



# Community Development Authority Meeting Agenda

Tuesday, March 24, 2026 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. Approval of minutes from February meeting

## Regular Business

2. Consider and take action regarding a feasibility report on the development opportunities for 1149 W. James Street
3. Consider and take action regarding revising the facade grant requirements
4. Consider and take action regarding facade grant recognition
5. Consider and take action regarding alternate funding sources for the façade grant program
6. Community and Economic Development February Monthly Report
7. Consider and take action regarding resolution addressing city support for WEDC CDI grants

## Future Agenda Items

## Adjourn



# Community Development Authority Meeting Minutes

Monday, February 16, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

## Call to Order

The meeting was called to order at 6:35pm.

## Determination of Quorum

A quorum consisted of Decker, Elling, Hackman, Lawson, and Meyers.

Staff liaisons Kornmann and Bennett were present.

## Notice of Open Meeting

The meeting was noticed according to law.

## Approval of Agenda

Lawson motioned to approve the meeting agenda as presented for Monday, February 16, 2026. Decker seconded the motion. No discussion was made. The motion was carried a unanimous vote.

## Consent Agenda

### 1. Approval of minutes

Elling made the motion to approve as presented, the meeting minutes from January 19, 2026. Lawson seconded the motion. No discussion or any amendments were made. The motion was carried by a unanimous vote.

## Regular Business

### 2. Consider and take action to approve Façade Grant application(s)

Bennett presented updated information from the 2026 facade grant applications that answered questions from previous meeting. Kornmann addressed the CDA fund balance. Council will decide fund balance policy at a March meeting. Kornmann recommended that if a decision is made that needs to use the fund balance, that a contingency may be needed.

Lawson motioned to recommend to Council to approve all requests at up to the requested amounts contingent on fund balance use approval by the Council. If the fund balance use is not approved, then approval of 50% of each project's requested funding. Elling seconded the motion. There was discussion about the purpose of the fund balance how the Council would approve the recommendation. Decker would like to approve each project individually and Elling suggested amending the motion.

Lawson amended the motion. The amended motion would be to recommend to Council to utilize the CDA fund balance to approve all facade grant funding requests as presented. Elling seconded the motion. Discussion involved clarifying that the funding requests would exhaust the current facade grant budget for 2026, and the remaining \$28,140 would be funded through the CDA fund balance. Decker suggested reducing the funding amount to reduce the impact on the fund balance. Lawson suggested letting the Council discuss the amount and provide direction as needed. The CDA discussed addressing the vision of revitalizing downtown and prioritizing projects. There was

additional discussion to possibly update the facade grant program's funding, rules and priorities in the future. Kornmann provided examples of additional funding opportunities. The amended motion was carried by a unanimous vote.

3. Consider and take action regarding a resolution defining a process for responding to requests for city support of WEDC community development investment grant applications

Kornmann presented the background on the WEDC CDI grant program. Columbus has had 2 successful applications in the past. The grant can only have 1 application per year with the community providing a resolution of support. A 2025 applicant did not follow through. The proposed resolution allows the CDA to review prior to Council approval and establishes a deadline for applications to create fairness and establish a process for how the City handles multiple applications at the same time. CDA noted to correct typos and specifying WEDC's fiscal year. Kornmann noted that downtown projects score higher. Meyers would like to have the resolution language match WEDC language.

No motion was made. Direction was given for staff to revise the draft resolution for review at the next meeting to replace or remove "downtown" to match WEDC language, align timeline (3rd Where As) with WEDC fiscal year, add an r to further in (further resolved).

4. Department Report Update - January

Kornmann presented the January department report and highlighted a possible annexation of two properties into the city and extending sewer. Council will review and possibly approve the MOU at its next meeting. Council would have to approve annexations, and eventually a developer's agreement. Columbus already provides a specific sewer line to Fall River. This would be a separate line. Lawson asked about the calls on Meadow Lane. The house was built in a flood plain and has been listed for sale.

5. Consider and take action regarding Downtown Design Plan

Kornmann presented a revised draft of the downtown design plan. Staff would like to contract to create drawings for the plan and identified a consultant that is already working with the City on the new municipal building. Staff will continue to revise the plan and meet with the consultant regarding the drawings. Funding for the drawings was discussed.

No motion was taken. Staff will provide an update at a future meeting.

