



# Community Development Authority Meeting Agenda

Monday, September 16, 2024 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

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**Call to Order**

**Determination of Quorum**

**Notice of Open Meeting**

**Approval of Agenda**

**Consent Agenda**

**1. July 2024 CDA Minutes**

**Unfinished Business**

**New Business**

**2. Discussion/possible action to recommend the 2025 CDA budget**

**3. Small business development WEDC grant application-Discussion/action**

**Adjourn**

**MINUTES**  
**COMMUNITY DEVELOPMENT AUTHORITY**  
**CITY OF COLUMBUS**  
**JUNE 17, 2024**

Members Present: Meyers, Friederich, Rose, Hackman, Weinberger, Lawson

Staff Present: Kornmann

Meyers called the meeting to order at 6:30 pm

Kornmann called for the roll and a quorum was present.

Kornmann confirmed that the agenda was properly noticed.

Motion by Rose, second by Lawson to approve the agenda. Motion carried.

Lawson moved to approve the consent agenda, second by Weinberger. Motion carried.

Façade grant guidelines. Kornmann reviewed the grant guidelines CDA wanted to review. There were two maximums to consider revising, the façade maximum and the sign/awning maximum. Discussion on combining the program to have one maximum for all aspects of the façade program. Other minor edits were added. Motion by Lawson, second by Hackman to revise to guidelines with the maximum of \$25,000 per project and related minor edits to the Committee of the Whole. Motion carried with Friederich abstaining.

Downtown park policies. Discussion was held on the proposal with the changes suggested from the previous meeting. Creating a map of public parking and the location of handicap accessible stalls was supported. This could be integrated into a possible city tourism map too. Discussion included how much the fees should be and challenges of enforcement. Parking will always be a challenge in downtown. Kornmann would like to review some aspects of the proposal before moving it forward. Policy will be brought back at next meeting.

Economic Development Outreach. Discussion was held on how to connect businesses and economic development programs. Several suggestions came up in discussion including:

- Updating the city web site with program information
- Economic Development newsletter
- Invite chamber for a working session and other partnerships (Kiwanis)
- Invite businesses to hear speakers from state, federal, and nonprofit agencies on programs that can be utilized.

Future agenda items: Parking, Development update, possible façade grant application.

Motion to adjourn at 8:12 PM by Rose, second by Weinberger. Motion carried.

Recording Secretary – *Mike Kornmann*

CITY OF COLUMBUS  
2025 BUDGET WORKSHEET  
COMMUNITY DEVELOPMENT AUTHORITY - 205

Item #2.

