Community Development Authority Meeting Minutes

Monday, October 19, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

The meeting was called to order by Decker at 6:34pm.

Determination of Quorum

A quorum in attendance consisted of Beckman, Decker, Elling, Fuller, Hackman, and Lawson.

Staff liaisons Kornmann and Bennett were in attendance.

Notice of Open Meeting

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

Approval of Agenda

Fuller motions to approve the agenda; seconded by Beckman.

There was no discussion and the motion was carried by unanimous voice vote.

Consent Agenda

Lawson motions to approve the consent agenda; seconded by Elling.

Lawson asked if there was any highlighted information from the budget report featuring the draft 2027 City budget. Kornmann highlighted the City's budget process. Kornmann noted the land acquisition line item was removed, and the facade grant program was reduced from the $50,000 recommended by CDA to the 2026 amount of $32,500. Elling asked about when the public hearing is for the 2027 budget. Lawson noted that it might be in November.

There was no additional discussion, and the motion was carried by unanimous voice vote.

1. Approval of minutes
2. Financial Report - 2026 ytd and 2027 draft budget in process

Regular Business

3. Consider and take possible action regarding resolution of support for a CDI grant application by Historic Treemont LLC to WEDC

   Kornmann provided background on the project and noted that the original resolution needs to be updated to help qualify the project for the current grant application window.

   David Stira and Brian Nagle presented their background and highlighted their Historic Tremont restoration project. They plan to utilize various State and Federal funding sources as part of their capital stack. Nagle stated that there are planned mixed commercial and residential spaces in the building. The previous owner attempted to redevelop the property and managed to get the structural and roofing prior to selling to Stira and Nagle. Stira noted that the top floor will emulate the historic hotel features as part of obtaining historic tax credits. It was confirmed that Stira and Nagle operate an LLC to handle financing.

Lawson motioned to recommend to Council to approve the resolution; seconded by Fuller. There was no additional discussion after clarifying the timeline. The motion was carried by unanimous voice vote.

4. Consider and take possible action regarding development agreement with Historic Treemont LLc

   Kornmann noted that if Stira and Nagle get WHEDA Restore Maine Street Loan for the property they will receive a reduction of building permits by 50% and that the City recently revised its parking ordinance to allow for reduced parking.

   Kornmann was asked about how much building permit fees and referenced the City's fee schedule.

   Lawson motioned to recommend to Council to approve the development agreement with Historic Tremont, LLC; seconded by Hackman. There was no additional discussion, and the motion was carried by unanimous voice vote.

5. Consider and take possible action regarding façade grant scoring guide

   Kornmann highlighted challenges with the facade grant and provided background on the program. The proposed scoring guide provides a starting point for discussion regarding multiple projects and how they are prioritized. The guide provides more points for historical structures and downtown buildings. Other notable criterion includes design quality, economic impact, developer funding match, and housing.

   Beckman asked about the application window timeline. Kornmann noted that the window is annual, but subject to available budget. Additionally, many applicants provide applications early in the year, exhausting funds.

   Lawson compared similar scoring mechanics involving each member scoring individually vs group scoring. The CDA noted benefits and challenges of each way of scoring. There was general consensus for individual scoring. Kornmann and Bennett proposed a possible online form for the CDA to fill out. Lawson noted that this process would be for multiple facade grant applications submitted at the same time. Kornmann highlighted the scoring system de-emphasizes industrial projects from downtown projects.

   Decker asked how the template was created. Kornmann used A.I. and created the prompts that created the template. Beckman asked about checking with other communities and how they determine priorities. Kornmann emphasized the challenges of downtown buildings have than industrial buildings to justify the higher weighted scoring.

   Lawson would like more subjectivity within each category for scoring and suggested ranges for subcategory scores with "up-to" amounts. Decker preferred having a base score for core categories and allow subjective scoring for other categories.

   The CDA would like to pass the facade grant ranking to the next meeting to better analyze the score guide and for staff to clarify terms, tweak wording to allow more flexibility, and check with other communities. Staff will add this topic to the next meeting.

6. Consider and take possible action on the RFP for the demolition of 1149 W. James Street

   Kornmann presented the request for proposal (RFP) for demolition and site restoration services of 1149 W. James St. with a targeted timeframe during Spring 2027 by May 1st for best pricing.

   Elling asked about planting materials. Kornmann noted a reference from Ruekert-Mielke and that the intent is to plant with grass and not add trees. Kornamann will remove the wording. Elling also asked about removing the "See Exhibit D" from site restoration.

   Lawson asked about a summary of proposed work to be added to the request.

   Lawson motioned to approve the RFP with the discussed changes and proofing; seconded by Elling. There was no additional discussion, and the motion was carried by unanimous voice vote.

7. Department of Community and Economic Development Report - September 2026

   Lawson asked about Kaba's facade grant project status. Kornmann noted the project hasn't started yet, but anticipates the project starting soon.

   Lawson asked about the new Chamber of Commerce's "After 5" event. Kornmann noted that it was a revived program in which Chamber members can network and meet informally. There was a turnout of around 25 people. The City plans to diversify its representatives for attendance.

   Lawson asked about decreased Tourism Facebook followers. Bennett noted that it was a normal decline due to being a slower time after the 4th of July.

Future Agenda Items

It was noted that the facade grant ranking will be on the next meeting agenda along with a new guideline for how boards, committees, and commissions operate.

Adjourn

Beckman motioned to adjourn the meeting; seconded by Lawson. There was no discussion and the meeting was adjourned. The meeting adjourned at 7:32pm.

** 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 **