6. Marketing materials update

Kornmann presented an update of the marketing materials by FlyerView. An economic development assets map was presented that shows major employers, parks, business districts, transportation, and daily average traffic counts. Also, the map highlighted new business district names to help market them. An executive summary to hand to prospective developers and entrepreneurs is being created along with demographic information. Staff will develop an interactive map to be added to the City website. CDA discussed TIF district overlap with commercial districts and how both could work together.

Staff will provide updates as the project progresses towards completion.

### **Future Agenda Items**

Items for future agendas include an update from the Council regarding the 2026 facade grant application recommendation, updating rules and funding for the facade grant program, a resolution for WEDC's CDI grant support, and facade grant recipient recognition opportunities.

### **Adjourn**

Decker motioned to adjourn the meeting. Elling seconded the motion. There was no discussion. The meeting was adjourned at 8:11pm.

\*\* 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:** March 16, 2026

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**Item Title:** Consider and take action regarding a feasibility report on the development opportunities for 1149 W. James Street

**Submitted By:** Mike Kornmann, Director of Community and Economic Development

**Detailed Description of Subject Matter:** At their most recent meeting, the City Council tasked the CDA with developing a feasibility study for the redevelopment of 1149 W. James Street. They want the feasibility study to include the following but not limited to:

- Site and building condition assessment
- Analysis of potential land uses
- Market feasibility considerations
- Identification of possible development partners
- Assessment of financing tools, grants, or incentives
- Recommendations for next steps

We will discuss the site and next steps.

**List all Supporting Documentation Attached:**

- None

**Action Requested:** Provide further direction on development options/feasibility study

# City of Columbus

## Façade Improvement Grant Requirements

Item #3.

**The façade grant program is a reimbursable grant program for commercial, industrial, and mixed-use properties in the City of Columbus. The program has the following requirements.**

1. Façade Improvement Grants
  - a. Must leverage \$1 of private funds for \$1 requested with a maximum of \$25,000 per project.
  - b. Eligible Activities for the Façade Improvement Grant:
    - i. Repair/replacement of the original building's materials and decorative details.
    - ii. Cleaning of exterior building surfaces.
    - iii. Tuck pointing and masonry repair.
    - iv. Painting of exterior building surfaces
    - v. Repair/replacement or addition of entrances, doors, display windows, transoms, or windows.
    - vi. Replacement of existing signs and awnings.
    - vii. New signage and awnings.
    - viii. Permanent exterior lighting.
  - c. Temporary or Portable signs are not eligible for sign grants
  - d. Signs must be for Business Identification
2. Any property within the City of Columbus zoned CBD, B-2, B-3 or I1.
3. Each building will qualify for a façade grant once a calendar year.
4. All completed applications will be reviewed upon submission and at the discretion of the CDA the funds will be distributed on a 'first come, first serve' basis.
5. Applications shall be submitted and approved by CDA prior to any work commencing on a project to be eligible for grant request.
6. The project must be visible from the public right of way.
7. Projects are encouraged to obtain two or more bids.
8. All proposed improvements must comply with all applicable Wisconsin State Statutes and Columbus Municipal Code and the applicant must obtain all necessary permits.
9. Grants will not be awarded to Tax Delinquent Properties.
10. Projects must be completed within twelve (12) months after the CDA Approval. Completion means the project has been completed as submitted in the application or defined in the grant agreement. Financial documents and proof of project payment for reimbursement must also be submitted in the twelve-month period. Grantees may request up to a six-month extension from the CDA.
11. Grant awardees must sign a grant award agreement.

# City of Columbus

## Façade Improvement Grant Requirements

Item #3.

### Façade Grant Program Process

1. Application Submittal
  - a. A pre-application meeting with city staff is encouraged.
  - b. Applicant shall submit a signed copy of grant application.
  - c. Applicant shall submit all required attachments with the application.
  - d. Only on-line applications are accepted. See city web site.
2. Review Process
  - a. Internal Staff Review
  - b. Community Development Authority Review and Approval
3. Applicant signs grant award agreement. Applicant obtains relevant permits and completes the project
  - a. Applicant has 12 months from date of approval to complete the project.
4. Payment Process
  - a. Applicant submits proof of payment for eligible activities to the program administrator.
  - b. Program Administrator will verify that the project was completed as proposed.
  - c. Program funds will be disbursed when project invoices or receipts have been submitted to the program administrator.