2025 - Initial Draft 7/17/24		12/31/2023	12/31/2023	2023 Actual	7/15/2024	12/31/2024	12/31/2024	2024 Projected	12/31/2025	2024 to 2025	
Account Number	Account Description	2023 Actual	2022 Budget	% over/(under)	2024 YTD	2024 Projected	2024 Budget	% over/(under)	2025 Budget	% inc/(dec)	Budget Notes
COMMUNITY DEVELOPMENT AUTHORITY											
REVENUES											
205-421000-000	CDA; CONTRIBUTION FROM CITY	15,000.00	15,000.00	0.00%	40,000.00	40,000.00	15,000.00	166.67%	44,400.00	196.00%	No direct Tx Levy - ties to GF transfers out
205-421000-100	CDA; CONTRIBUTION FROM SEWER	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-421000-200	CDA; CONTRIBUTION FROM W&L	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-421000-300	CDA; CONTR FROM CABLE FD	-	-	0.00%	-	-	-	0.00%	-	0.00%	Direct from room tax only, not cable
205-421000-400	CDA; CONTR FROM ROOM TAX FD	15,372.42	13,500.00	13.87%	2,038.77	16,500.00	16,500.00	0.00%	16,500.00	0.00%	linked to Room Tax fund 30% of Room Tax collected
205-421000-500	CDA; PYMT FROM ADAMS ADVERTIS	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-421240-000	CDA; TIF #4 CONTRIBUTION	5,000.00	5,000.00	0.00%	8,500.00	8,500.00	8,500.00	0.00%	8,500.00	0.00%	divided contribution to meet budget, links to TIF budget
205-421245-000	CDA; TIF#5 CONTRIBUTION	5,000.00	5,000.00	0.00%	8,500.00	8,500.00	8,500.00	0.00%	8,500.00	0.00%	divided contribution to meet budget, links to TIF budget
205-421246-000	CDA; TIF #6 CONTRIBUTION	5,000.00	5,000.00	0.00%	8,500.00	8,500.00	8,500.00	0.00%	8,500.00	0.00%	divided contribution to meet budget, links to TIF budget
205-424242-000		-	-	0.00%	-	-	-	0.00%	-	0.00%	TIF #3 is closed as of 2022
205-454520-000	CDA; ADMINISTRATIVE FEES	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-454550-000	CDA; CONTRACTED SERVICE FEES	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-454560-000	CDA; MKTG & ANNUAL BUS DINNER	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-484810-000	CDA; MISC. INCOME/REVENUES	278.15	-	100.00%	172.40	200.00	200.00	0.00%	200.00	0.00%	-
205-484815-000	CDA; DONATED - WPPI-DT FACADE	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-484816-000	CDA; DONATED BUS INTERN PRGM	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-484820-000	CDA; INTEREST ON INVESTMENTS	3,130.08	55.00	5591.05%	1,361.17	2,780.00	2,780.00	0.00%	2,780.00	0.00%	-
205-484860-000	CDA; RENT OF PROPERTY	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-484870-000	CDA; SALE OF PROPERTY	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-492100-000	CDA; TSF FROM GENERAL FUND	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-492200-000	CDA; TSF FROM SURPLUS FDS	-	-	0.00%	-	-	-	0.00%	-	0.00%	budget only, used to balance if necessary by using prior year fund balance
205-494950-000	CDA; INVESTMENT FUNDS	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
	TOTAL CDA REVENUES	48,780.65	43,555.00	12.00%	69,072.34	84,980.00	59,980.00	41.68%	89,380.00	49.02%	
EXPENDITURES											
205-511920-348	CDA; BAD DEBT EXPENSE	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-560000-111	CDA; DIRECTOR	13,592.01	10,283.00	32.18%	13,662.80	23,430.70	24,444.00	-4.15%	24,444.00	0.00%	-
205-560000-113	CDA; PART-TIME STAFF	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-560000-151	CDA; SOCIAL SECURITY	701.48	787.00	-10.87%	821.04	1,383.53	1,869.97	-26.01%	1,869.97	0.00%	-
205-560000-152	CDA; RETIREMENT	638.79	699.00	-8.61%	756.67	1,273.22	1,686.64	-24.51%	1,686.64	0.00%	-
205-560000-154	CDA; HEALTH,DENTAL,VISION INS	1,957.78	2,464.00	-20.54%	831.50	1,205.70	7,131.56	-83.09%	7,131.56	0.00%	-
205-560000-155	CDA; LIFE INSURANCE	9.80	12.00	-18.33%	36.72	54.65	21.65	152.41%	21.65	0.00%	-
205-560000-156	CDA; LONG TERM DISABILITY	25.76	36.00	-28.44%	24.80	32.64	61.08	-46.56%	61.08	0.00%	-
205-561000-219	CDA; PROFESSIONAL FEES	1,700.75	1,500.00	13.38%	370.00	1,500.00	2,200.00	-31.82%	2,200.00	0.00%	First Impressions Program; Connect Communties/WEDA ec dev101
205-561000-250	CDA; OFFICE EQUIPMENT	-	-	100.00%	-	-	-	0.00%	-	0.00%	
205-561000-291	CDA; BUSINESS INTERNSHIP PRGRM	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-561000-311	CDA; POSTAGE	3.66	100.00	-96.34%	4.72	155.00	50.00	210.00%	200.00	300.00%	mail newsletter to all businesses
205-561000-312	CDA; OP SUPPLIES & EXPENSES	49.10	250.00	-80.36%	99.85	250.00	250.00	0.00%	250.00	0.00%	includes gloss paper for newsletter
2500	CDA; MARKETING & ADVERTISING	527.85	10,000.00	-94.72%	-	2,500.00	7,500.00	-66.67%	2,500.00	-66.67%	Design services for marketing packet for busienss attraction
205-561000-319	CDA; FACADE IMPROVEMENT PRGM	1,500.00	5,000.00	-70.00%	-	32,500.00	32,500.00	0.00%	32,500.00	0.00%	funds city -wide program to encourage larger projects
205-561000-320	CDA; BUSINESS DEV & MARKETING	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-561000-321	CDA; BUSINESS APPRECIATION	-	2,500.00	-100.00%	-	-	2,500.00	-100.00%	-	-100.00%	This is a chamber activity. No funding needed.
205-561000-332	CDA; MILEAGE & EXPENSES	737.42	750.00	-1.68%	519.48	750.00	750.00	0.00%	750.00	0.00%	mileage for conferences and workshiops
205-561000-333	CDA; EDUCATION/TRAINING	656.50	2,000.00	-67.18%	580.90	2,000.00	2,000.00	0.00%	2,000.00	0.00%	Downtown workshops, WEDA, and others

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205-561000-334	CDA; MEMBERSHIP DUES	-	-	0.00%	42.50	350.00	-	0.00%	700.00	0.00%	WEDA MEMBERSHIP (2)
205-561000-340	CDA; PROPERTY ACQUISITION FUND	-	5,000.00	-100.00%	-	-	-	0.00%	5,000.00	0.00%	Build coffers to purchase key properties for redev/blight elim
205-561000-345	CDA; NEWSLETTER	-	-	0.00%	-	-	-	0.00%	-	0.00%	-
205-561000-346	CDA; WEBSITE SUPPORT/DESIGN	1,638.70	2,000.00	-18.07%	1,905.23	2,000.00	2,000.00	0.00%	2,000.00	0.00%	annual web site budget plan expense
205-561000-348	CDA; CONTINGENCY	-	-	0.00%	-	-	-	0.00%	6,000.00	0.00%	to support redev/marketing/recruitent if needed.
205-561000-351	CDA; ENERGY INDEP GRANT EXP	-	-	0.00%	-	-	-	0.00%	-	0.00%	
	TOTAL CDA EXPENDITURES	23,739.60	43,381.00	-45.28%	19,656.21	69,385.44	84,964.90	-18.34%	89,314.90	5.12%	
CDA REVENUES OVER EXPENDITURES		25,041.05	174.00	-100.00%	49,416.13	15,594.56	15.10	103175.25%	65.10	331.13%	do not leave negative, requires contributions or use of PY fund balance