



Community Development Authority Meeting Minutes

Monday, April 20, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

The meeting was called to order at 6:30pm.

Determination of Quorum

A quorum consisted of Hackman, Decker, Meyers, Elling, and Lawson. Staff liaisons Kornmann and Bennett were present. Weinberger was excused. Meier was not present.

Notice of Open Meeting

The meeting was posted according to law.

Approval of Agenda

Elling motioned to approve the agenda as presented; seconded by Decker. There was no additional discussion. The motion was carried by unanimous vote.

Consent Agenda

1. Approval of minutes

Lawson motioned to approve the meeting minutes as presented from March 24, 2026; seconded by Hackman. There was no additional discussion. The motion was carried by unanimous vote.

Regular Business

2. Consider and take action regarding the feasibility study of 1149 W. James Street

Kornmann presented an overview of options based on estimated financial projections and highlighted the fair market values of 1149 W. James St. and neighboring properties. More research is needed to get comparable valuations. Additional per square footage value was used to determine the County highway shop building and Kornmann noted that Columbia County is looking at possible other sites to replace it. Kornmann highlighted an estimated cost to acquire properties and demolition.

There was discussion of possible environmental impacts of the highway building. Environmental costs could be paid by the County. Lawson asked about a ballpark estimated value of a single building occupying multiple combined lots. Shape of the current lot and the need for storm water could benefit from an additional lot. There was concern about the current Tax Increment Financing (TIF)'s remaining longevity for the revenue to pay for the property acquisition. Property acquisition is the biggest barrier to the project. Additional research is needed to determine valuation of commercial mixed-use properties and multi-family developments. Cannery Square in Sun Prairie and Waunakee were cited as possible comparisons for multi-use properties. Decker gave an example of a multi-story development and mentioned a large hotel on .8 acres as a possible option. Lawson would like to use the current footprint if the property acquisition doesn't work out. TIF 5 doesn't include a couple of the nearby properties but could be amended to do so. 1149 W. James St. was added to TIF 5 when the City purchased the property.

3. Consider and take action regarding utilization of media tools to communicate CDA activities

Elling asked to postpone topic due to the absence of Meier. Meyers suggested continuing the discussion of the topic and recapped history of recording CDA meetings. The CDA asked if it is necessary to record CDA. Bennett noted that there is no requirement to video record CDA meetings as the minutes are considered official record. Bennett also provided analytics showing that filmed meetings consistently get low views unless there's a hot-button topic for a temporary boost and suggested that if the CDA just wants to document its meetings on video for the sake of just recording it, that is an option. Kornmann noted that it would be a Council decision and that CDA could make a recommendation. The CDA did not see a reason to recommend filming its meetings. Bennett highlighted the current media strategy leveraging a steady improvement in website use and social media following along with earned media opportunities in which the CDA was approval of.

No action was taken.

4. Consider Monthly Report from the Community and Economic Development Department

Kornmann highlighted the building on 149 E. James St. as it had bricks fallen off due to a recent storm. The Lennar development is moving along as 3 houses are being built. Valido has submitted permits for a commercial condo on Commerce Drive near NAPA. The development would allow contractors to have some office space and store equipment. Staff have been working on planning activities for vacant land. Meyers asked about the Zoning rewrite, with Kornmann providing a recap of project and noted 1149 W. James St. will get a new zoning designation as most properties in the City.

Future Agenda Items

The following are topics for future agenda items consisted of 2027 Budget and additional research for 1149 W. James St. Feasibility Study.

Adjourn

Decker motioned to adjourn the meeting; seconded by Elling. There was no additional discussion. The motion was carried by unanimous vote. The meeting was adjourned at 7:38pm.

** 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 **