## Agenda Item Report

**Meeting Type:** Community Development Authority

**Meeting Date:** March 16, 2026

**Item Title:** Consider and take action regarding alternate funding sources for the façade grant program

**Submitted By:** Mike Kornmann, Director of Community and Economic Development

**Detailed Description of Subject Matter:** The façade program is likely to have higher interest levels in some years and less in others. Recently, we have had more interest and that has stretched our current funding of the program. One option to in implementing the fund is to use a prioritization process to select the best applications. While not all applications may be funded, the prioritization process will help maintain a healthy fiscal position. Furthermore, additional funding can help grow the program and expedite the revitalization of downtown.

Options include:

1. WEDC Small Business Development Grant: This program funds matching grant programs (start-up, façade, expansion), small business financing for firms with fewer than 25 full-time employees, and other small business financing tools. Costs are only eligible after WEDC approval. This program could expand façade grants to also include ADA improvements, fire safety, roofs, and other infrastructure projects in downtown.
2. Transfer of excess tax incremental district funds to the TID #6 (Downtown): TIF law allows for mixed use TID's to transfer excess funds to blighted TIDs. All current TIDs are mixed used except for TID#6 which is a blighted TID (downtown). The donor TID needs to amend its project plan and have a projection that it will have excess funds.
3. Business Improvement District (BID): As outlined in state statutes, this district is created and the nonprofit board sets additional taxes on the districts property owners. The board then can use these funds for district wide improvements including façade grants. Some BIDs work with cities and coordinate programs.
4. Additional city levy funds: CDA can request additional general levy funds through the annual budget process

**List all Supporting Documentation Attached:**

- WEDC Small Business Development Grant Program Guidelines
- TIF Funds Transfer To Blighted TID
- Business Improvement District Fundamentals

**Action Requested:** Provide direction to staff regarding funding strategies

## Small Business Development Grant Program

<b>Program Guidelines for Fiscal Year 2026</b>	
<b>Lead Division:</b> Business and Community Development	
<input type="checkbox"/> <b>New</b>	<input checked="" type="checkbox"/> <b>Revised</b> 7/1/2025
<input checked="" type="checkbox"/> <b>Grant</b>	<input type="checkbox"/> <b>Loan</b> <input type="checkbox"/> <b>Tax Credit</b> <input type="checkbox"/> <b>Technical Assistance</b>

### Introduction

**Background:** The Small Business Development Grant Program (SBDG) encourages communities and economic development partners through financial incentives to invest in their small businesses by developing innovative programs aimed directly at supporting small businesses and small business creation. WEDC believes we can foster creative, new program ideas by challenging our communities and partners to think outside the box to develop new programs and ideas rather than the typical top-down approach to program development. WEDC, in the follow up to its previous small business-related programming, including the historic Main Street Bounceback program, consistently received feedback that access to capital continues to be a primary issue.

**Purpose:** The Small Business Development Grant is a competitive program that assists local and regional Economic Development Organizations (EDOs), municipalities, tribal governments, and counties to support small business development in their areas. The goal of the Small Business Development Grant Program is to support local and regional economic development programs that are aimed at providing greater access to capital to small businesses in the state of Wisconsin.

### Eligibility Requirements

**Eligible Applicants:** Small Business Development Grant applicants may be:

- Economic Development Organizations, including those that are member-based.
- Municipalities.
- Tribal governments.
- Counties.

**Eligible Use of Funds:** SBDGs can fund matching grant programs (start-up, façade, expansion), small business financing for firms with fewer than 25 full-time employees, and other small business financing tools. Costs are only eligible after WEDC approval.

**Ineligible Use of Funds:** Activities ineligible for program assistance include, are not limited to:

- Technical assistance to small businesses
- Operational costs

**Matching:** WEDC will not require matching funds for the Small Business Development Grant Program. However, matching funds will be considered during the scoring process, as well as

other attributes including whether the project is in a rural/distressed area, whether the small business is diverse owned, and other attributes outlined on the SBDG scoring rubric. Matching funds may be used for reasonable costs associated with the program.

## Available Incentives

**FY26:** \$ \$1,500,000

**Award Sizes:** The minimum SBDG amount is \$50,000 and the maximum SBDG amount is \$250,000.

**Awards per Applicant:** One award per applicant for the fiscal year.

## Activities and Expected Outcomes

Assist 9 communities which will assist 166 businesses.

**Impact:** Create a set of innovative solutions to support small businesses at the community level that can be shared statewide. This includes ideas that may increase access to capital for small businesses and new ways to deliver technical assistance.

**Metrics:** As both a business development and capacity building program, performance reporting metrics for SBDG are focused on measuring aspects of business retention and expansion as well as measuring connection of project to community. SBDG program metrics include the following list, and each project will include one or more of these metrics in its reporting requirements depending on the project's specified use of funds.

- Pass-Through Businesses Assisted (Financial)
- Pass-Through Job Creation
- Pass-Through Leverage
- Leverage – Total

## Application Guideline

**Timeline:** The Small Business Development Grant is a competitive program. Applications will be accepted, evaluated, and awarded throughout the year.

**Scoring Criteria:** WEDC will include, but not limit the SBDG scoring to the following:

- The extent to which the proposed effort provides a model to maintain grant funding for long-term use in the applicant's service territory.  
The extent to which the applicant's program provides customized business advising and technical assistance follow-up to small businesses in the applicant's service territory in conjunction with business financing.
- The extent to which the applicant's program will address a local economic challenge (e.g. number of localities served, geography, businesses served, etc.).
- The extent to which the problem has been approached through regional collaboration with other economic development groups and other local jurisdictions.

- The extent to which the applicant demonstrates community demand/support/need for program.
- The extent to which the applicant demonstrates the critical need for WEDC financial support.
- The extent to which the program as proposed will support local, small business growth.
- The extent to which the project will provide an impact to economically distressed communities or rural areas of Wisconsin.
- The extent to which the project will impact historically underserved populations.
- The extent to which the proposed effort can be replicated throughout Wisconsin.
- The extent to which the applicant budget is complete and displays how funds will support small businesses. Funds cannot be used to cover administrative costs or the provision of technical assistance.
- The extent to which the applicant has secured match funds (a match is not required).
- The extent to which the applicant has demonstrated experience administering loan/grant funds.
  - If a Revolving Loan Fund is proposed then objectives, financing strategy (terms, eligibility, use of funds), Operational procedures (application process, underwriting, disbursement, loan monitoring, marketing plans), a full summary of the applicant's organizational capacity to run an RLF must be provided.
- The extent to which the applicant has a plan to disburse grant funds within the first 18 months of the project window.
- The extent to which an applicant has received SBDG funds in the past. Applicants who have not previously received SBDG funds may be prioritized.

**How to Apply:** An interested applicant should contact a WEDC Account Manager to determine if their project is right for the program. Upon review of the project, and alignment with eligibility criteria, an applicant will be invited to submit their application through Network Wisconsin.

**Award Process:** The completed application will be assigned to a scoring committee for review and recommendation. A WEDC underwriter will be assigned to review each recommended award and go through the award review process.

**Performance Reporting:** Awardees will submit periodic performance reports via Network WI documenting specific project activities and any other contract deliverables. WEDC requires two performance reports throughout the project: an annual report and one at the end (assuming a 24–36-month project period).

WEDC annually selects awards on a sample basis for an audit. All backup documentation to the performance report and financial records must be maintained by the Recipient for at least three (3) years after the last performance report is due.

WEDC may impose additional reporting requirements to evaluate project performance and to ensure compliance with contract deliverables.

## Revision History

### Program Inception – Fiscal Year 2025

- 7/1/2025: Allows membership organizations to apply; Prioritizes first-time applicants.

## FUND TRANSFERS TO BLIGHTED TAX INCREMENT DISTRICT

In most jurisdictions like **Wisconsin**, transferring funds between Tax Incremental Financing (TIF) districts—often called **allocation amendments**—is permitted if specific statutory conditions are met. To move money from a **Mixed-Use TID** (the donor) to a **Blighted TID** (the recipient), you typically must follow these requirements:

Wisconsin Department of Revenue (.gov) +2

### Key Eligibility Requirements

- **Same Taxing Jurisdictions:** Both the donor and recipient districts must share the same overlying taxing jurisdictions (e.g., the same school district, county, and technical college).
- **Excess Increments:** The donor (Mixed-Use) district must have sufficient "positive tax increments" to cover its own current-year debt service and project obligations before it can donate funds.
- **Recipient Qualifications:** A Blighted TID is generally an eligible recipient if at least **50%** of its area was found to be blighted or in need of rehabilitation upon creation.

Wisconsin Department of Revenue (.gov) +2

### The Transfer Process

1. **Amend the Donor Project Plan:** You must update the [Project Plan](#) of the Mixed-Use district to formally include the allocation.
2. **Pass an Allocation Resolution:** The municipality must adopt a formal resolution before the donor district's expenditure period ends.
3. **Joint Review Board (JRB) Approval:** The allocation amendment requires approval from the [Joint Review Board](#).
4. **Financial Reporting:** The donor's plan must demonstrate economic feasibility, showing exactly how much increment is available to share.

Wisconsin Department of Revenue (.gov) +3

### Important Constraints

- **Life of the District:** While funds can be donated after the donor's expenditure period ends, they must be transferred before either district reaches its **maximum life**.
- **No Extensions:** Donating funds does not allow the donor district to extend its legal life.

**State Law Variations:** While these rules are standard in Wisconsin (under [sec. 66.1105, Wis. Stats.](#)), other states like **Illinois** have different reporting and legal requirements regarding "contiguous" transfers.

# Business improvement districts in Wisconsin

January 13, 2025

Share This Story:



Communities of all sizes have established a Business Improvement District to help fund the mix of programming, public space investment, and property owner support necessary to support a vibrant downtown.

*January 2025*

*Errin Welty, Wisconsin Main Street*

One of the top challenges for downtown advocates is finding sustainable funding for the breadth of projects and programs needed to support a thriving downtown. Many traditional funding sources are limited in what they can fund or are inherently unreliable for capital

planning. For example, grants often fund programs but not administrative overhead, while events, often used for fundraising, rely on good weather to draw attendees. Another funding source available in Wisconsin is the Business Improvement District (BID), a formal tax entity created within the municipal government structure by vote of property owners. Nearly 90 such districts have been established statewide to support revitalization initiatives. Districts exist in communities as small as 1,600 people, while others cover as many as 1,200 acres. Regardless of their size, BIDs provide funding support to further district goals, most commonly supporting dedicated staff to carry out events and outreach; investing in capital improvements such as parks, infrastructure, or streetscape amenities to further district investment; or coordinating marketing or other activities where collective action creates economies of scale and increases effectiveness, benefitting district property owners and businesses. Information on how to establish and engage a BID effectively to support revitalization work, along with updated information on Wisconsin assessment trends, activities, and staffing, is provided in this article.

## Creating a BID

Wisconsin Act 184, signed into law in 1984, gives Wisconsin municipalities the power to establish one or more BIDs within their community, established by a vote of properties within the district(s). To pass, property owners representing at least two-thirds of the assessed value within the proposed district boundaries must be in favor of its creation. Once established, an additional dedicated tax assessment is set by a district board of directors composed largely of property owners from within the district. District funds are dedicated to support supplemental projects and programs related to the promotion, management, maintenance, and development of the district. The operating plan and rate structure are also formally approved by the municipal governing body during the annual budgeting process. Assessments are restricted to commercial and industrial properties within a municipality that are subject to real estate tax.

## Structuring BID activities



Landscaping, planters, and hanging baskets are a large budget items for many BID districts.

Depending on the location and role of other local partners, BIDs play many roles within their district. Some typical arrangements include:

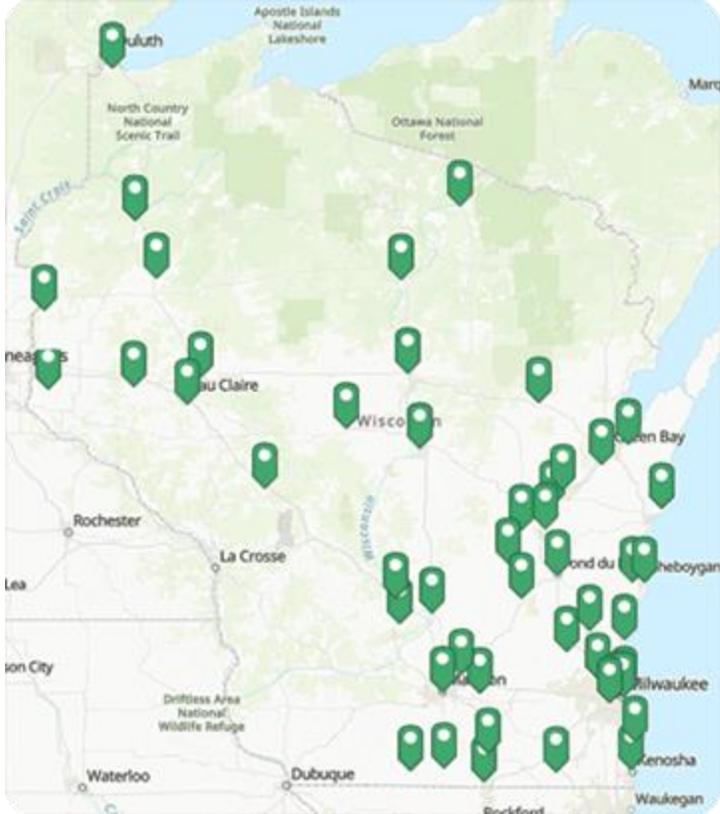
- **Staffed District.** Under this organizational structure, staff is hired by the BID board directly, either as a municipal employee or as an independent contractor. This staff is tasked

