Community Development Authority Meeting Minutes

Monday, July 20, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

The meeting was called to order at 6:33pm.

Determination of Quorum

A quorum of members in attendance included Elling, Fuller, Hackman, and Lawson. Staff liaisons Kornmann and Bennett were present.

Notice of Open Meeting

It was noted that the meeting was posted according to law.

Approval of Agenda

Elling motioned to approve the meeting agenda; seconded by Hackman. There was no discussion. The motion was carried by unanimous vote.

Consent Agenda

1. Approval of minutes

   Hackman motioned to approve the meeting minutes as presented from May 18, 2026; seconded by Elling. There was no discussion. The motion was carried by unanimous vote.

Regular Business

2. Election of officers: chair, vice-chair, secretary/treasurer

   Lawson recapped the process for elections at the request of Fuller. There was discussion whether to postpone the election or not due to 3 members not being in attendance. Kornmann offered to reach out to Decker, Meyers, and Weinberger to gauge interest in the roles.

   Fuller motioned to postpone the election of CDA officers to its August meeting; seconded by Elling. There was no discussion. The motion was carried by unanimous vote.

3. Consider and take action regarding the feasibility study for the redevelopment of 1149 W James St.

   Kornmann presented the feasibility study for developing the property at 1149 W. James St. It was noted that the acquisition of properties increases cost and adds elements of unpredictability. The longer it takes to make purchases and purchasing additional properties may not pan out financially. Kornmann recommended an option to develop a request for proposal (RFP) to develop the property as a multi-tenant office building that allows the City to recoup the most cost while increasing the speed for development and getting the property back onto the tax rolls. Fuller asked if Police and Fire training could be done in City-owned buildings slated for demolition. Lawson noted that it was used for storage of equipment and sand for emergency management.

   The CDA highlighted the next steps of the plan. Kornmann noted that timelines are based on workload and would like to demolish the building in the fall of 2026. Lawson noted some minor proofing needed. Staff will proof the plan. Elling noted to change specific reference to a business into a generic title. Elling asked about the intention of the property's relation to downtown. The square footage is larger and would differentiate it from downtown. Additional comments included the possibility of having a photo or rendering of the property and including specifics that could be included within the RFP.

There was discussion about the cost of demolition and how it would be funded. Staff will check available budget surplus. Kornmann noted it could be included in the capital improvement projects or include reimbursement incentive for a developer to demolish the building. Staff will discuss with the development review team. Additional discussion included replacing the sidewalk and curb and gutter from James Street to Maple Avenue. There was concern about how much of the current tax increment finance district would be available for the project. Kornmann noted the site will need to have stormwater management, and a future development will have eased parking standards. It was noted that the parcel lines on the map does not match the property lines on the certified survey map regarding a building adjacent 1149 W. James St. The future development would need to adhere to height limitations.

Elling motioned to forward to Council the feasibility study for 1149 W. James St. with the changes and proofing as discussed; seconded by Hackman. There was no additional discussion. The motion was carried by unanimous vote. Kornmann plans to add this to the August 5th Council meeting.

4. Department of Community and Economic Development Activity Report for June 2026

Kornmann noted the permits and highlighted the online permitting, updating the parking ordinance, the CSM for Tower Drive/Condo Plat, Lennar's open house at the model house on O'Brien Ct., creation of marketing materials for properties near Enerpac. Lawson asked about the 151 Corridor Study by the WIDOT.

Future Agenda Items

Items for future agendas include election of officers, lodging, 227 budgeting, and 2027 project priorities.

Adjourn

Elling motioned to adjourn the meeting; seconded by Fuller. There was no discussion. The motion was carried by unanimous vote. The meeting was adjourned at 7:36pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **