



Feasibility Redevelopment Study

1149 W. James Street

Community Development Authority
City of Columbus

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EXECUTIVE SUMMARY

The property owned at 1149 W. James Street has development potential due to its location on in the west commercial corridor of the city and its proximity to State Highway 151. Despite these advantages, challenges exist and limit the extent to how the property can be developed. At only 1.65 acres, the space available is limited when accommodating things like parking and storm water management. Acquiring additional properties is also challenging in time, money, and willing sellers. Furthermore, property acquisition costs make cost recovery very challenging when looking at the return on investment and the number of years left in TID #5.

The Community Development Authority recommends that the property be redeveloped as a multi-use retail/office development project. This approach is the quickest way to return the property to the tax rolls and add quality commercial space in a popular commercial corridor of the city. Past inquiries demonstrate the demand for small retail/office spaces. CDA recommends demolishing the building creating a green development site that will be much more attractive as a site. The building requires significant invest and a new building will add more value and attractiveness to developers. An RFP could include an additional option for consideration of possible upper level residential uses.

CDA recommends demolishing the building fall of 2026 and marketing the project through a request for proposals. This RFP process would allow for the city to enter into a development agreement and negotiate high quality façade designs facing James Street and Meister Drive. A completed redevelopment could be in finished in early 2028. Tax incremental financing could be utilized for financing demolition, sidewalk/curb/gutter on Meister Drive, and incentivizing a quality development project.

Community Development Authority – July 20, 2026

TABLE OF CONTENTS

➤ Feasibility Study	2
a. Site conditions	3
b. Land use	4
c. Market analysis	7
d. Development Partners	11
e. Financing tools and programs	12
f. Next Steps	14
➤ Appendix	17
a. Overview/base map	
b. Ownership/adjacent properties map	
c. Infrastructure map	
d. Asbestos inspection report	
e. Traffic counts 2024 – Wisc. DOT	
f. Certified survey map	
g. Workforce report	
h. Feasibility worksheets	

FEASIBILITY STUDY FOR REDEVELOPMENT

1149 W. JAMES STREET

Site Conditions & Infrastructure Analysis

Site Overview and Topography

- **Acreage:** The subject property encompasses 1.65 total acres.
- **Topography:** The parcel features a flat terrain, which simplifies grading and site preparation.
- **Existing Structure:** An approximate 26,000-square-foot commercial building occupies the site.
- **Prior Land Use:** The facility formerly operated as an automotive dealership, utilizing the space for vehicle sales and mechanical service.

Traffic and Access Management

- **Road Frontage:** The site features dual frontage on West James Street and Meister Drive.
- **Traffic Volume:** West James Street experiences relatively high traffic counts. (See traffic count map in appendix)
- **Highway Connectivity:** High volumes stem from its status as a state highway and a key connector to State Highway 151.
- **Traffic Data Location:** Specific traffic count details are documented on the map located in the Appendix.
- **Primary Access Constraint:** Future site access should be strictly limited to Meister Drive. Driveway placement may be needed to be adjusted from current locations.
- **Jurisdictional Control:** West James Street functions as a connecting highway carrying State Highways 16 and 60.
- **Regulatory Oversight:** The City of Columbus maintains management authority over this section of the corridor.

Utilities and Infrastructure

- **Water Service:** Municipal water lines currently service the property.
- **Sanitary Sewer:** City sewer infrastructure connects directly to the site.
- **Stormwater Management:** Municipal stormwater systems support the parcel's runoff needs.
- **Streets:** Sidewalks, curb and gutter is not located on the Meister Drive portion of the property and will need to be added as part of the redevelopment project.

Environmental Conditions

- **Assessment Status:** A Phase I Environmental Site Assessment (ESA) has been completed for the property. Also an asbestos report that is attached in the appendix.
- **Identified Materials:** The assessment identified minor quantities of asbestos within the existing structure.
- **Development Impact:** The present asbestos levels are minimal and will not hinder standard demolition or redevelopment activities.

Surrounding Land Use and Adjacencies

- **Neighboring Properties:** The parcel shares borders with three active commercial operations. See adjacent property maps in the appendix. Across West James Street
- **Adjacent Businesses:** Neighboring uses include a vehicle detailing business, storage units, and a Columbia County highway shop. To the west across Meister Drive is Dollar Tree. Across W. James Street is Roberts Manufacturing, PowerGistics, and Fisk Tank Carrier.

Land Use Feasibility Analysis

Multi-Family Residential

Market & Site Alignment

- **Traffic Impact:** High traffic on West James Street introduces potential noise concerns for residents.
 - **Access Factors:** Limiting vehicle access to Meister Drive creates a safer, quieter residential entrance away from the highway.
 - **Compatibility:** Proximity to the county highway shop and industrial storage units reduces the site's residential curb appeal.
 - **Site Layout:** The flat 1.65-acre footprint easily accommodates multi-family parking, green space, and standard setbacks. Parking spaces are dependent on building size and number of residential units.
 - **Infrastructure Capacity:** Existing city water and sewer lines reduce upfront utility expansion costs for high-density housing. Storm water mitigation would be needed and would add to reduced development opportunities on the site.
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Retail

Market & Site Alignment

- **Visibility Advantage:** High traffic counts on the STH 16/60 corridor offer excellent visibility for a retail storefront.
 - **Highway Connectivity:** Proximity as a connector to STH 151 ensures a steady flow of regional, drive-by consumers.
 - **Access Hurdles:** Restricting access to Meister Drive prevents direct highway turn-ins, which can frustrate retail shoppers.
 - **Parcel Size:** A 1.65-acre lot is ideal for standalone retail, a convenience store, or a small multi-tenant strip.
 - **Site Preparation:** The flat terrain and pre-existing 26,000 sq ft footprint minimize grading expenses for parking lots. However the building may be demolished.
-

Office

Office (Professional / Medical)

- **Zoning Compliance: Permitted Use.** Professional, financial, and medical office buildings are standard permitted uses within commercial districts.
- **Commuter Access:** Regional connectivity via STH 16/60 and STH 151 makes the site highly accessible for staff and clients.
- **Traffic Alignment:** Unlike retail, office uses are destination-driven, meaning the Meister Drive access restriction will not hurt business.
- **Environmental Buffer:** A professional office serves as an ideal transitional land use between the highway corridor and the heavy county shop adjacent.

Market & Site Alignment

- **Regional Connectivity:** Easy highway access makes the site convenient for employees and visiting clients.
- **Access and Safety:** Meister Drive provides a low-stress, controlled intersection for daily commuter entry and exit.
- **Environmental Factors:** The minor asbestos findings pose no long-term hurdle once standard abatement is complete.
- **Buffering Capabilities:** An office building acts as an excellent transitional buffer between neighboring industrial and commercial uses.
- **Space Constraints:** The 1.65-acre size limits large-scale corporate office parks but perfectly fits a localized medical or professional suite.

Industrial

Market & Site Alignment

- **Zoning Synergy:** The site matches the industrial character of the adjacent county highway shop and storage units.
 - **Logistical Challenges:** Restricting truck traffic to Meister Drive complicates immediate highway merging for large freight vehicles.
 - **Infrastructure Benefits:** Existing municipal stormwater and robust city utilities readily support light manufacturing operations.
 - **Site Size Constraints:** Modern industrial operations typically require larger acreage for fulfillment centers and extensive truck staging.
 - **Building Reuse Potential:** The existing 26,000 sq ft automotive service facility translates well into light industrial or flex space. However, existing roof conditions would require replacement. The overall quality of the existing building lends itself better to a demo and rebuild option.
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Commercial Zoning Alignment Analysis

Retail

- **Zoning Compliance: Permitted Use.** Retail operations align perfectly with current commercial zoning, requiring no zoning changes or conditional use permits.
 - **Visibility Advantage:** High traffic counts on West James Street offer premium exposure for regional and local shoppers.
 - **Access Challenges:** The restriction to Meister Drive limits impulse drive-by turns, but the flat terrain allows for highly visible signage.
 - **Site Capacity:** The 1.65-acre footprint easily supports a freestanding footprint or a multi-tenant strip center with compliant parking ratios.
-

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Multi-Family Residential

- **Zoning Compliance: Conditional Use or Rezoning Required.** Multi-family development typically requires a rezoning to a residential district (such as Multi-Family Residential) or a Conditional Use Permit (CUP) within a commercial district. The new zoning categories in 2027 will allow for mixed uses in Commercial Corridor zoning districts.
 - **Buffer Requirements:** Transitional buffering (such as privacy fencing or dense landscaping) will likely be mandated along boundaries shared with the adjacent county highway shop and storage units.
 - **Design Considerations:** The flat 1.65-acre layout accommodates the multi-family parking ratios and stormwater retention.
-

Industrial (Light Industrial / Flex Space)

- **Zoning Compliance: Non-Compliant / Rezoning Required.** Industrial uses are typically prohibited in commercial zones and would require a comprehensive rezoning to a Light Industrial classification.
 - **Surrounding Context:** While it matches the operational nature of the neighboring county highway shop, city planners often resist rezoning prominent highway-facing commercial corridors to industrial use.
 - **Adaptive Reuse Potential:** The existing 26,000 sq ft former auto-service building is structurally ideal for commercial flex/light assembly, but its street-facing frontage makes it a target for higher-tax-yielding commercial uses. Its overall condition limits the attractiveness for re-investment.
 - **Logistical Friction:** Restricting truck traffic to Meister Drive creates secondary turning movements onto the state highways, which may face scrutiny during the industrial rezoning review.
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Market Analysis

Multi-Family Residential Market Feasibility Analysis

Regional Corridor Dynamics

- **The Madison Orbit:** Columbus sits directly within the expanding economic pull of the City of Madison.
 - **Commuter Flow:** The US Highway 151 corridor acts as a vital daily commuter spine between Madison and Beaver Dam.
 - **Affordability Capture:** Rising housing costs in Dane County push workforce renters outward toward Columbia and Dodge counties.
 - **Columbus Position:** Columbus offers a strategic, lower-cost suburban alternative with direct highway access for regional commuters.
-

Site-Specific Headwinds

- **Severe Traffic Noise:** The site sits on West James Street, which is a high-volume connector to US Highway 151.
 - **Acoustic Strain:** Constant state highway traffic (STH 16/60) compromises the quiet environment required for premium residential units.
 - **Industrial Blight:** The site directly borders a Columbia County highway shop, storage units, and a detailing business.
 - **Poor Curb Appeal:** These heavy commercial adjacencies create negative visual and operational buffers for potential renters.
 - **Access Friction:** Forcing all residential traffic to enter and exit solely via Meister Drive limits transit fluidity during peak hours.
-

Commercial Retail & Office Market Analysis

Regional Corridor Context (US Highway 151)

- **The Greater Madison Inflow:** As a strategic secondary node along the US Highway 151 spine, Columbus capitalizes on commercial decentralization moving outward from Dane County.
- **Interstate and Regional Bridging:** The corridor serves as a high-velocity link between the Madison metro market and industrial/retail centers to the north like Beaver Dam.

- **Commercial Traffic Capture:** High traffic counts along the STH 16/60 connecting highway channel substantial regional baseline volumes directly past the subject property.
 - **Commuter Trade Area:** The site acts as a logical pass-by destination for suburban workforce commuters moving daily along the US-151 ribbon.
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Market Demand and Opportunities

- **Underserved Retail Catchment:** Columbus exhibits a retail gap in destination-oriented and regional retail options, as a percentage of local capital leaks to larger neighboring hubs.
- **High-Exposure Advantage:** Frontage along West James Street offers premium signage exposure to capture daily drive-by consumer impressions. [1]
- **Footprint Scalability:** The flat 1.65 acres is an ideal parcel size for freestanding retailers, quick-service sub-anchors, or multi-tenant strip commercial projects. [1]
- **Zoning and Speed-to-Market:** Retaining the current **Commercial** classification allows immediate site layout design and permitting without public rezoning delays.

Site and Traffic Constraints

- **The Meister Drive Bottleneck:** Restricting vehicular ingress/egress solely to Meister Drive prevents direct highway "right-in, right-out" turn movements.
 - **Impact on Impulse Retail:** Convenience stores, fuel stations, and fast-casual concepts suffer from this restriction, as convenience shoppers bypass sites requiring secondary turning steps.
 - **Mitigation Strategy:** The site must focus on Destination Retail/Service/office (e.g., specialty showrooms, home furnishings, or major brand equipment sales) where buyers intentionally seek out the location. [1]
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Commercial Office Market Analysis

Market Demand and Opportunities

- **Boutique and Medical Office Demand:** Decentralized, localized professional space—specifically outpatient medical clinics, financial services, and insurance suites—remains stable across secondary Wisconsin submarkets.
- **Destination-Driven Strength:** Office clients and employees do not rely on impulse highway turn-ins; they navigate directly to an address, neutralizing the Meister Drive access constraint.

- **Acoustic and Environment Alignment:** Unlike residential development, standard commercial office hours mirror the operational schedules of the adjacent detailing shop and county highway garage.
- **Transitional Land-Use Cushion:** A well-designed office building functions as an optimal transitional buffer between the state highway corridor and nearby local districts.

Site and Traffic Constraints

- **Space-Driven Caps:** Modern corporate campus designs are restricted by the 1.65-acre boundary, capping the total buildable square footage when factoring in required surface parking and stormwater basins.
- **Acoustic Considerations:** While less sensitive than residential structures, office buildings will still require standard sound-insulated glass along the West James Street facade to mitigate highway decibels.

Market Feasibility Matrix

<u>Evaluation Criteria</u>	<u>Commercial Retail (Destination-Based)</u>	<u>Commercial Office (Professional / Medical)</u>
Market Demand	Moderate-High (Captures regional corridor leakage)	Moderate (Driven by localized and regional services)
Zoning Alignment	Excellent (Permitted use by right)	Excellent (Permitted use by right)
Access Vulnerability	Moderate (Hurts impulse retail; acceptable for destination uses)	Low (Destination-driven; Meister Drive entry is highly viable)
Adjacency Compatibility	High (Blends smoothly with surrounding commercial uses)	High (Acts as an ideal urban transitional buffer)
Value Maximization	Highest potential yield per square foot for the land	Stable, predictable long-term yield with minimal traffic friction

Mixed-Use (Residential/Commercial) Market Analysis

Developing a mixed-use building with commercial space on the ground floor and residential apartments above is a popular modern urban strategy. However, analyzing this concept in the context of the City of Columbus and the US Highway 151 corridor reveals structural friction that severely limits its market viability at 1149 West James Street.

Macro Market Demand (The Regional Pull)

- **The Highway 151 Commuter Target:** The demand for residential housing along the Highway 151 ribbon is strong. Affordability pressures in Dane County drive workforce renters outward toward Columbus.
 - **The Live-Work-Play Trend:** Mixed-use designs successfully capture younger professionals and downsizers who favor walkable, integrated lifestyles.
 - **Commercial Absorption Support:** The commercial component theoretically benefits from an immediate, built-in customer base of residents living directly upstairs.
-

Local Micro-Market Constraints (Site-Specific Realities)

1. Severe Spatial Conflict (The Vertical Disconnect)

- **Highway Exposure vs. Living Quality:** Commercial real estate thrives on high visibility and heavy vehicle traffic. Residential real estate demands quiet, privacy, and safety.
- **Acoustic Strains:** Forcing residents to live directly above a commercial zone on a noisy state highway corridor (STH 16/60) creates a major tenant retention problem.
- **Flawed Transitional Buffer:** While a pure commercial office building acts as an excellent structural buffer shielding nearby neighborhoods, a mixed-use building puts vulnerable residents directly into the high-decibel highway zone.

2. Adjacency Issues and Inferior Curb Appeal

- **The Industrial View:** The upper-level apartment windows would look directly down into an active Columbia County highway shop, storage units, and a detailing business.
- **Depressed Rental Ceilings:** The average rent in Columbus sits around \$1,007 to \$1,488 per month. Due to the severe lack of residential curb appeal and heavy industrial neighbors, a developer could not command top-of-market rents to offset the high cost of mixed-use construction.

3. Logistical & Regulatory Bottlenecks

- **The Ingress/Egress Clash:** Restricting all vehicular traffic strictly to Meister Drive creates internal operational friction. Standard delivery trucks servicing the ground-floor retail would share a singular, restricted entrance with residents trying to park or exit during peak commute hours.
- **Complex Zoning Variances:** While the ground floor complies with the Commercial zone, adding vertical multi-family density requires a Conditional Use Permit (CUP) or complex rezoning. This subjects the developer to municipal pushback and public density hearings.

Financial and Market Feasibility Summary

Conclusion: Market Infeasible (High Cost, Compressed Returns)

A mixed-use development at 1149 West James Street is **market-infeasible due to site-specific physical and environmental constraints**.

<u>Mixed-Use Component</u>	<u>Market Performance</u>	<u>Site-Specific Feasibility</u>
Ground-Floor Commercial	Moderate-High	Successful if limited to destination-driven office/retail uses that absorb the Meister Drive restriction.
Upper-Floor Residential	Low	Highly compromised by highway decibels, lack of green space, and industrial adjacencies.
Combined Project ROI	Deficient	High construction costs (elevator shafts, acoustic mitigation, fire walls) cannot be recovered by the low rental yields of this location.

Strategic Recommendation

Mixed-use properties in Columbus are highly successful when located in the **historic downtown commercial core**, where walkable infrastructure already exists. For 1149 West James Street, the market overwhelmingly favors a clean break from residential. The site should be utilized strictly for single-use, destination-driven commercial or professional space.

Potential Developer Partners

Local Businesses Options.

- Valido- local developer that does both commercial and residential development in the region.
- Kaba Bah – Local property owner that has redeveloped downtown properties in Columbus and the region.
- Matt Faust – Local business owner that has expressed an interest in the property.
- Jeff Zittel – local business owner that has also renovated other commercial properties in this corridor of Columbus.

Flad Development & Investment Corp.

- **Specialization:** Highly acclaimed for upscale neighborhood shopping centers, specialty multi-tenant strips, and medical office buildings.

- **Design Focus:** Flad is a premier target due to their strict focus on "attractive facades." Their projects prioritize high-end architectural aesthetics, stone/brick masonry, integrated landscaping, and premium signage.
- **Corridor Experience:** Highly active across secondary Dane County and surrounding county corridors.

Livesey Company

- **Specialization:** One of the most active commercial developers in south-central Wisconsin, managing over 1.5 million square feet of space.
- **Design Focus:** Experts at building and leasing high-visibility, single-story multi-tenant retail and restaurant structures along state highway spines.
- **Project Profile:** Their projects seamlessly blend destination retail anchors with small service/office footprints, matching the physical capability of a 1.65-acre lot.

Kraemer Development

- **Specialization:** Based nearby in Middleton, Wisconsin, specializing in mid-sized suburban commercial property development.
- **Design Focus:** Highly experienced in executing one-story medical clinics, regional bank branches, and professional strip layouts that require clean, modern curbside aesthetics.
- **Access Mastery:** Well-versed in negotiating and planning parking lot flows with restricted highway entrances similar to the Meister Drive setup.

MIG Commercial Real Estate

- **Specialization:** Full-service development, property management, and investment firm focused extensively on office and retail hubs.
- **Design Focus:** Experienced in developing localized multi-tenant professional properties. They possess the necessary financial capacity to handle rapid demolition, fast site prep, and vertical completion.

Holtz Builders

- Lake Delton builder has experience in commercial, industrial, and multi-family projects.
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Financing tools, grants, and/or incentives:

To transition 1149 West James Street from an underutilized former automotive dealership into a high-yielding destination commercial or office asset, a layered capital stack combining local public incentives and private capital. The planned full demolition of the existing 26,000-square-foot facility serves as the primary catalyst, eliminating localized blight and removing minor asbestos liabilities. The implementation of specific

financing mechanisms will bridge the gap between demolition expenses and final site delivery.

1. Local Incentives: Tax Incremental Financing (TID #5)

The subject property is positioned to leverage City of Columbus Tax Incremental District (TID) No. 5, established as a mixed-use development district.

- **Mechanic of Growth:** By utilizing Tax Incremental Financing (TIF), the City captures the property tax revenue generated by the "increment"—the difference between the site's current depreciated automotive lot base value and its post-redevelopment commercial valuation. Acquiring additional property for redevelopment in most scenarios does not make fiscal sense.
 - **Incentive Allocation:** This captured revenue increment can fund developer incentives via a Pay-As-You-Go (PAYGO) structure or upfront municipal borrowing.
 - **Eligible Allocations:** TIF proceeds will specifically target the high-cost infrastructure burdens of the project, including site preparation, upgrading on-site city water and sewer utilities, installing storm water systems, and constructing safe, access-compliant turnarounds on Meister Drive.
-

2. Front-End Capital Deployment: Cable Fund Balance for Demolition

While TIF capital relies on long-term property tax generation, the project requires an immediate cash injection to initiate full structural demolition and asbestos abatement.

- **Strategic Fund Repurposing:** The City can deploy unallocated reserves from its municipal **Cable Fund Balance** to clear front-end capital hurdles. This pool, derived from local cable television franchise fees and managed via the City's Cable Commission, provides non-general fund liquidity.
 - **The Inter-Fund Mechanism:** Operating as an upfront internal loan or a direct municipal capital improvement expenditure, this fund balance will be drawn down to pay contractors for structure teardown and environmental remediation.
-

3. State-Level Capital: WEDC Idle Sites Redevelopment Grant

While the city could can pursue the Idle Sites Redevelopment Program administered by the Wisconsin Economic Development Corporation (WEDC), the likelihood of success is very low.

- **Eligibility Alignment:** This grant explicitly targets vacant, underutilized, or contaminated commercial and industrial parcels where redevelopment is restricted by existing site conditions. While standard WEDC program rules favor properties over 4 acres, the state allows significant exceptions for sub-parcels located within critical commercial corridors.
- **Corridor Prioritization:** Given that 1149 West James Street sits on a high-exposure connecting highway (STH 16/60) that feeds directly into the vital US Highway 151 commuter corridor, it fits the description of a target commercial corridor.
- **Funding Application:** A successful WEDC award will unlock matching grant dollars to offset demolition costs, directly padding the project's bottom-line feasibility while insulating local taxpayers from financial risk. However since the site is only 1.65 acres, this option is very likely not an option to consider pursuing.

Next Steps

To transform the 1.65-acre parcel at 1149 West James Street into a taxable, high-performing commercial asset, the City of Columbus and its development partners will execute a structured four-phase critical path. This timeline safely sequences environmental remediation, municipal divestment, and private construction to maximize local economic productivity.

Phase 1: Structure Clearance and Site Preparation (Fall 2026)

- **Asbestos Abatement:** Licensed environmental contractors will initiate targeted asbestos containment and removal protocols inside the 26,000-square-foot former auto dealership.
- **Complete Demolition:** Heavy machinery will clear the existing structure down to the slab, followed by foundations extraction and necessary utility capping. Estimates from last year have demo costs ranging from \$125,000 to \$150,000.
- **Site Delivery:** By late autumn, the site will be fully remediated, graded flat, and brought to a stable shovel-ready state. This timing ensures that heavy excavation occurs before the winter ground freeze.

Phase 2: Public Solicitation and Request for Proposals (Early 2027)

- **RFP Issuance:** The City of Columbus will issue a formal Request for Proposals (RFP) targeting regional commercial developers.
 - **Target Criteria:** The solicitation package will explicitly specify destination-driven commercial retail, medical offices, or professional suites as the preferred land uses.
 - **Access Restraints:** The RFP will mandate that all architectural configurations align with the Meister Drive traffic access restriction and provide proper screening buffers against adjacent industrial users. Creation of curb, gutter, and sidewalks.
-

Phase 3: Developer Selection and Property Transaction (First/Second Quarter 2027)

- **Proposal Review:** City staff and elected officials will score submitted development bids based on total capital investment, job creation metrics, and alignment with TID #5 objectives.
 - **Property Divestment:** Following formal Common Council approval, the city will finalize the real estate sale and execute the deed transfer to the chosen private entity during Q1 or Q2.
 - **Closing Liquidity:** This transactional closing injects capital back into the city, effectively beginning the reconciliation process for any upfront auxiliary funds deployed during Phase 1.
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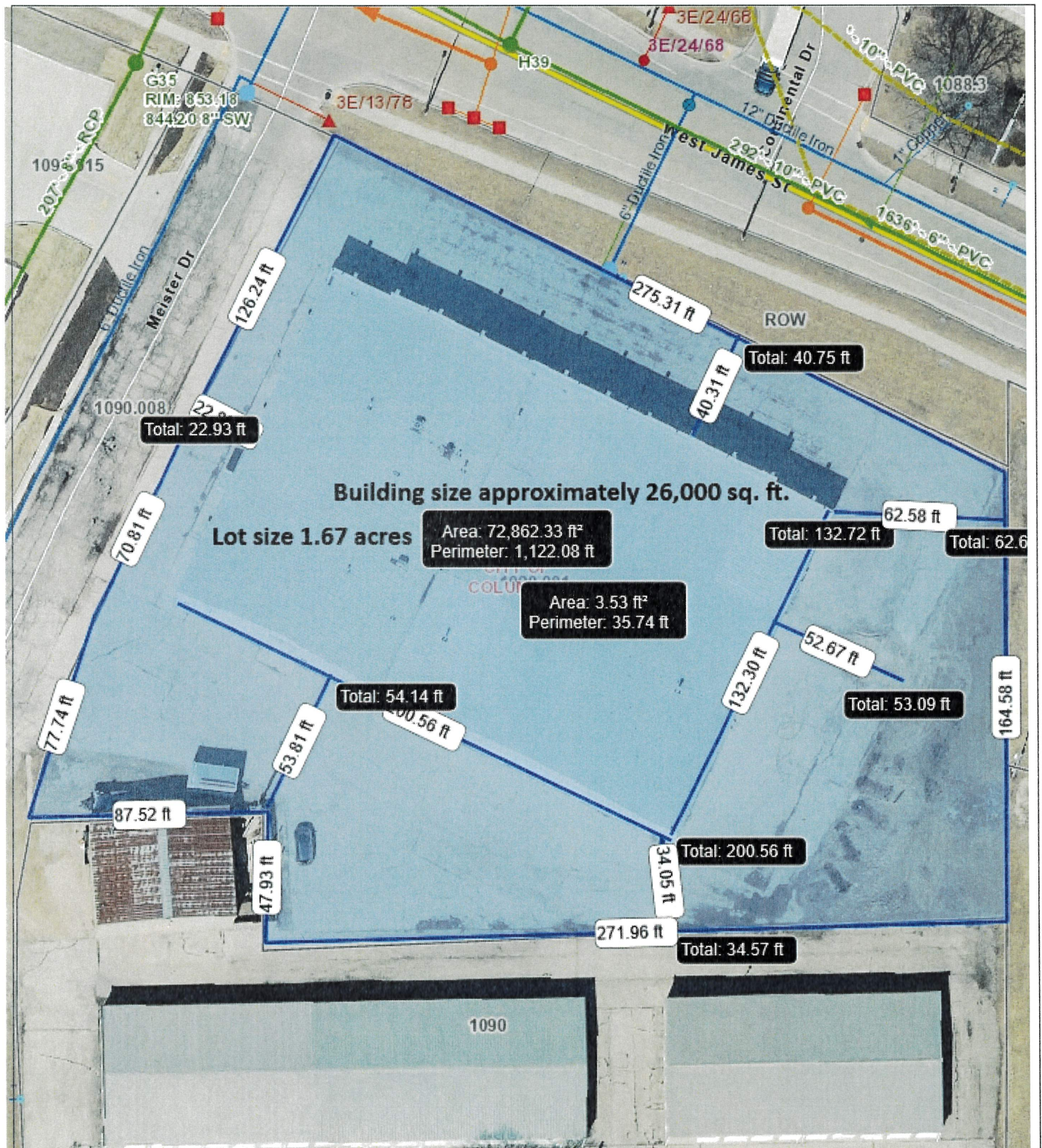
Phase 4: Groundbreaking and Vertical Construction (Second Half 2027)

- **Permitting and Approvals:** The private developer will finalize architectural plans, secure structural building permits, and secure erosion control approvals through the municipal engineering department.
 - **Construction Start:** Heavy grading and foundation pouring will commence in the late summer or early fall of 2027.
 - **Utility Hookups:** Contractors will pull connections from the adjacent municipal water, sanitary sewer, and stormwater mainlines directly onto the parcel.
-

Fiscal Milestone: Tax Roll Integration (January 1, 2028)

- **Assessment Valuation:** In accordance with Wisconsin Department of Revenue regulations, the local assessor will evaluate the property's physical status on **January 1, 2028**.
 - **Capturing the Increment:** Because construction will be actively underway or substantially completed by this target date, the site's total assessed market value will jump dramatically over its original city-owned base value of zero dollars.
 - **TID #5 Activation:** This newly captured commercial value will be formally written onto the tax rolls, officially generating the new tax increments required to fuel TID #5 financial infrastructure and expand the city's long-term tax base.
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APPENDIX



1149 West James Street Property City of Columbus

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The City of Columbus does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 50'

City Of Columbus

105 N Dickason Blvd
Columbus, WI 53925
920-623-5900

Print Date: 3/16/2026



1149 West James Street and Adjacent Properties

City of Columbus

DISCLAIMER:

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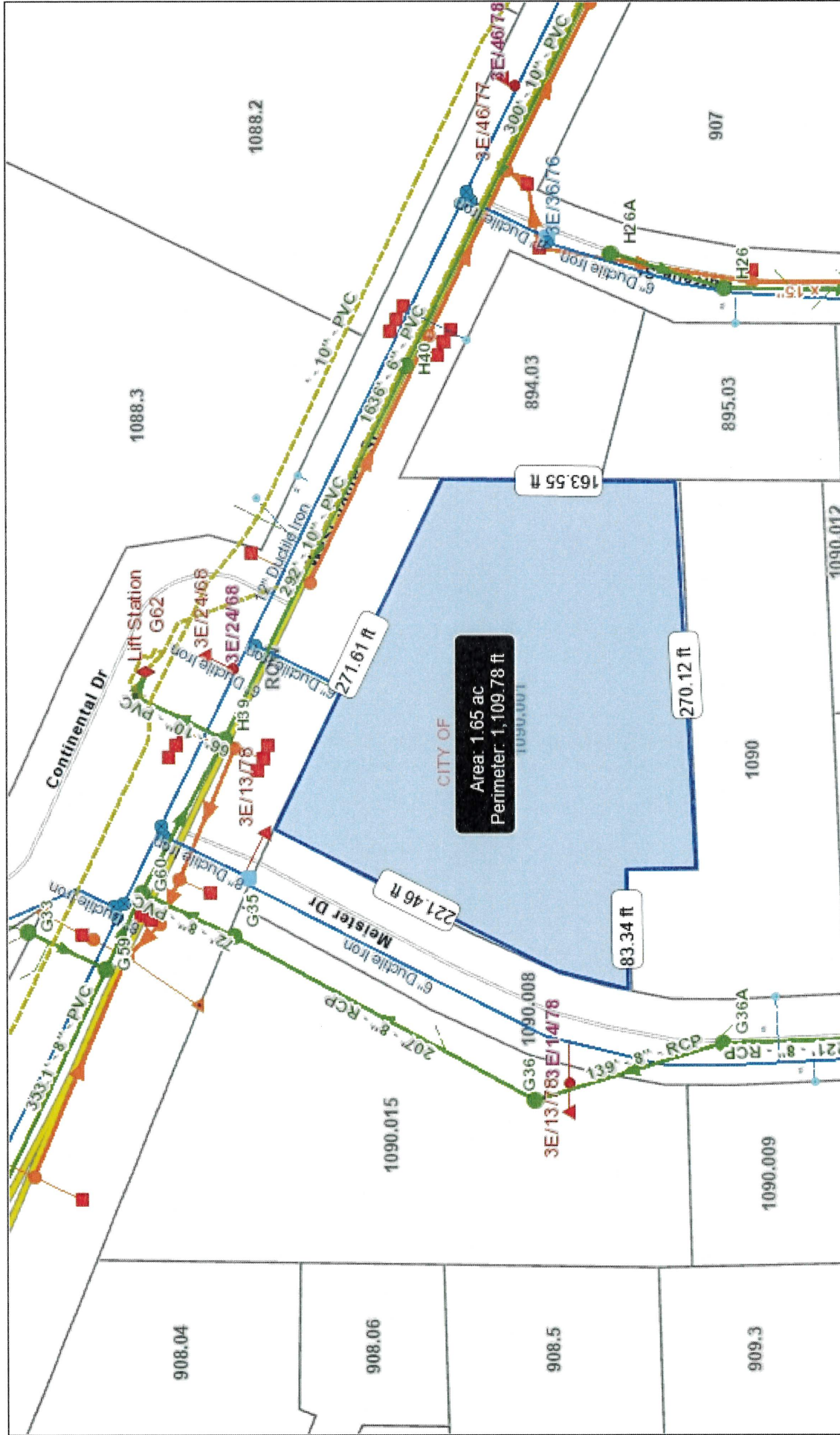
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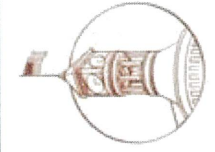
SCALE: 1" = 100'

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Infrastructure
1149 W. James Street



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SCALE: 1 = 100'

Print Date: 6/11/2026



September 28, 2016

Patrick Vander Sanden
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

Re: Asbestos Inspection Report for Countryside Ford Building
Potential Building Demolition at 1149 W James Street, City of Columbus

Dear Patrick:

This letter report summarizes the asbestos inspection conducted on September 15, 2016 at the location referenced above. The purpose of the inspection was to identify and test suspect asbestos containing materials (ACM) associated in the building in accordance with EPA National Emission Standards for Hazardous Air Pollutants (NESHAPS) and the Wisconsin Department of Natural Resources (WDNR) #447 regulation. It is my understanding that the inspection is being performed due to proposed demolition of the structure.

SCOPE OF WORK

The scope of services included an asbestos building inspection that included identification, collection, and analysis of suspect ACM materials.

The building consists of a large metal framed structure on a concrete slab. It is a commercial property with the building divided into several different service areas. The age of the building is unknown. The building has metal siding and a metal roof. The building consists of two parts; the older original half and a newer addition. The older half consists of showroom, service bays, a couple of offices, and a breakroom. The newer addition consists of a new car showroom, service bays, a parts ordering dept., bathrooms, and four offices. The different sections are heated by forced air natural gas furnaces. There is a thermostat located in the old building showroom, between the offices, that contains mercury.

Sampled materials included:

- Floor tiles, sheet flooring, and associated mastics
- Joint compound/glues
- Wallboard and surfacing materials
- Ceiling tiles
- Metal roof sealants and blackjack

ASBESTOS MATERIALS AND MANAGEMENT

Asbestos-containing building materials can generally be grouped into three major types:

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 SOUTH BOULEVARD • BARABOO, WI 53913
(608) 356-2771 • (800) 362-4505 • FAX: (608) 356-2770
www.msa-ps.com

City of Columbus – Countryside Ford
ACM REPORT

- Thermal system insulation
- Surfacing materials
- Miscellaneous materials

Thermal system insulation includes insulating materials on pipes, pipe fittings (valves, tees, etc.), tanks, boiler jacketing, flue and stack insulation, turbine jackets, and similar applications. Surfacing materials include spray or trowel-applied fireproofing and acoustical finishes. Miscellaneous materials include items such as gasket materials, vinyl asbestos floor tile, ceiling tile, adhesive, mastics, and small amounts of packing or caulking material, and roof shingles.

Proper management of ACM depends on whether the material is friable or nonfriable; and if nonfriable, whether it is a category I or II; and if a category I, whether it is a construction and demolition material. Nonfriable materials may become friable during grinding, cutting, burning, crushing and similar operation, including some types of building demolition that may generate and release asbestos fibers. The definitions of asbestos types are as follows:

- Category I nonfriable ACM is defined as packings, gaskets, resilient floor covering and asphalt roofing containing asbestos that cannot be crumbled to powder by hand pressure. Category I ACM is pliable (not brittle), breaks by tearing rather than fracturing, and does not easily release fibers upon breaking.
- Category II nonfriable ACM is defined as any material, excluding a category I nonfriable ACM, containing asbestos that cannot be crumbled to powder by hand pressure. This includes rigid exterior siding and boards known by the trade name Transite. Category II ACM is not pliable, breaks by fracturing rather than tearing, and does release some asbestos fibers upon breaking.
- Friable ACM is defined as any material containing asbestos that can be crumbled to a powder by hand pressure. Common types of friable ACM included pipe insulation and sprayed on or tiled sound insulation materials. Friable ACM has little structural strength and contains asbestos fibers that are readily released upon breaking.

Any material containing greater than one percent asbestos is considered ACM.

SITE INSPECTION

On September 15, 2016, MSA Professional Services, Inc. (MSA) representative David Fitzsimmons (WI#AII-206951) conducted the inspection for accessible suspect ACM. The following tasks have been completed:

- A walk-around assessment was conducted of the furnace with observations of suspect ACM.
- Bulk samples of suspect ACM were collected from representative materials.

City of Columbus – Countryside Ford
ACM REPORT

- Analysis of bulk samples was performed following Environmental Protection Agency (EPA) Method 600/R-93-116 utilizing polarized light microscopy (PLM) techniques. This method determines the percentage of asbestos present and distinguishes the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite and anthophyllite. The laboratory report is attached. One sample with a concentration of <1.0% by PLM was confirmed by the laboratory via a 400 point count procedure.
- Preparation of this asbestos survey report.

PROJECT RESULTS - ASBESTOS

A total of 24 samples of various materials were collected from the building and analyzed to determine if they contain asbestos. Due to multiple layers in some of the samples, a total of 46 analyses were performed. The laboratory results are attached. A table summarizing the results is also attached.

The following asbestos containing materials were detected during this inspection:

- The joint glue between the door frame and the siding of the rear service bay contained 65% Chrysotile.
- The joint glue between the door frame and the cinder block wall of the Old Building Showroom contained 18% Chrysotile.

In addition, the flooring of the Parts Ordering Dept. contained <1.0% by PLM analysis and <0.25% by point counting. Therefore, this material is not considered asbestos containing material by definition.

LIMITATIONS AND REMARKS

- MSA's services were performed in a manner consistent with the level of skill or care ordinarily exercised by those practicing in this locality under similar conditions. Information provided to MSA by individuals familiar with and/or associated with the buildings was accepted in good faith and is assumed to be accurate.
- The asbestos inspection is limited to visible and accessible, above-ground components and buried or inaccessible interior components (e.g., pipe insulation in concealed chases) or electrical wiring will not be sampled or quantified during this inspection.
- The quantity of samples, sample locations, and analyses performed was selected to provide analytical data to document and evaluate current site conditions. The samples were collected from homogeneous material areas and no guarantee is given that the assumed homogeneous area and the sample analyses are consistent throughout the building. Positive confirmation of the homogeneity of the material cannot be confirmed without sampling each ceiling panel, floor tile, floor tile adhesive, etc.; therefore, inferred conditions are based on sample analyses and field observations.
- MSA will not attempt to determine compliance by present or former owners or occupants of the

City of Columbus – Countryside Ford
ACM REPORT

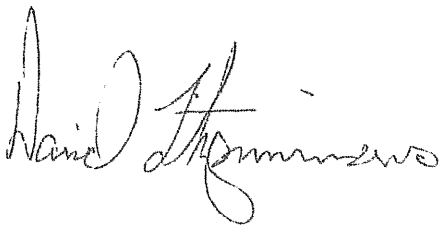
Subject Property with federal, state, or local environmental or land use laws or regulations.

- The compiled final report submitted at the conclusion of our investigation will be limited to observations made during the assessment of the facility as well as information supplied by the present owners of the property and others. MSA will make no certification with respect to the validity of the data collected.
- Prior to demolition, MSA recommends that all ACM identified in pre-demolition asbestos inspections be abated and legally disposed of to limit liability and allow for more economical disposal options for general demolition waste. While non-friable ACM can sometimes remain in-place during demolition, it is not recommended due to the potential for it becoming friable (and therefore regulated as friable) during demolition processes. Additionally, demolition debris with non-friable ACM remaining in-place is considerably more expensive to dispose of and cannot be recycled or used as clean fill material.
- MSA recommends that the asbestos abatement contractor(s) visit the site prior to bidding the abatement work and compare actual field conditions, materials observed, and quantities of identified asbestos to the findings of the environmental consultant's asbestos inspection report.
- MSA asbestos inspection reports should not be considered a bidding document as the potential exists for undiscovered suspect materials or quantity errors to present themselves during actual abatement and demolition activities. Asbestos abatement contractors should be held accountable to field-verify asbestos types, conditions, locations, and quantities prior to bidding the work.

Please contact me if you have any questions.

Sincerely,

MSA Professional Services

A handwritten signature in black ink, appearing to read "David Fitzsimmons". The signature is fluid and cursive, with a large initial "D" and "F".

David Fitzsimmons
Certified Asbestos Inspector

Enc.

Cc : Jayne Englebert, MSA

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI Survey Date: September 15, 2016 Project No.: R00217007		MSA Professional Services, Inc 1230 South Boulevard Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
SERVICE BAY	DOOR/SIDING JOINT GLUE	C-1	CHR	65	20	LF	N	II,NF
OLD BUILDING SHOWROOM	CHIPBOARD SEAM JOINT COMPOUND	C-2	ND					
OLD BUILDING SHOWROOM	CARPET ADHESIVE	C-3	ND					
OFFICE	DRYWALL	C-4	ND					
OFFICE/BREAKROOM	CEILING TILE	C-5	ND					
OFFICE/BREAKROOM	CARPET	C-6	ND					
OFFICE/BREAKROOM	CARPET ADHESIVE	C-6	ND					
OLD BUILDING SHOWROOM	DOOR/CINDERBLOCK JOINT GLUE	C-7	CHR	18	20	LF	N	II,NF
COMPRESSOR ROOM	DRYWALL	C-8	ND					
BATHROOM	TILE/GROUT-TILE	C-9	ND					
BATHROOM	TILE/GROUT-GROUT	C-9	ND					
BATHROOM	TILE/GROUT-ADHESIVE	C-9	ND					
BATHROOM	TILE/GROUT-WHITE LAYER	C-9	ND					
BATHROOM	DRYWALL	C-10	ND					
BATHROOM	CEILING TILE	C-11	ND					
PARTS WASHER ROOM	DRYWALL	C-12	ND					

KEY:

LF = linear foot
 SF = square foot
 N = no damage
 F = friable

NS = not sampled
 < = less than value specified
 UND = Undetermined
 NF = non-friable

CHR = chrysotile
 I = Category I
 D = damaged
 ND = no asbestos was detected in the sample submitted for analysis.

AM = Amosite
 II = Category II
 SD = significant damage

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI		MSA Professional Services, Inc						
Survey Date: September 15, 2016		1230 South Boulevard						
Project No. R00217007		Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
PARTS ORDERING	FLOORING/ADHESIVE-FLOORING	C-13	CHR	<1.0 by PLM <0.25 by PC	500	SF	N	II,NF
PARTS ORDERING	FLOORING/ADHESIVE-ADHESIVE	C-13	ND					
PARTS ORDERING	FLOORING/ADHESIVE-BROWN FELT	C-13	ND					
PARTS ORDERING	DRYWALL	C-14	ND					
PARTS ORDERING	DRYWALL JOINT COMPOUND	C-14	ND					
SERVICE BAY	MOPBOARD/ADHESIVE- BROWN PUTTY	C-15	ND					
SERVICE BAY	MOPBOARD/ADHESIVE-PINK LAYER	C-15	ND					
SERVICE BAY	MOPBOARD/ADHESIVE-ADHESIVE	C-15	ND					
NEW CAR SHOWROOM	DRYWALL	C-16	ND					
NEW CAR SHOWROOM	DRYWALL-JOINT COMPOUND/PAINT	C-16	ND					
NEW CAR SHOWROOM	DRYWALL-TAN ADHESIVE	C-16	ND					
NEW CAR SHOWROOM	TILE/GROUT-JOINT COMPOUND	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-GROUT	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-ADHESIVE	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-TILE	C-17	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-GRAY PUTTY	C-18	ND					

KEY:

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Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI Survey Date: September 15, 2016 Project No.: R00217007		MSA Professional Services, Inc 1230 South Boulevard Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-WHITE PADDING	C-18	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-ADHESIVE	C-18	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-JOINT COMPOUND	C-18	ND					
NEW CAR SHOWROOM	CARPET-LAYER 1	C-19	ND					
NEW CAR SHOWROOM	CARPET-LAYER 2	C-19	ND					
NEW CAR SHOWROOM	CARPET-ADHESIVE	C-19	ND					
NEW CAR SHOWROOM	CEILING TILE-YELLOW LAYER	C-20	ND					
NEW CAR SHOWROOM	CEILING TILE-WHITE LAYER	C-20	ND					
OFFICE	FLOORING/ADHESIVE-FLOORING	C-21	ND					
OFFICE	FLOORING/ADHESIVE-ADHESIVE	C-21	ND					
ROOF	METAL ROOF COATING	C-22	ND					
ROOF	BLACKJACK	C-23	ND					
ROOF	METAL ROOF JOINT SEALANT-SILVER LAYER	C-24	ND					
ROOF	METAL ROOF JOINT SEALANT-RED LAYER	C-24	ND					

KEY:

LF = linear foot
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NS = not sampled
 < = less than value specified
 UND = Undetermined
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CHR = chrysotile
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**EMSL Analytical, Inc.**

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807

Customer ID: MSAP30

Customer PO:

Project ID:

Attention: Dave Fitzsimmons
MSA Professional Services
1230 South Boulevard
Baraboo, WI 53913-2791

Phone: (608) 963-0219

Fax: (608) 356-2770

Received Date: 09/16/2016 12:50 PM

Analysis Date: 09/21/2016 - 09/23/2016

Collected Date: 09/15/2016

Project: Columbus/217007

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-1 351606807-0001	Service Bay, Door/Siding Joint Glue	Brown/Gray Non-Fibrous Homogeneous		35% Non-fibrous (Other)	65% Chrysotile
C-2 351606807-0002	Old Building Show Room, Chipboard Seam-Joint Cmpd.	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-3 351606807-0003	Old Building Show Room, Carpet Adhesive	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-4 351606807-0004	Office, Drywall	Tan/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
C-5 351606807-0005	Office/Breakroom, Ceiling Tile	Tan/White Fibrous Heterogeneous	35% Cellulose 35% Min. Wool	8% Perlite 22% Non-fibrous (Other)	None Detected
C-6-Carpet 351606807-0006	Office/Breakroom, Carpet/Adhesive	White/Black Fibrous Homogeneous	100% Synthetic		None Detected
C-6-Tan Adhesive 351606807-0006A	Office/Breakroom, Carpet/Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-7 351606807-0007	Old Building Show Room, Door/Cinderblock Joint Glue	Gray Fibrous Homogeneous		82% Non-fibrous (Other)	18% Chrysotile
C-8 351606807-0008	Compressor Room, Drywall	Tan/White Fibrous Heterogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
C-9-Red Tile 351606807-0009	Bathroom, Tile/Grout	Red Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
C-9-Grout 351606807-0009A	Bathroom, Tile/Grout	Gray/Tan Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
C-9-Tan Adhesive 351606807-0009B	Bathroom, Tile/Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-9-White Layer 351606807-0009C	Bathroom, Tile/Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-10 351606807-0010	Bathroom, Drywall	Tan/White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
C-11 351606807-0011	Bathroom, Ceiling Tile	Tan/White Fibrous Heterogeneous	18% Cellulose	82% Non-fibrous (Other)	None Detected
C-12 351606807-0012	Parts Washer/Used Oil, Drywall	White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2016 14:51:58

**EMSL Analytical, Inc.**

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807

Customer ID: MSAP30

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-13-Flooring 351606807-0013	Parts Ordering, Flooring/Adhesive	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
C-13-Adhesive 351606807-0013A	Parts Ordering, Flooring/Adhesive	Clear Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
C-13-Brown Felt 351606807-0013B	Parts Ordering, Flooring/Adhesive	Brown Fibrous Homogeneous	6% Cellulose	94% Non-fibrous (Other)	None Detected
C-14-Drywall 351606807-0014	Parts Ordering, Drywall	Tan/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
C-14-Joint Compound 351606807-0014A	Parts Ordering, Drywall	White/Blue Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
C-15-Brown Putty 351606807-0015	Service Bay, Mopboard/Adhesive	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-15-Pink Layer 351606807-0015A	Service Bay, Mopboard/Adhesive	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-15-Adhesive 351606807-0015B	Service Bay, Mopboard/Adhesive	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-16-Drywall 351606807-0016	New Car Show Room, Drywall	Tan/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
C-16-Joint Compound/Paint 351606807-0016A	New Car Show Room, Drywall	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-16-Tan Adhesive 351606807-0016B	New Car Show Room, Drywall	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Joint Compound/Paint 351606807-0017	New Car Show Room, Floor Tile/Grout	White Non-Fibrous Homogeneous	4% Cellulose	96% Non-fibrous (Other)	None Detected
C-17-Grout 351606807-0017A	New Car Show Room, Floor Tile/Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Tan Adhesive 351606807-0017B	New Car Show Room, Floor Tile/Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Floor Tile 351606807-0017C	New Car Show Room, Floor Tile/Grout	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-Gray Putty 351606807-0018	New Car Show Room, Mop Basin/Adhesive	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-White Inner Padding 351606807-0018A	New Car Show Room, Mop Basin/Adhesive	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-Tan Adhesive 351606807-0018B	New Car Show Room, Mop Basin/Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2016 14:51:58



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807

Customer ID: MSAP30

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-18-Joint Compound 351606807-0018C	New Car Show Room, Mop Basin/Adhesive	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-19-Carpet Layer 1 351606807-0019	New Car Show Room, Carpet	Gray/Red/Blue Fibrous Homogeneous	95% Synthetic	5% Non-fibrous (Other)	None Detected
C-19-Carpet Layer 2 351606807-0019A	New Car Show Room, Carpet	White/Red/Black Fibrous Homogeneous	98% Synthetic	2% Non-fibrous (Other)	None Detected
C-19-Adhesive on Tape Lacing 351606807-0019B	New Car Show Room, Carpet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-20-Yellow Layer 351606807-0020	New Car Show Room, Ceiling Tile	Yellow Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
C-20-White Layer 351606807-0020A	New Car Show Room, Ceiling Tile	White/Clear Fibrous Homogeneous	18% Glass	82% Non-fibrous (Other)	None Detected
C-21-Gray Flooring 351606807-0021	Office, Flooring/Adhesive	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-21-Orange Adhesive 351606807-0021A	Office, Flooring/Adhesive	Orange Non-Fibrous Homogeneous	10% Cellulose 4% Hair	86% Non-fibrous (Other)	None Detected
C-22 351606807-0022	Roof, Metal Coating	Silver Non-Fibrous Homogeneous	3% Synthetic 2% Wollastonite	95% Non-fibrous (Other)	None Detected
C-23 351606807-0023	Roof, Black Jack	Black Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
C-24-Silver Layer 351606807-0024	Roof, Metal Roof Joint Sealant	Silver Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-24-Red Layer 351606807-0024A	Roof, Metal Roof Joint Sealant	Red Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Lynn Scott (4)

Michael Felzan (42)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from: 09/23/2016 14:51:58

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAININGAsbestos Bulk Building Material
Chain of Custody

EMSL Order Number (Lab Use Only)

Minneapolis, MN 55447

PHONE (763) 449-4922

FAX (763) 449-4924

6807

Company: MSA Professional Services, Inc.		EMSL-Bill to: ☐ Same ☒ Different If Bill to is Different note instructions in Comments**	
Street: 1230 South Blvd.		Third Party Billing requires written authorization from third party	
City: Baraboo	State/Province: WI	Zip/Postal Code: 53913	Country: US
Report To (Name): Dave Fitzsimmons		Telephone #: 6083558863	
Email Address: dfitzsimmons@msa-ps.com		Fax #:	Purchase Order:
Project Name/Number: Columbus/217007		Please Provide Results: ☐ Fax ☒ Email ☐ Mail	
U.S. State Samples Taken: WI		CT Samples: ☐ Commercial/Taxable ☐ Residential/Tax Exempt	
Turnaround Time (TAT) Options* - Please Check			
☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☒ 1 Week ☐ 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PLM - Bulk (reporting limit)		TEM - Bulk	
☒ PLM EPA 600/R-93/116 (<1%) ☐ PLM EPA NOB (<1%) Point Count ☐ 400 (<0.25%) ☐ 1000 (<0.1%) Point Count w/Gravimetric ☐ 400 (<0.25%) ☐ 1000 (<0.1%) ☐ NIOSH 9002 (<1%) ☐ NY ELAP Method 198.1 (friable in NY) ☐ NY ELAP Method 198.6 NOB (non-friable-NY) ☐ OSHA ID-191 Modified ☐ Standard Addition Method		☐ TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1 ☐ NY ELAP Method 198.4 (TEM) ☐ Chatfield Protocol (semi-quantitative) ☐ TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2 ☐ TEM Qualitative via Filtration Prep Technique ☐ TEM Qualitative via Drop Mount Prep Technique Other ☐	
☐ Check For Positive Stop - Clearly Identify Homogenous Group		Date Sampled: September 15, 2016	
Samplers Name: David Fitzsimmons		Samplers Signature: <i>David Fitzsimmons</i>	
Sample #	HA #	Sample Location	Material Description
C-1		Service Bay	Door/Siding Joint Glue
C-2		old Building Show Room	Chipboard Seam-Joint Compound
C-3		old Building Show Room	Carpet adhesive
C-4		Office	Drywall
C-5		Office/Breakroom	Ceiling tile
C-6		Office/Breakroom	Carpet adhesive
C-7		old Building Show Room	Door/Cinderblock Joint Glue
C-8		Compressor Room	Drywall
C-9		Bathroom	Tub/Grout
C-10		Bathroom	Drywall
Client Sample # (s): 124		Total # of Samples:	
Relinquished (Client): <i>David Fitzsimmons</i>		Date: 9/15/16	Time:
Received (Lab): <i>Minneapolis UPS</i>		Date: 9/16/16	Time: 12:50 PM
Comments/Special Instructions: Bill To: MSA Professional Services, Inc., 1230 South Blvd., Baraboo, WI, 53913, US Attention: Dave Fitzsimmons Phone: 6083558863 Email: DFitzsimmons@msa-ps.com Purchase Order: 12 576 154 03 9206 9797			



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

Phone/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606953

Customer ID: MSAP30

Customer PO:

Project ID:

Attention: Dave Fitzsimmons
MSA Professional Services
1230 South Boulevard
Baraboo, WI 53913-2791

Phone: (608) 963-0219
Fax: (608) 356-2770
Received: 09/23/2016 3:12 PM
Analysis Date: 09/27/2016
Collected: 09/15/2016

Project: Columbus/217007

Test Report: Asbestos Analysis of Bulk Materials by PLM via EPA 600/R-93/116 Method using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-13-Flooring 351606953-0001	Parts Ordering, Flooring/Adhesive	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<0.25% Chrysotile

Analyst(s)

George Sullivan (1)

Rachel Travis, Laboratory Manager
or other approved signatory

Disclaimer: Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.25%. EMSL Analytical Inc suggests that samples reported as <0.25% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval of EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc., bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc., liability is limited to the cost of sample analysis. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn

Initial report from: 09/27/2016 14:12:32

Gerrits, Krista

From: Dave Fitzsimmons <dfitzsimmons@msa-ps.com>
Sent: Friday, September 23, 2016 3:12 PM
To: Felzan, Michael; EMSL Lab - Minneapolis
Subject: RE: EMSL report, invoice, COC for order(s) 351606807 (351606807 - Columbus/217007)

Sample C-13 flooring needs a point count. Thanks

From: EMSL (Minneapolis) [mailto:minneapolislab@emsl.com]
Sent: Friday, September 23, 2016 2:16 PM
To: Dave Fitzsimmons <dfitzsimmons@msa-ps.com>
Subject: EMSL report, invoice, COC for order(s) 351606807 (351606807 - Columbus/217007)

Report, invoice, COC for order(s):
351606807 - Columbus/217007

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Phone: 763-449-4922 | Fax: 763-449-4924 | Toll Free: 866-736-4824
Lab Hours: Monday - Friday 8AM - 6PM, Saturday-Sunday On-Call

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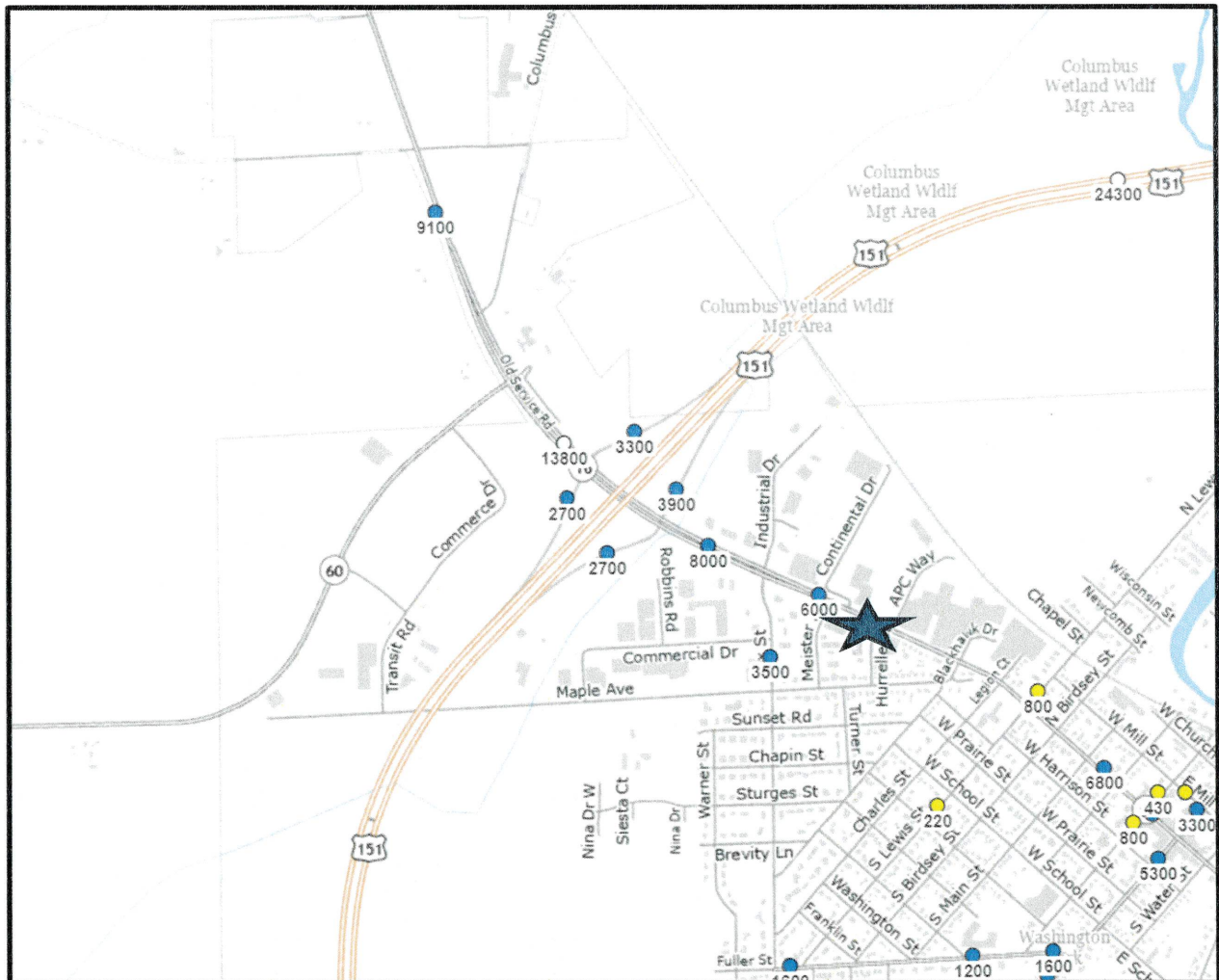
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48 hr TAT per Dave Fitzsimmons
via phone
KLG
9/20/16

TRAFFIC COUNTS 2024

Columbus, WI

Source: Wisconsin Dept. of Transportation



Q. how



0' 60'

SW. CORNER
SECTION 12
(BRASS CAP)

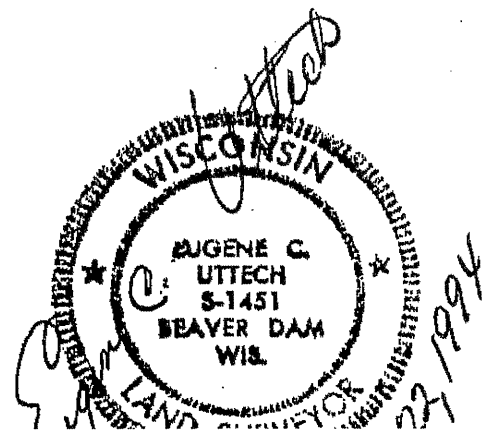


PARCEL "B"
DESCRIPTION OF REMAINING LANDS

A parcel of land being part of Assessor's Outlot 112 of Assessor's Outlots of the City of Columbus in the SW.1/4 of Section 12, T.10 N., R.12 E., City of Columbus, Columbia County, Wisconsin and being more particularly described as follows:

Commencing at the Southwest corner of said Section 12; thence N.87°35'E., along the centerline of Maple Avenue and S.T.H. "60", 818.90 feet; thence N.0°08'00"E., 454.55 feet to the point of beginning of parcel to be described; thence S.88°55'22"W., 265.36 feet; thence N.3°54'27"W., 62.40 feet to a point herein referenced as Point "A"; thence S.86°05'33"W., 102.13 feet to the Easterly right-of-way line of Meister Drive; thence Northeasterly, along said right-of-way line, along the arc of a curve to the right, having a radius of 70.01 feet and measured along a chord bearing N.16°31'46"E., 22.20 feet; thence continuing along said right-of-way line, N.25°39'00"E., 243.57 feet to the Southwesterly right-of-way line of S.T.H. "16"; thence S.64°21'00"E., along said right-of-way line, 288.53 feet; thence S.0°08'00"W., 166.25 feet to the point of beginning.

Said parcel contains 1.700 acres, more or less and having the benefit of a "Driveway Easement" over a portion of land located South of the above described lands and being described as follows: Beginning at the above said Reference Point "A"; thence S.3°54'27"E., 62.40 feet; thence S.88°55'22"W., 14.02 feet; thence N.3°54'27"W., 61.71 feet; thence N.86°05'33"E., 14.00 feet to the point of beginning.