with carrying out the district's operating plan and investing BID dollars in activities approved by the board. In this model, the BID board is active in managing the day-to-day operations of the district.

- **Contract for Service.** Other BID boards may elect to contract with one or more outside organizations to carry out the operating plan. Contracts might include direct services, such as landscaping installations and maintenance, or service contracts to provide staffing and manpower to perform activities. Often, these service contracts are with dedicated downtown management organizations, but contracts may also exist with local tourism entities, marketing firms, or chambers of commerce. In this model, the BID board meets infrequently and its primary purpose is to establish a vision and goals, monitor progress, and approve any necessary adjustments to the operating plan.
- **Hybrid Model.** In this arrangement, the BID board may choose to oversee some activities directly and contract with one or more organizations for others. The most common tasks retained by the BID board are related to security and cleanliness of the district. In larger communities, BIDs may engage dedicated contract staff or a district management firm to provide ambassadors, security, trash, and cleaning services in the district.

In many mature districts, BIDs work alongside other partner organizations to benefit the downtown. Each of these partners has a unique legal structure, maximizing potential revenue streams for the district. Common BID partners include charitable non-profit organizations, membership-based merchant associations, limited liability real estate entities, and foundations. While each organization may have projects or programs that benefit the same district, each entity has a slightly different mission and a dedicated board of directors. These partnerships expand the number of individuals engaged in supporting the district, and the various entities often contract or sign memorandums of understanding with one another to coordinate services and share physical or staffing resources.

## Wisconsin BID trends



2024 Wisconsin Business Improvement District Locations

The most recent BID report is an update to a 2017 report produced by UW Extension summarizing the location, assessment rate, and methodology of all BIDs in the state. In 2024, there are 88 total active BIDs in the state, a net gain of one district since 2017. In this time, four BIDs have been created and three were terminated.

These districts are located in communities of all sizes and geographies, as shown on the map above. Milwaukee is home to 32 separate districts. In the rest of the state, nearly half of districts are in communities of fewer than 20,000 residents, 22% are in communities of 20,000-50,000, and 31% in large communities outside of Milwaukee. Most districts are established to incorporate properties within the same geographic and economic market, since these property owners are more likely to have common economic interests. Districts often coincide with other existing districts, such as historic districts, tax increment finance districts, or commercial zoning maps. As a result, districts range in size from a handful of

blocks or parcels (for example, Tomahawk and West Allis encompass a portion of 10-12 blocks, and Reed Street Yards includes 10 parcels) to extended corridors or large acreages (Historic King Drive extends over 4 miles, and the Menomonee River Valley encompasses 1,200 acres). On average, districts include roughly 150 parcels.

Each commercial taxable property in the BID is assessed based on a formula determined by the Board of Directors. Most BIDs assess a simple mill rate added to the tax bill received by eligible property owners in the district. In most cases, property assessment / 1,000 \* mill rate = BID contribution. While this is the most common assessment method, some districts utilize alternate assessment methods. Cesar E. Chavez Drive in Milwaukee, for example, has an assessment of \$500 per property regardless of property value. The Kinnikinnic River BID, also in Milwaukee, uses an assessment of \$1.70 per linear foot of river frontage on the property. To avoid real and perceived conflicts among large and small owners in the district, BIDs also typically employ minimum and maximum assessments for individual parcels. This also helps ensure that property owners contribute an amount that reflects the value of services received. The typical minimum assessment ranges from \$100-\$500, with the typical maximum assessment of \$3,500-\$5,000, although actual rates depend on the average assessed value of properties within the district.

