



Community Development Authority Meeting Agenda

Monday, May 18, 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 from previous meeting
2. Financial Report

Regular Business

3. Consider and take action regarding reimbursement of a façade grant awarded to MP's Town Tap for new signage (CC 3/3/26)
4. Consider and take action regarding feasibility study for the redevelopment of 1149 W James Street
5. Consider and take action regarding marketing materials

Future Agenda Items

Adjourn



Community Development Authority Meeting Minutes

Monday, April 20, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

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

Determination of Quorum

A quorum consisted of Hackman, Decker, Meyers, Elling, and Lawson. Staff liaisons Kornmann and Bennett were present. Weinberger was excused. Meier was not present.

Notice of Open Meeting

The meeting was posted according to law.

Approval of Agenda

Elling motioned to approve the agenda as presented; seconded by Decker. There was no additional discussion. The motion was carried by unanimous vote.

Consent Agenda

1. Approval of minutes

Lawson motioned to approve the meeting minutes as presented from March 24, 2026; seconded by Hackman. There was no additional discussion. The motion was carried by unanimous vote.

Regular Business

2. Consider and take action regarding the feasibility study of 1149 W. James Street

Kornmann presented an overview of options based on estimated financial projections and highlighted the fair market values of 1149 W. James St. and neighboring properties. More research is needed to get comparable valuations. Additional per square footage value was used to determine the County highway shop building and Kornmann noted that Columbia County is looking at possible other sites to replace it. Kornmann highlighted an estimated cost to acquire properties and demolition.

There was discussion of possible environmental impacts of the highway building. Environmental costs could be paid by the County. Lawson asked about a ballpark estimated value of a single building occupying multiple combined lots. Shape of the current lot and the need for storm water could benefit from an additional lot. There was concern about the current Tax Increment Financing (TIF)'s remaining longevity for the revenue to pay for the property acquisition. Property acquisition is the biggest barrier to the project. Additional research is needed to determine valuation of commercial mixed-use properties and multi-family developments. Cannery Square in Sun Prairie and Waunakee were cited as possible comparisons for multi-use properties. Decker gave an example of a multi-story development and mentioned a large hotel on .8 acres as a possible option. Lawson would like to use the current footprint if the property acquisition doesn't work out. TIF 5 doesn't include a couple of the nearby properties but could be amended to do so. 1149 W. James St. was added to TIF 5 when the City purchased the property.

3. Consider and take action regarding utilization of media tools to communicate CDA activities

Elling asked to postpone topic due to the absence of Meier. Meyers suggested continuing the discussion of the topic and recapped history of recording CDA meetings. The CDA asked if it is necessary to record CDA. Bennett noted that there is no requirement to video record CDA meetings as the minutes are considered official record. Bennett also provided analytics showing that filmed meetings consistently get low views unless there's a hot-button topic for a temporary boost and suggested that if the CDA just wants to document its meetings on video for the sake of just recording it, that is an option. Kornmann noted that it would be a Council decision and that CDA could make a recommendation. The CDA did not see a reason to recommend filming its meetings. Bennett highlighted the current media strategy leveraging a steady improvement in website use and social media following along with earned media opportunities in which the CDA was approval of.

No action was taken.

4. Consider Monthly Report from the Community and Economic Development Department

Kornmann highlighted the building on 149 E. James St. as it had bricks fallen off due to a recent storm. The Lennar development is moving along as 3 houses are being built. Valido has submitted permits for a commercial condo on Commerce Drive near NAPA. The development would allow contractors to have some office space and store equipment. Staff have been working on planning activities for vacant land. Meyers asked about the Zoning rewrite, with Kornmann providing a recap of project and noted 1149 W. James St. will get a new zoning designation as most properties in the City.

Future Agenda Items

The following are topics for future agenda items consisted of 2027 Budget and additional research for 1149 W. James St. Feasibility Study.

Adjourn

Decker motioned to adjourn the meeting; seconded by Elling. There was no additional discussion. The motion was carried by unanimous vote. The meeting was adjourned at 7:38pm.

** 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 **

<u>205 - COMMUNITY DEVELOPMENT AUTHORIT</u>		<u>Year to date</u>	<u>budget</u>	<u>Variance</u>
205-131000	CDA; ACCOUNTS RECEIVABLE(A)	.00	.00	.00
205-183000	BUILDINGS(A)	.00	.00	.00
205-111160	CDA; F&M BANK SVGS(A)	.00	.00	.00
205-111200	CDA; INVESTMENTS(A)	64,455.25	.00	-64,455.25
205-182000	LAND(A)	.00	.00	.00
205-188900	ACCUMULATED DEPRECIATION(A)	.00	.00	.00
205-121100	CDA; SUBSIDY FROM CITY(A)	.00	.00	.00
205-111111	CDA; TREASURER' S CASH(A)	11,922.82	.00	-11,922.82
	Total Asset:	76,378.07	.00	-76,378.07
205-312000	CDA; INVESTED IN CAP ASSETS(Q)	.00	.00	.00

205-342000	CDA; FUND BALANCE(Q)	-92,739.33	.00	92,739.33
	Total Equity:	-92,739.33	.00	92,739.33
205-560000-112	CDA; OVERTIME(E)	.00	.00	.00
205-560000-113	CDA; PART-TIME STAFF(E)	.00	.00	.00
205-561000-348	CDA; CONTINGENCY(E)	.00	.00	.00
205-568000-620	PRINCIPAL(E)	.00	.00	.00
205-561000-333	CDA; EDUCATION/TRAINING(E)	1,327.00	2,000.00	673.00
205-560000-111	CDA; DIRECTOR(E)	7,889.69	26,657.73	18,768.04
205-561000-291	CDA; BUSINESS INTERNSHIP PRGRM(E)	.00	.00	.00
205-560000-156	CDA; LONG TERM DISABILITY(E)	26.56	93.30	66.74

205-560000-154	CDA; HEALTH,DENTAL,VISION INS(E)	1,654.71	5,286.15	3,631.44
205-560000-155	CDA; LIFE INSURANCE(E)	27.83	21.65	-6.18
205-561000-311	CDA; POSTAGE (E)	5.18	100.00	94.82
205-561000-318	CDA; MARKETING & ADVERTISING(E)	.00	2,500.00	2,500.00
205-561000-319	CDA; FACADE IMPROVEMENT PRGM(E)	3,297.00	32,500.00	29,203.00
205-561000-334	CDA; MEMBERSHIP DUES(E)	175.00	600.00	425.00
205-560000-152	CDA; RETIREMENT(E)	569.02	1,919.36	1,350.34
205-561000-351	CDA; ENERGY INDEP GRANT EXP(E)	.00	.00	.00
205-561000-321	CDA; BUSINESS APPRECIATION(E)	.00	.00	.00

205-561000-346	CDA; WEBSITE SUPPORT/DESIGN(E)	1,430.66	2,000.00	569.34
205-560000-151	CDA; SOCIAL SECURITY(E)	546.70	2,039.32	1,492.62
205-568000-610	CDA; ADMIN FEES(E)	.00	.00	.00
205-511920-348	CDA; BAD DEBT EXPENSE(E)	.00	.00	.00
205-568000-630	INTEREST(E)	.00	.00	.00
205-561000-345	CDA; NEWSLETTER(E)	.00	.00	.00
205-561000-219	CDA; PROFESSIONAL FEES(E)	.00	20,000.00	20,000.00
205-561000-320	CDA; BUSINESS DEV & MARKETING(E)	.00	.00	.00
205-561000-250	CDA; OFFICE EQUIPMENT(E)	.00	.00	.00
205-561000-332	CDA; MILEAGE & EXPENSES(E)	420.06	1,500.00	1,079.94

205-561000-312	CDA; OP SUPPLIES & EXPENSES(E)	.85	200.00	199.15
205-561000-340	CDA; PROPERTY ACQUISITION FUND(E)	.00	.00	.00
	Total Expenditure:	17,370.26	97,417.51	80,047.25
205-213000	CDA; AP ALLOCATED OTHER FDS(L)	.00	.00	.00
205-217000	CDA; ACCURED WAGES(L)	.00	.00	.00
205-252000	CDA; DEFERRED REVENUE(L)	.00	.00	.00
205-212000	CDA; ACCOUNTS PAYABLE(L)	.00	.00	.00
205-257000	CDA; DUE TO WATER & LIGHT(L)	.00	.00	.00

205-161000 CDA; PREPD EXPENSES(L) .00 .00 .00

205-211000 CDA; ACCOUNTS PAYABLE -
OTHER(L) -306.66 .00 306.66

**Total
Liability:**

-306.66 .00 306.66

205-484810-000 CDA; MISC.
INCOME/REVENUES(R) -108.63 -200.00 -91.37

205-484820-000 CDA; INTEREST ON
INVESTMENTS(R) -593.71 -3,100.00 -2,506.29

205-421000-200 CDA; CONTRIBUTION FROM
W&L(R) .00 .00 .00

205-421240-000 CDA; TIF #4
CONTRIBUTION(R) .00 -8,500.00 -8,500.00

205-454520-000 CDA; ADMINISTRATIVE
FEES(R) .00 .00 .00

205-421000-100	CDA; CONTRIBUTION FROM SEWER(R)	.00	.00	.00
205-492100-000	CDA; TSF FROM GENERAL FUND(R)	.00	.00	.00
205-454550-000	CDA; CONTRACTED SERVICE FEES(R)	.00	.00	.00
205-421000-000	CDA; CONTRIBUTION FROM CITY(R)	.00	-46,124.44	-46,124.44
205-492200-000	CDA; TSF FROM SURPLUS FDS(R)	.00	.00	.00
205-421000-300	CDA; CONTR FROM CABLE FD(R)	.00	.00	.00
205-421000-400	CDA; CONTR FROM ROOM TAX FD(R)	.00	-14,142.86	-14,142.86
205-421246-000	CDA; TIF #6 CONTRIBUTION(R)	.00	-8,500.00	-8,500.00

205-484816-000	CDA; DONATED BUS INTERN PRGM(R)	.00	.00	.00
205-421245-000	CDA; TIF #5 CONTRIBUTION(R)	.00	-8,500.00	-8,500.00
205-494950-000	CDA; INVESTMENT FUNDS(R)	.00	.00	.00
205-421242-000	CDA; CONTRIBUTION FROM TIF #3(R)	.00	.00	.00
205-454560-000	CDA; MKTG & ANNUAL BUS DINNER(R)	.00	.00	.00
205-421000-500	CDA; PYMT FROM ADAMS ADVERTIS(R)	.00	.00	.00
205-484870-000	CDA; SALE OF PROPERTY(R)	.00	.00	.00
205-421247-000	CDA; TIF #7 CONTRIBUTION(R)	.00	-8,500.00	-8,500.00

205-484860-000	CDA; RENT OF PROPERTY(R)	.00	.00	.00
205-484815-000	CDA; DONATED - WPPI-DT FACADE(R)	.00	.00	.00
205-414110-000	CDA; SUBSIDY FROM CITY(R)	.00	.00	.00
	Total Revenue:	-702.34	-97,567.30	-96,864.96
	Total 205 - COMMUNITY DEVELOPMENT AUTHORIT:	.00	-149.79	-149.79

Percent Budget

100.00%

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Agenda Item Report

Meeting Type: Community Development Authority

Meeting Date: May 18, 2026

Item Title: Consider and take action regarding reimbursement of a façade grant awarded to MP's Town Tap for new signage (CC 3/3/26)

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

The Community Development Authority (CDA) had forwarded to the Council a façade grant application, among others, that was ultimately awarded at the Council's March 3rd meeting. MP's Town Tap had applied for a project that includes a new sign for a total cost of \$13,485.50 according to a quote that was provided. Staff was informed that the quote provided is an invoice, and that MP's is making payments on the sign for 36 months as of March 4, 2025. MP's had paid \$1,829 up front and is making payments on the remaining balance. MP's was made to reapply for a façade grant after their 2025 grant that included both tuckpointing and the new sign was split into separate projects with just the tuckpointing considered at the time.

The façade grant requires a paid-in-full receipt / invoice to be provided along with proof of project completion prior to reimbursement. MP's has installed the new sign and has inquired about being reimbursed. Staff is looking for direction regarding reimbursement of the project due to MP's ongoing payment plan. Staff would recommend possible reimbursement pending at least half of the payments been made in the 36-month payment plan and with a condition to use the reimbursement to pay for the signage.

It may be necessary to tweak the façade program requirements to either allow or disallow projects on payment plans.

List all Supporting Documentation Attached:

- Suntronix Purchase Order Receipt
- Photo of new sign at MPS

Action Requested of the CDA:

Determine if MP's will receive reimbursement for its façade grant award and when reimbursement shall take place

Strategic Plan Objective:

New signage at MP's Town Tap





Agenda Item Report

Meeting Type: Community Development Authority

Meeting Date: May 18, 2026

Item Title: Consider and take action regarding marketing materials

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

Detailed Description of Subject Matter: Hard copy samples of the marketing documents will be provided at the meeting. They include:

- Asset Map
- Tif map
- Business Park District maps – several
- Executive summary
- Regional Map

List all Supporting Documentation Attached: None

Action Requested: Feedback