

Craig Lindholm

From: Craig Lindholm <clindholm@winnsborotexas.com>
Sent: Friday, July 12, 2019 2:12 PM
To: 'ChanaGail Willis'
Cc: Stan Lowry; 'Dana Bundick'; Brenda Shirley; 'Camron Wilcox ';
jhollowell@winnsborotexas.com; jmorris@winnsborotexas.com; 'Michael Jaynes '; Chett
Simons ; Jan Mills (jmills@fnbwinnsboro.com); jfennell@winnsborotexas.com
Subject: RE: Lone Republic Open Records Request
Attachments: 206 208 Market Street Winnsboro TX.pdf; HUD (2).pdf; Tax Disc. (2).pdf; WD.pdf;
20190712090453.pdf; 20190712090502.pdf

Chana Gail,

Response to Open Records Request

Questions to clarify ... item 6.1 of the February 2019 WEDC meeting.

and formal request for digital documentation or request to inspect in person for review the documents mentioned here in under open records ...

Question/Request:

So who technically owns the specified property of item 6.1 purchased in June 2019.

Answer: The property is titled in the name of the City of Winnsboro.

Question/Request:

Who bought it, the WED Corporation or the city? The WEDC approved the purchase. But the motion in the minutes does not say contingent upon city Council approval. I thought all projects had to be approved by city Council before being pursued. But the motion in the minutes does not say contingent upon city Council approval. I thought all projects had to be approved by city Council before being pursued.

Answer: This property was burned out in May 2018 and remained a blight on the community. The City assisted the owners to force the insurance company to take action clearing the property. The owners had no intention of rebuilding and opportunity to sell the property as is for a year. If not developed the city would be required to condemn the property and force the demolition of the property by the owner or by the city this would be at a significant cost. If the city had to pay for the demolition the city would put a lien on the property and never recover the cost of the demolition. The City Council and WEDC Board considered all these options.

Authority was granted to Council. The WEDC paid for the property on behalf of the city and with the approval of the city council. The council was informed of the WEDC's willingness to purchase the property for the city's future development plans for the area and agreed to allow them to purchase. Council has held many discussions on downtown development priorities beginning in 2017. The purchase of properties in the downtown area (including the lone republic) and other areas of the city have been discussed in multiple open and closed meetings dating back as early as July 2017. "Conceptual Plans" for the development of Market Street have been in the public domain for over 4 years and have been the topic of presentations at Mains Street meeting, merchant meetings, museum meetings, service club

meetings as well as council and WEDC meetings. It should also be noted that two WEDC Board also serve on the City Council and have participated in all the Council and WEDC discussions regarding downtown development and property purchases. All purchases are vetted with our city attorney, this purchase is no different. Purchase price included property and all contents.

You are correct, the motion to purchase the properties was unclear, and that is why at the advice of our legal counsel it will be amended at the July WEDC meeting to read as follows:

"Move to amend and clarify the prior motion made on XXX, 2019, to authorize the expenditure of \$30,000 to the City of Winnsboro for the purchase of 206 and 208 Market Street as a project found to promote new or expanded business development; and, further transferring all rights, title and interests to said properties to the City of Winnsboro."

Question/Request:

Who approved putting it in the city'sName?

Answer: The City Council. It was always the intent of the city to have improvements on public property in the downtown area or elsewhere in the city to be titled to the city, as they would be public property. No formal Council action was needed, Council had full knowledge and was aware this was a gift from the WEDC to the city for future development.

Question/Request:

If the city bought it and titled it in their name, can you Please me send me a digital copy or in person review for inspection under open records ... the following items ...

(1) a digital copy of WEDC minutes authorizing the transfer of the specified WEDC asset real estate property ownership purchased with WEDC funds, proving authorized transfer if real property to the city?

Answer: These have been provided, the corrected minutes as cited above will be provided after the next WEDC meeting.

Question/Request:

(2) A digital copy of the check / cashiers check or money order used to pay for the purchase for said property, with by the WEDC or city,

Answer: Copy of Wire transfer attached.

Question/Request:

(3) the CITY minutes AND a copy of the city resolution number and copy of the resolution where the city formally voted, AFTER THE WEDC APPROVED TRANSFER OF ASSET, either as a donation gift or Payment to the EDC of the property from the tax entity if the WEDC?

Answer: The city did not formally vote for the acceptance of the property.

Question/Request:

(4) a digital copy or in person review inspection by me of the appraisal of said property.

Answer: Attached

Question/Request:

The EDC had to accept Bowery sign as a \$5000 plus value donation from the ag Dept.in as One agenda item.

Then WEDC approved Transferring the titled assets item to the city, contingent upon the city approval.

At that point the Wedc affair was done, and the Item went to the Council for approval.

When the council met they had one agenda item to accept the donation as a gift from the WEDC. Done. Also, as a separate agenda item as numbered city resolution accepting the gift, continued maintenance and controlled by the city.

