-	Larry Solansky
Board Member	-	Michael Ridlen
Board Member	-	Chuck Hall
Board Member	-	Shalor Townzen
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

1. Call to Order.

President Bruce Tesch called the CCIDC meeting to order at 5:31 p.m.

2. Pledge of Allegiance and Invocation.

Tesch led the Pledge of Allegiance and Invocation.

3. Consent Agenda:

- a) Approval of May 2021 Financial Statements.
- b) Approval of Regular Meeting Minutes for May 17, 2021.

Shalor Townzen made a motion to approve the consent agenda. Chuck Hall seconded the motion. The vote was as follows:

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

The motion passed.

4. Citizens' Presentations and Comments.

Citizens requested to speak at specific agenda items.

5. City Manager's Report: Sales Tax and Milam Street Grant.

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 up approximately \$2,000 compared to the same time period last year. The sales tax portion for CCIDC was \$46,827.60, compared to \$44,637.70 last year. Warschak stated the Cities of Eagle Lake and Weimar saw an increase, while the County saw a decrease.

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

Larry Solansky gave an update on his research and findings, as well as a phone conference with Melissa Houser, the website designer. Concerns were expressed on the number of website hits, and how a SEO could help. The Positive Force proposal is \$275/month which would be \$3,300/year. Site selectors are running \$3,000-\$15,000/year to be a member of their association. It was suggested we start off with this improved search engine option, and see if there is improvement. There was a suggestion to have her add a hit counter to the site. Her proposal included a duplicate search word and it was decided to change that to Business Development. Townzen stated a counter would help. Ridlen asked if we could add other key

words. Solansky replied you are buying a set of key words, not an unlimited number of key words. It is also a four month process as Google refreshes once a quarter. Townzen asked if the hit counter would start at month one, to which Solansky replied yes.

Larry Solansky made a motion to move forward and accept the Positive Force SEO Proposal of \$275/month, and substitute Business Development key words for the duplicate in proposed list. Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed.

7. Discussion and Action, if necessary, to Accept the CCIDC Annual Financial Report as prepared by Patillo, Brown & Hill, LLP.

Shalor Townzen made a motion to accept the Annual Financial Report. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

8. Discussion and Action, if necessary, to accept Community Development Grant Funds back from the Columbus Chamber of Commerce.

Billy Kahn, Chamber Director, thanked the Board for being generous and allocating funds for the Magnolia Days Festival. He reported they did far better than expected, and want to release the grant funds back to CCIDC. He stated they will also not be applying for any funds in the upcoming grant cycle.

Michael Ridlen made a motion to accept the grant funds back from the Chamber. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

9. Discussion and Action, if necessary, regarding a Business Improvement Grant Application from All Thai'd Up.

Joe Sherwood spoke on behalf of his application. Eligible grant items in the application are signage and serving window which total \$4,000.

Michael Ridlen made a motion to approve the \$4,000 eligible portion of the All Thai'd Up grant, with up to 50% being reimbursable per grant guidelines. Chuck Hall seconded the motion. The vote was as follows:

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

The motion passed.

10. Discussion and Action, if necessary, regarding a Business Improvement Grant Application from Country Fresh Cleaners.

Gary Swindle spoke on behalf of his application. Eligible grant items total \$23,000.

Michael Ridlen made a motion to approve the \$23,000 eligible portion of the Country Fresh Cleaners grant, with up to 50% and max of \$7,500 being reimbursable per grant guidelines. Shalor Townzen seconded the motion. The vote was as follows:

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

The motion passed.

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

Tesch discussed the contract sent to us from Great Southern. They have redlined the negotiation document and made their changes.

Shalor Townzen made a motion to send the redlined changes of the contract to Attorney, Cary Bovey, for his review and advice. Chuck Hall seconded the motion. The vote was as follows:

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

The motion passed.

MOVE BACK TO ITEM 5.

Tesch gave details to property owners on Milam Street regarding grant funds available to them for building improvements, face lifts, and sprucing up downtown. There was discussion amongst the property owners present and board members on possible solutions. Tesch told the property owners present to get an application and apply, and to inform your neighboring property owners as well.

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

There were none.

Ridlen questioned the drainage. Tesch stated it went to the Commissioner's Court. They had two items on their agenda, to approve annexation of the county road and approve the City maintenance of the .6 miles of the road. Commissioner Kubesch made the motion for these two items. They received no second, and died. Our attorney and their attorney have been in dialogue.

13. 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.

Regular session was closed at 6:21 p.m. to enter into Executive Session.

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

Regular session reconvened at 6:52 p.m. will all members still present.

Michael Ridlen made a motion for CCIDC to enter into negotiations for a piece of property within the City limits of Columbus. Shalor Townzen seconded the motion. The vote was as follows:

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

The motion passed.

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

None.

13. Adjournment.

With no further discussion or comments, Tesch adjourned the meeting at 6:59 p.m.

President:



Attest
Secretary:

