Community Development Authority Meeting Minutes

Monday, May 18, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call to Order

Meeting was called to order by Meyers at 6:30pm.

Determination of Quorum

A quorum of membership present included Decker, Meyers, Lawson, Elling, and Hackman. Staff liaisons Kornmann and Bennett were also present.

Notice of Open Meeting

Kornmann acknowledged that the meeting was posted according to law.

Approval of Agenda

Lawson motioned to approve the agenda; Decker seconded the motion. The motion was carried by unanimous vote.

Consent Agenda

Lawson motioned to approve the Consent Agenda that includes the meeting minutes from April 20, 2026, and CDA budget summary as presented. Elling seconded the motion.

There was discussion about CDA investments and Treasurer's Cash line items. Both are additional revenue lines. There was clarification that the revolving loan fund is outside of CDA funding and clarification needed regarding how the transfer fund balance is used pending 2026 facade grant reimbursements.

The motion was carried by unanimous vote.

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)

   Kornmann recapped the situation involving MP's Town Tap utilizing a payment plan with a vendor for the new signage as part of their 2026 facade grant. The program stipulates that reimbursements are tied to proof of project completion and that the project is paid in full. There was discussion as to how this differs from traditional lending sources. Additionally, possible tweaks to the program could be made.

   No action was taken. Staff was given direction to apply the current policy but let MP's know of possible ways to speed up the process due to the project being completed.

4. Consider and take action regarding feasibility study for the redevelopment of 1149 W James Street

   Kornmann presented projected costs and assessments based on data collected from other communities on similar sized property. Kornmann highlighted challenges of finding the right developer, additional tax increment financing (TIF), and possible parking and stormwater on the property. Kornmann noted three options for the property as commercial, residential, and mixed-use.

Staff will bring a full feasibility report draft to the next CDA meeting for review.

5. Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant (CDI) Resolution of Support Policy

   Kornmann highlighted the change from a resolution format to a policy format due to the City Clerk's recommendation. The policy could establish how multiple applications for resolution of support are handled. Kornmann noted that Community Development Investment grants can support development projects such as the 1149 W. James St.

6. Consider 2027 Budget priorities

   Kornmann highlighted potential timeline for the budget process and wanted to get ahead of the 2027 budget and mentioned several projects such as the hotel feasibility study due to business requests. Kornmann noted the new municipal center that could include a new city hall with a possibility that the current city hall could be an event venue with could be attractive to a new hotel. There was discussion of how to leverage the existing hotel study. Kornmann will forward a copy of the previous hotel study to the CDA members.

   Other possible budget items may include increasing the facade grant and the potential to host a future line item in which the City as an organization would use to help a support large local event.

   Kornmann noted that the website line item will likely be removed as part of a streamlined accounting process.

   Kornmann provided an update regarding the development marketing materials. The CDA noted that more effort is needed for business attraction and retention.

Future Agenda Items

There were no new items to add to future agendas.

Adjourn

Lawson motioned to adjourn the meeting; seconded by Decker. There was no discussion. The motion was carried by unanimous vote.

The meeting was adjourned at 8:07pm

** 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 **