

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, July 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
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 Invoices
- b) Approval of June 2021 Financial Statements
- c) Approval of Regular Meeting Minutes for June 21, 2021
- d) Approval of the Quarterly Investment Report ending June 30, 2021

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

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

The motion passed.

**4. Citizens' Presentations and Comments.**

Citizens requested to speak at specific agenda items.

**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 up compared to the same time period last year. The sales tax portion for CCIDC was \$51,353, compared to \$47,206 last year. Warschak stated the payments have been ticking up and hopefully that will continue.

City Secretary, Bana Schneider, stated this payment included an audit collection of \$14,000, which without that amount, the payment would have been relatively flat.

**6. Discussion and Action, if necessary, regarding a Business Improvement Grant Application from Keyser Market (Milam Street).**

Zach Venghaus spoke on behalf of this application. \$6,600 was being requested to move the a/c and do the electrical work associated with the move. Michael Ridlen questioned if they had any columns out in front of the business. Venghaus replied yes. Ridlen spoke of several options that could be done to make

the businesses along Milam Street more uniform. Dwain Dungen asked if this grant was a match or fully funded. Tesch responded, fully funded.

Michael Ridlen made a motion to approve \$6,600 in grant funding for the Keyser Market Milam Street grant application. Chuck Hall seconded the motion. The vote was as follows:

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

The motion passed.

**7. Discussion and Action, if necessary, regarding a Business Improvement Grant Application from Eastside Properties (Milam Street).**

There was no one present to speak on behalf of this application. Tesch stated the application was also incomplete.

Chuck Hall made a motion to table this application until it is complete. Larry Solansky seconded the motion. The vote was as follows:

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

The motion passed.

**8. Discussion and Action, if necessary, regarding a Business Improvement Grant Application from Raetzsch Ventures (Milam Street).**

Tom and Lollie Raetzsch spoke on behalf of their application. They stated they wanted to restore the building to its original state. There was discussion over the changes and if it was a historically designated building. Andy Nunmaker asked who would occupy the building once the work was completed. Raetzsch stated they have had inquiries, but the work needed to be completed first. Tesch asked if the Board does not grant the full request, what would their plans be, because even if the Board granted the \$25,500 request, there is still \$12,750 remaining to be paid. Lollie Raetzsch stated they would be making up the deficit, and agreed they would complete the project.

Shalor Townzen made a motion to approve \$25,500 in grant funding for the Raetzsch Ventures Milam Street grant application. Michael Ridlen seconded the motion. The vote was as follows:

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

Tesch reiterated to the applicants that all applicable permits must be pulled for the work being done, there needs to be a performance agreement when the project is complete, and all work must be completed and paid for by September 30, 2021 to be reimbursed according to the awarded grant and 4B funding guidelines.

MOVE TO ITEM 11

**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.**

Regular session was closed at 6:01 p.m. to enter into Executive Session.

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

Regular session reconvened at 6:40 p.m. with all members still present. There was nothing to bring to the table for discussion at this time.

MOVE TO ITEM 9

**9. Budget Discussions for 2021-2022.**

Schneider discussed the budget. There was discussion on where to increase and decrease funding. Schneider will make the proposed changes, and the budget will be presented at the next meeting for more changes if needed, and approval.

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

There were none.

MOVE TO ITEM 13

**13. Discussion of items to be placed on future agendas and announcements.<sup>2</sup>**


Larry Solansky requested to have advertising options placed on the agenda for next month.

Solansky also asked if there was a link to the Columbus Chamber on our website and a link on the Chamber website to our website. He stated it should be and we need to check.

**13. Adjournment.**

With no further discussion or comments, Tesch adjourned the meeting at 7:05 p.m.

President:



Attest

Secretary:

