Community Development Authority Meeting Minutes

Monday, August 17, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

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

Determination of Quorum

A quorum of membership present consisted of Decker, Elling, Fuller, Hackman, Lawson, and Meyers. Staff liaisons Kornmann and Bennett were present.

Notice of Open Meeting

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

Approval of Agenda

Lawson motioned to approve the meeting agenda as presented; seconded by Elling. There was no discussion. The motion was passed by unanimous vote.

Consent Agenda

1. Approval of minutes

   Lawson motioned to approve the meeting minutes with a correction of a typo at the Future Agenda Items from July 20, 2026; seconded by Elling. Decker asked about height limitations to be clarified. Kornmann noted that it would be maximum height for the zoning district. The motion was passed by unanimous vote.

Regular Business

2. Election of officers

   Kornmann noted that the election was delayed from the previous meeting. Chair, Vice Chair, and Secretary/Treasurer positions will need to be filled. Lawson nominated Decker and Meyers for Chair; Meyers was elected Chair. Lawson nominated Decker for Vice Chair; Decker was elected Vice Chair. Decker nominated Hackmann for Secretary/Treasurer; Hackman was elected Secretary/Treasurer.

3. Staff update regarding the 2026 façade grant program

   Bennett recapped the memo. Kaba's project had been delayed but intended to start in the Fall. MPs payment plan could be sped up if they present receipt that they would be paid in full if reimbursed. Photos of completed projects have been taken.

4. Consider and take action on the 2027 CDA budget

   Kornmann noted that staff is currently learning new budgeting software and presented a draft budget for review. New revenues include contributions from Sewer and a request from the Cable Fund Balance along with a contribution from TID #5. Meyers asked about the Cable Fund use. Kornmann highlighted the approved recommendation from Council to use $150,000 to demolish the building at 1149 W. James St. Expenditures noted salary and fringe costs, $12,000 for a downtown plan. Kornmann noted $20,000 of unused professional fees will rollover but could be used in 2027. Elling asked about the CDA fund balance. Kornmann noted that fund balance use would need to be approved by Council. Lawson noted the Council perspective regarding budgeting. The façade grant is planned for an increase from $32,500 to $50,000 for 2027.

Kornmann highlighted a line item for proposed market study and prefers a hotel market study over a general marketing study due to potential support from local businesses and potential for future development in the near-term. Lawson preferred a broader study but noted possible setbacks of such study. Fuller favors a broad study but would like it to be targeted for attractions. Elling would like to have the budgeted amount and decide on details after Council approves the budget.

A property acquisition fund would be created with an initial plan to rollover the balance until it gets to $150,000. Decker motions to approve the budget with the changes made; seconded by Elling. There was no additional discussion, and the motion was carried by unanimous vote. Staff will forward the updated budget to the Finance Department.

5. Department Report Update

   Kornmann noted an uptick in building and zoning permits, learning new financial software, online permitting, new GIS software. Lawson noted that the new GIS mapping tool does not scale for mobile users. Kornmann also highlighted the new China Express for new signage. Decker noted the change in ownership for the Coffee Garage. Kornmann highlighted progress of the annexation for the properties containing Rhodes and Vita Plus so that both businesses can tap into the City's water and sewer and could possibility add benefits toward future development. Kornmann announced tours of the police, fire and city hall buildings on October 7, 2026. Kornmann noted that Lennar has at least 2 houses sold so far at the Cardinal Heights development.

Future Agenda Items

Kornmann noted that staff will be working on the downtown plan. Lawson asked about receiving updates for the 1149 W. James St. property. Elling asked for a budget update when available.

Adjourn

Decker motioned to adjourn the meeting; seconded by Fuller. There was no discussion. The motion was passed by unanimous vote. The meeting was adjourned at 7:44pm.

** 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 **