

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

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, August 16, 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
City Secretary	-	Bana Schneider

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 July 2021 Financial Statements**
- c) **Approval of Regular Meeting Minutes for July 19, 2021**
- d) **Approval of Special Meeting Minutes for July 26, 2021**

Dwain Dungen 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.

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 compared to the same time period last year. The sales tax portion for CCIDC was \$58,512, compared to \$61,973 last year. The County and City of Eagle Lake saw a decrease as well, while the City of Weimar saw an increase.

6. Discussion and Action, if necessary, to approve the 2021-2022 CCIDC Budget.

Shalor Townzen made a motion to approve the 2021-2022 budget. Andy Nunmaker seconded the motion. The vote was as follows:

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

The motion passed.

7. Discussion regarding a Community and Economic Development Director.

Townzen received an email regarding the City of LaGrange seeking to employ an economic director. He suggested we might benefit from hiring an economic director. There was discussion regarding past directors, the need, and the funding should one be hired. Chamber Director, Billy Kahn, asked to speak in regards to inquiries he has had at the Chamber, and his support for the hiring of an economic director. There were many iterations regarding the City of Columbus being bound by Glidden and the river, and the CCIDC not being in the business of home development. Kahn urged the Board to find solutions to housing and a qualified workforce. Dungen stated there will be ongoing issues and the discussions will continue.

8. Discussion and Action, if necessary, to approve a negotiation agreement with Great Southern Wood.

Tesch stated he had met with Kevin Savoy of Great Southern. Great Southern had requested 7-9 years in the letter of intent, but would be in agreement with changing it to 5-7 years. Their intent is to move forward, but the market is not there right now. The other terms were for the CCIDC to purchase the property back at the original payment price should Great Southern default on the agreement. The next step would be to entertain an earnest money contract.

Dwain Dungen made a motion to approve moving forward with the Great Southern Letter of Intent. Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed

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

This item was inadvertently skipped.

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.

Regular session was closed at 6:00 p.m. to enter into Executive Session.

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

Regular session reconvened at 6:25 p.m. will all members still present.

Dwain Dungen made a motion to proceed with the potential purchase of real property in the downtown Columbus area. Michael Ridlen seconded the motion. The vote was as follows:

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

The motion passed

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

Larry Solansky gave an update on the analytic information from the SEO. There was discussion regarding the Google My Business Page. Solansky stated he would contact Melissa Houser regarding the Google page, as well as continuing his research.

13. Adjournment.

With no further discussion or comments, Tesch adjourned the meeting at 6:31 p.m.

Vice
President:



Attest
Secretary:


