# Community Development Authority Meeting Minutes

**Monday, February 16, 2026 at 6:30 PM**

**Columbus City Hall – 105 N. Dickason Boulevard**

**COLUMBUS**
WISCONSIN

---

**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 **