



Community Development Authority Meeting Agenda

Monday, August 17, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

Determination of Quorum

Notice of Open Meeting

Approval of Agenda

Consent Agenda

1. Approval of minutes

Regular Business

2. Election of officers

3. Staff update regarding the 2026 façade grant program

4. Consider and take action on the 2027 CDA budget

5. Department Report Update

Future Agenda Items

Adjourn



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 **



Agenda Item Report

Meeting Type: Community Development Authority

Meeting Date: August 17, 2026

Item Title: Staff update regarding the 2026 façade grant program

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

The Council, per the recommendation of CDA had approved the façade grant awards on March 3, 2026, for the following projects:

- Up to \$7,342.75 for a new sign at MPs Town Tap, 153 N. Ludington St.
- Up to \$3,297.00 for a new awning at the former Black Kettle, 135 N. Ludington St.
- Up to \$25,000.00 for façade improvements at 152 N. Dickason Blvd.
- Up to \$ 25,000.00 for façade improvements at 140 E. James St.

Currently, only the awning project has been completed and reimbursed. The signage project has been completed, but staff is waiting for confirmation of the project being paid in full, per the program requirements as the project is on a vendor payment plan. The N. Dickason Blvd. façade project is nearly complete, and staff is awaiting confirmation of both project completion and proof of in-full payment prior to reimbursement. The E. James St. façade project has not been started yet.

List all Supporting Documentation Attached:

Action Requested of the CDA:

None requested.

Strategic Plan Objective:

DRAFT CDA 2027 BUDGET**Account Number****REVENUE****Account Name**

CDA CONTRIBUTIONS FROM CITY
 CDA CONTRIBUTION FROM SEWER
 CDA CONTRIBUTIONS FROM W&I
 CDI CONTRIBUTION FROM CABLE FUND
 CDA CONT. FROM ROOM TAX FD
 CDA CONTR. TID 4
 CDA CONTR. TID 5
 CDA CONT TID 6
 CDA CONT TID 7
 CDA ADMIN FEES
 CDA MISC INCOME/REV
 CDAT WPPI DT FAÇADE
 CDA INTEREST ON INVESTMENTS
 CDA RENT ON PROPERTY
 CDA SALE OF PROPERTY
 CDA TRANSEFER FROM GEN FUND
 CDA TRANSFER FROM SURPLUS FUNDS
 CDA INVESTMENT FUNDS

EXPENSES:

CDA BAD DEBT EXPENSE
 CDA DIRECTOR
 CDA PART TIME STAFF
 CDA SOCIAL SECURITY
 CDA RETIREMENT
 CDA HEALTH DENTAL VISION INS
 CDA LIFE INSUREANCE
 CDA LONG TERM DISABILITY
 CDA PROFESSIONAL FEES
 CDA OFFICE EQUIPMENT
 CDA BUSINESS INTERNSHIP
 CDA POSTAGE
 CDA SUPPLIES AND EXPENSES
 CDA MARKETING AND ADVERTISING
 CDA FAÇADE IMPROVEMENT PROGRAM
 CDA BUSINESS DEV. AND MARKETING
 CDA MILEAGE AND EXP
 CDA EDUCATION/TRAINING
 CDA MEMBERSHIP DUES
 CDA PROPERTY ACQUISTION FUND
 CDA CONTINENCY

CDA ENERGY INDEP GRANT EXP

2026

2027

Notes

\$46,124.00	\$46,124.00	
\$0.00	\$10,000.00	new request
\$0.00	\$10,000.00	new request
\$0.00	\$150,000.00	new request (fund balance)
\$14,142.86	\$14,142.00	
\$8,500.00	\$8,500.00	
\$8,500.00	\$8,500.00	
\$8,500.00	\$8,500.00	
\$0.00	\$8,500.00	new request

\$200.00	\$200.00
\$0.00	\$0.00
\$3,100.00	\$3,100.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
<u>\$0.00</u>	<u>\$0.00</u>

\$89,066.86**\$267,566.00**

\$0.00	\$0.00
\$26,667.00	\$27,000.00
\$0.00	\$0.00
\$2,039.00	\$2,100.00
\$1,919.00	\$2,100.00
\$5,286.00	\$5,500.00
\$21.65	\$25.00
\$93.30	\$99.00
\$20,000.00	\$12,000.00 funds for downtown plan
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$25.00
\$100.00	\$117.00
\$2,500.00	\$2,500.00
\$32,500.00	\$50,000.00 Increased for 2027
\$0.00	\$12,000.00 hotel market study
\$1,500.00	\$1,500.00
\$2,000.00	\$2,000.00
\$600.00	\$600.00
\$0.00	\$150,000.00 Per past discussion. May rollover
\$0.00	

\$0.00

\$95,225.95

\$267,566.00

Department of Community and Economic Development
Monthly Activity Report
JULY 2026

Permits issued year to date:

- Zoning / Misc. permits: 57
- Building permits: 115

Online permitting:

- Permit routing (workflow) process in development.
- Commercial Site Plan permit launched online.
- Working on online permit review coordination module through Ms Teams

Planning and Zoning:

- Reviewed zoning rewrite documents. Reviewed draft letters for notifying properties that will be downzoned.
- Continued planning of Hwy 73 corridor
- Formatted zoning code amendment regarding parking spaces for August public hearing. Coordinated public hearing notice.
- Launched GIS/Asset Ally 2.0 now live
- Developed housing survey and comp plan timeline for update

Development and Housing:

- Coordinated review of condo plat for Tower Drive twin homes
- Coordinated Development Team meetings
- Met with several citizens regarding permits and zoning guidance
- Completed feasibility study for 1149 W. James Street and obtained CDA and City Council approval
- Coordinated building inspection/enforcement issues with building inspection team

Media analytics:

- **City website:** Had about 4,700 new users in July along with 31,000 visits and an engagement rate of 52.1%. There were 97 web pages out of over 800 who had at least 1 visit. The top 3 pages from June include the City's home page that accounted for 6,997 visits, the aquatic center page had 4,893 visits, and the community calendar page had 1,408 visits. The top 34 pages had at least 100 visits.
- **City Facebook:** Increased by 37 new followers for a total of 3,975. The page had 73,224 views in July, along with engagements of 2,398. Posts were shared 64 times. Followers generated 72.1% of the engagement.

Department of Community and Economic Development
Monthly Activity Report
JULY 2026

- **City YouTube:** Recorded 5 meetings averaging 43 views with nearly 8 minutes of view duration. In July, an average of nearly 15% of each recorded meeting was watched. Monthly Council meetings averaged 58 views across 3 meetings with an average view duration of nearly 13.25 minutes. About 26.5% of Council meetings are viewed. The Plan Commission had 21 views, and the Utility Commission had 49 views. Recorded meetings are accessible via the Agendas & Minutes button on the City website homepage and are shown by a TV icon next to select meetings.
- **Tourism website:** Paused Google Ads.
- **Tourism Facebook:** Increased by 3 new followers for a total of 1,055. The page had 1,349 views and 89 engagements in July. Followers generated 88.9% of the engagement.

Training and professional development/Miscellaneous items:

- Participated in two WEDC trainings regarding various programs for community development
- Creating 2027 budgets for the Department of Community and Economic Development
- GIS update meeting