If you find yourself in a position of using EDC money to fund city projects as a department slush fund for pet projects or projects the city could not otherwise do, when the EDC is is separate tax corporation, without full procedures for transfer of titled assets of real property between two entities,

I suggest professionally you can corrects it and clean it up with corrective agenda items at both entities, however and It us fortunately after the fact placing the council in an awkward position.

Answer: I see nothing to respond to here, as this is your opinion. This is a new City Council and WEDC board. Perhaps the former City Council and WEDC Board deemed these steps necessary when you were the EDC director. I will take your suggestions as a former EDC director and WCIC director and present them to the Council and the WEDC Board for their comments and opinions. Each Council and each WEDC Board has the authority to change policies in accordance with what they deem is in the best interest of the City.

Question/Request:

If the city owns it, I am requesting an inspection in person of the files related to this project, and the marketing plan that was paid for with WEDC of \$10,000, and a copy of the minutes that shows a second reading of the said expenditure, and a copy of the advertising of public notice for public hearing for that \$10,000 expenditure for the marketing plan for Said property, And inspection of that said marketing plan, if it exists.

Answer: I am not sure what you are asking for here. [There is no marketing plan for the Lone Republic property.](#) Advertising for bids is needed for expenditures over \$50,000.

Regards,

Craig Lindholm

City Administrator

City of Winnsboro, Texas

clindholm@winnsborotexas.com

903-342-3654

Cell 903-335-0063

Attention Public Officials (Appointed, Elected and Employees)

Please note that any correspondence, such as email or letters, may become a public record and made available for Public/media review. Also, a "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act under the government code. Please reply only to the sender.

From: ChanaGail Willis [mailto:chanagailwillis@gmail.com]
Sent: Friday, June 28, 2019 7:11 PM
To: Craig Lindholm <clindholm@winnsborotexas.com>
Subject: Re: Lone Republic

Received, thank you.

Part 1.

Questions to clarify ... item 6.1 of the February 2019 WEDC meeting.

and formal request for digital documentation or request to inspect in person for review the documents mentioned here in under open records ...

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If the city bought it and titled it in their name, can you Please me send me a digital copy or in person review for inspection under open records ... the following items ...

- (1) a digital copy of WEDC minutes authorizing the transfer of the specified WEDC asset real estate property ownership purchased with WEDC funds, proving authorized transfer if real property to the city?
- (2) A digital copy of the check / cashiers check or money order used to pay for the purchase for said property, with by the WEDC or city,
- (3) the CITY minutes AND a copy of the city resolution number and copy of the resolution where the city formally voted, AFTER THE WEDC APPROVED TRANSFER OF ASSET, either as a donation gift or Payment to the EDC of the property from the tax entity if the WEDC?
- (4) a digital copy or in person review inspection by me of the appraisal of said property.

As a reference, my experience to cma, These are the similar steps that were followed with the Bowery sign during my Time as EDC Director.

The EDC had to accept Bowery sign as a \$5000 plus value donation from the ag Dept.in as One agenda item.

Then WEDC approved Transferring the titled assets item to the city, contingent upon the city approval.

At that point the Wedc affair was done, and the Item went to the Council for approval.

When the council met they had one agenda item to accept the donation as a gift from the WEDC. Done. Also, as a separate agenda item as numbered city resolution accepting the gift, continued maintenance and controlled by the city.

If you find yourself in a position of using EDC money to fund city projects as a department slush fund for pet projects or projects the city could not otherwise do, when the EDC is is separate tax corporation, without full procedures for transfer of titled assets of real property between two entities,

I suggest professionally you can corrects it and clean it up with corrective agenda items at both entities, however and It us fortunately after the fact placing the council in an awkward position.

I simply cannot find any record where the EDC money was authorized to put this in the city's name.

If the WEDC owns property the find to buy, they are responsible for maintenance costs. Same for city. Who owns it?

If the city owns it, I am requesting an inspection in person of the files related to this project, and the marketing plan that was paid for with WEDC of \$10,000, and a copy of the minutes that shows a second reading of the said expenditure, and a copy of the advertising of public notice for public hearing for that \$10,000 expenditure for the marketing plan for Said property, And inspection of that said marketing plan, if it exists.

I am requesting an inspection in person of the files related to this project, and the marketing plan that was paid for with ATC funds of \$10,000, and a copy of the minutes that shows a second reading, and a copy of the advertising a public notice for public hearing for that \$10,000 expenditure for the marketing plan for Syd property. This document us dated June 28, 2019, for noting the 10 day compliance for respond to my request for open records insoection.

Best regards,

Chana Gail Willis
Winnsboro News

1. The minutes reflecting approval the t

On Fri, Jun 28, 2019 at 1:09 PM Craig Lindholm <clindholm@winnsborotexas.com> wrote:

Chana Gail,

Please see attached minutes. In case you wanted clarification on purchase approval.

Craig Lindholm

City Administrator

City of Winnsboro, Texas

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Cell 903-335-0063

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Chana Gail Willis

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cell 903-816-3303

Business consultant, Finance, Administration

Economic Development, Research, Demographics

Website Builder, Marketing & Branding Specialist, Writer, Photographer

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