Between 2017 and 2024, BID mill rates in the state increased by \$0.07 to an average rate of \$2.51 per \$1,000 in assessed value, an increase of 2.9%. Average BID assessment rates increased for all community sizes, with 34% of districts increasing assessment rates compared to only 10 districts in small and mid-sized communities that assessed a lower value per property in 2024 than in 2017. Note that each of these districts with a net decrease in assessments operates on a budgetary assessment basis and did not actively vote to reduce the rate, but rather set an annual operating budget that grew slower than property valuation, resulting in a net relative tax levy. Average current BID assessment rates (per \$1,000 in assessed valuation) by district size are listed below. Within each category, district assessments vary by several dollars, with numerous districts of each size assessing rates of

under \$1.00 per \$1,000 in value and others collecting more than \$3.50 (and as much as \$6.50) per \$1,000.

- Small community districts (Under 20,000 in population): \$2.09
- Medium districts (20,000-50,000 in population): \$2.17
- Large districts (over 50,000 in population): \$2.85

Overall, number and mill rates of BIDs stayed relatively consistent within the last decade, with districts in communities of all sizes providing a stable and locally-driven source of funding for downtown revitalization initiatives.

# Department of Community and Economic Development

## Monthly Report

### February 2026

- Reviewed Part 1 zoning re-write draft prior to Plan Commission meeting
- Meet with a representative from Lennar Builders.
- Attended Ehlers Economic Development Financing Workshop. Topics included TIF, housing, budgeting, etc. Every session was economic development related.
- Finished training activities and preparing for CivicPlus permitting software soft launch.
- Permits issued year to date:
  - Zoning/misc permits: 5
  - Building permits: 29
- The City's website had 6,800 views, 2,700 new users, and an engagement rate of 50.4%.
- The City's Facebook page analytics showed 94 new followers, 136,337 views, 83 shares, and 1,083 link clicks in February.
- The City's Tourism Facebook page analytics showed 6 net followers, 5,254 views, 1 share, and 31 link clicks in February.
- Recorded 6 City meetings that had 136 views. Council / COW. meetings made up 100 of the views while the Plan Commission had 21 and the Utility Commission had 15.
- Attended a downtown branding and marketing workshop.
- Project Frozen Tundra MOU finalized and coordinated with two area businesses. Forwarded to council approval
- Tower housing. Finalized offer to purchase and Development agreement with tax incremental financing
- Answered calls regarding 390 Meadow Lane
- Assisted a local business in Robbins Creek Commerce Center about a forthcoming development
- Promoted the results of the 2025 Facade Grant program, which appeared on the front page of the Daily Citizen newspaper.
- Helped a resident evaluate potential for a duplex lot conversion to twin home
- Responded to an open records request
- Assisted five people interested in a residential property located in a flood plain
- Followed up on flood plain enforcement issues
- Participated in a zoning rewrite coordination meeting, and further reviewed draft language
- Reviewed a conditional use permit application for a property on commercial drive
- Executed and coordinated agreements related to the Vita/Rhodes MOU
- Executed/coordinated agreements related to the selling of the Tower Drive property
- Responded to inquiries regarding city owned property
- Follow up work on economic development marketing
- Development smart goals with H.R. regarding department position
- Met with consultant to coordinate zoning rewrite
- Coordinated two development review team meetings
- Reviewed and coordinated conditional use permit for Markquart RV expansion

**RESOLUTION NO. xxx**

**RESOLUTION ADDRESSING CITY SUPPORT FOR  
WEDC COMMUNITY DEVELOPMENT INVESTMENT  
GRANTAPPLICATIONS**

**WHEREAS**, the City of Columbus supports the revitalization of downtown and commercial corridors; and

**WHEREAS**, property owners in the city desire to rehabilitate their downtown and commercial corridor buildings may apply for a Community Development Investment Grant from the Wisconsin Economic Development Grant; and

**WHEREAS**, WEDC allows only one application per municipality for the application period beginning July 1<sup>st</sup> and ending June 30<sup>th</sup> annually and requires a resolution of support from the municipality with the application; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Community Development Authority provide a recommendation to the City Council, and

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that requests for city resolutions of support be submitted by March 1<sup>st</sup> of each year and if no applications are received at that time, then city support may be decided on a first come-first serve basis. The resolution will be for the designated WEDC grant cycle.

Dated this \_\_\_\_ day of April, 2026.

**CITY OF COLUMBUS**

\_\_\_\_\_  
Joe Hammer, Mayor

**ATTEST:**

\_\_\_\_\_  
Susan L. Caine, City Clerk