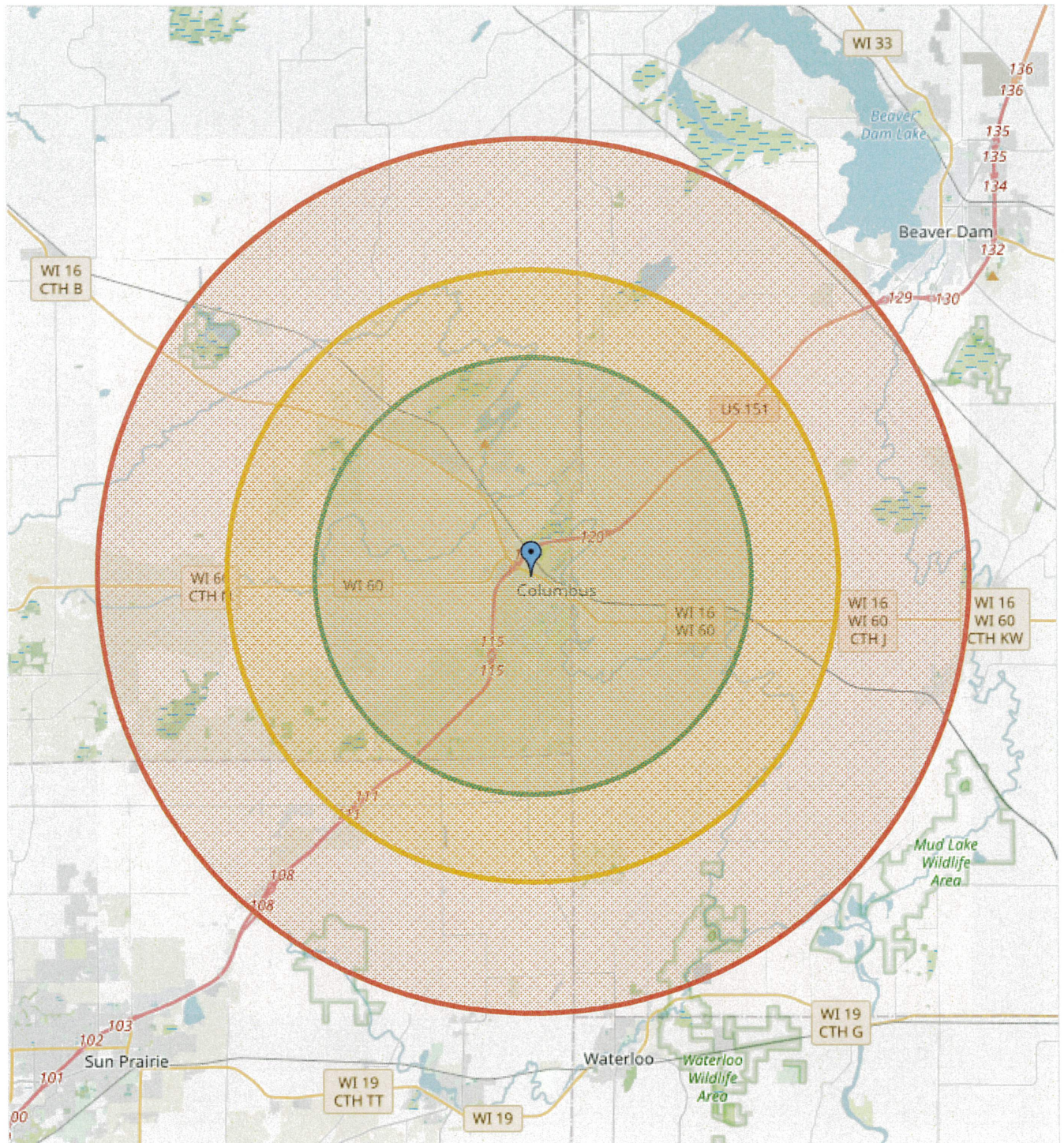


Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766



Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

5 Miles



Industry · 5 Miles

NAICS Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Agriculture, Forestry, Fishing & Hunting	137	\$ 44,847.00	\$ 21.56
23	Construction	215	\$ 64,261.00	\$ 30.89
31	Manufacturing	1,519	\$ 68,287.00	\$ 32.83
42	Wholesale Trade	174	\$ 65,705.00	\$ 31.59
44	Retail Trade	364	\$ 37,904.00	\$ 18.22
48	Transportation & Warehousing	200	\$ 46,853.00	\$ 22.53
51	Information	5	\$ 61,643.00	\$ 29.64
52	Finance & Insurance	94	\$ 72,214.00	\$ 34.72
53	Real Estate & Rental & Leasing	16	\$ 78,314.00	\$ 37.65
54	Professional, Scientific & Tech. Svcs.	48	\$ 59,599.00	\$ 28.65
55	Management of Companies & Enterprises	6	\$ 60,312.00	\$ 29.00
56	Administrative & Waste Svcs.	51	\$ 47,797.00	\$ 22.98
61	Educational Services	17	\$ 22,969.00	\$ 11.04
62	Health Care & Social Assistance	634	\$ 52,001.00	\$ 25.00
71	Arts, Entertainment & Recreation	58	\$ 17,741.00	\$ 8.53
72	Accommodation & Food Services	109	\$ 21,467.00	\$ 10.32
81	Other Services (ex. Public Admin.)	228	\$ 36,427.00	\$ 17.51
90	Government	788	\$ 49,582.00	\$ 23.84

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

5 Miles



Occupation · 5 Miles

SOC Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Management	295	\$ 95,118.00	\$ 45.73
13	Business & Financial	201	\$ 72,406.00	\$ 34.81
15	Computer & Mathematical	60	\$ 77,248.00	\$ 37.14
17	Architecture & Engineering	67	\$ 83,243.00	\$ 40.02
19	Life, Physical & Social Science	47	\$ 69,007.00	\$ 33.18
21	Community & Social Services	59	\$ 52,774.00	\$ 25.37
23	Legal	15	\$ 86,584.00	\$ 41.63
25	Education, Training & Library	303	\$ 50,532.00	\$ 24.29
27	Arts, Design, Entertainment, Sports & Media	60	\$ 48,478.00	\$ 23.31
29	Healthcare Practitioners & Technical	264	\$ 87,600.00	\$ 42.12
31	Healthcare Support	219	\$ 36,590.00	\$ 17.59
33	Protective Service	79	\$ 62,954.00	\$ 30.27
35	Food Preparation & Serving	190	\$ 29,417.00	\$ 14.14
37	Building & Grounds Cleaning / Maintenance	88	\$ 34,988.00	\$ 16.82
39	Personal Care & Service	99	\$ 31,652.00	\$ 15.22
41	Sales & Related	316	\$ 40,651.00	\$ 19.54
43	Office & Administrative Support	461	\$ 45,260.00	\$ 21.76
45	Farming, Fishing & Forestry	55	\$ 33,457.00	\$ 16.09
47	Construction & Extraction	185	\$ 60,074.00	\$ 28.88
49	Installation, Maintenance & Repair	190	\$ 55,316.00	\$ 26.59
51	Production	917	\$ 50,512.00	\$ 24.28
53	Transportation & Material Moving	482	\$ 43,187.00	\$ 20.76
55	Military Specific	11	\$ 53,132.00	\$ 25.54

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

7 Miles



Industry · 7 Miles

NAICS Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Agriculture, Forestry, Fishing & Hunting	806	\$ 46,973.00	\$ 22.58
21	Mining, Quarrying & Oil / Gas Extraction	24	\$ 126,001.00	\$ 60.58
22	Utilities	32	\$ 103,379.00	\$ 49.70
23	Construction	1,226	\$ 87,512.00	\$ 42.07
31	Manufacturing	5,483	\$ 66,091.00	\$ 31.77
42	Wholesale Trade	603	\$ 65,863.00	\$ 31.66
44	Retail Trade	2,428	\$ 31,054.00	\$ 14.93
48	Transportation & Warehousing	1,434	\$ 61,823.00	\$ 29.72
51	Information	84	\$ 55,139.00	\$ 26.51
52	Finance & Insurance	446	\$ 80,454.00	\$ 38.68
53	Real Estate & Rental & Leasing	80	\$ 73,877.00	\$ 35.52
54	Professional, Scientific & Tech. Svcs.	383	\$ 58,358.00	\$ 28.06
55	Management of Companies & Enterprises	357	\$ 122,906.00	\$ 59.09
56	Administrative & Waste Svcs.	315	\$ 39,269.00	\$ 18.88
61	Educational Services	154	\$ 28,803.00	\$ 13.85
62	Health Care & Social Assistance	2,289	\$ 54,988.00	\$ 26.44
71	Arts, Entertainment & Recreation	268	\$ 22,238.00	\$ 10.69
72	Accommodation & Food Services	1,169	\$ 21,392.00	\$ 10.28
81	Other Services (ex. Public Admin.)	720	\$ 34,384.00	\$ 16.53
90	Government	2,022	\$ 58,806.00	\$ 28.27
99	Unclassified Industry	1	\$ 3.00	\$ 0.00

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

7 Miles



Occupation · 7 Miles

SOC Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Management	1,311	\$ 92,796.00	\$ 44.61
13	Business & Financial	850	\$ 74,299.00	\$ 35.72
15	Computer & Mathematical	231	\$ 82,565.00	\$ 39.69
17	Architecture & Engineering	278	\$ 82,654.00	\$ 39.74
19	Life, Physical & Social Science	158	\$ 69,196.00	\$ 33.27
21	Community & Social Services	223	\$ 55,762.00	\$ 26.81
23	Legal	65	\$ 91,248.00	\$ 43.87
25	Education, Training & Library	719	\$ 55,169.00	\$ 26.52
27	Arts, Design, Entertainment, Sports & Media	257	\$ 47,013.00	\$ 22.60
29	Healthcare Practitioners & Technical	982	\$ 91,895.00	\$ 44.18
31	Healthcare Support	806	\$ 38,061.00	\$ 18.30
33	Protective Service	256	\$ 66,411.00	\$ 31.93
35	Food Preparation & Serving	1,410	\$ 28,845.00	\$ 13.87
37	Building & Grounds Cleaning / Maintenance	405	\$ 34,854.00	\$ 16.76
39	Personal Care & Service	402	\$ 32,570.00	\$ 15.66
41	Sales & Related	1,862	\$ 41,931.00	\$ 20.16
43	Office & Administrative Support	1,905	\$ 46,119.00	\$ 22.17
45	Farming, Fishing & Forestry	335	\$ 34,556.00	\$ 16.61
47	Construction & Extraction	965	\$ 62,619.00	\$ 30.11
49	Installation, Maintenance & Repair	813	\$ 59,346.00	\$ 28.53
51	Production	3,472	\$ 49,774.00	\$ 23.93
53	Transportation & Material Moving	2,592	\$ 44,041.00	\$ 21.17
55	Military Specific	27	\$ 57,245.00	\$ 27.52

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

10 Miles



Industry · 10 Miles

NAICS Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Agriculture, Forestry, Fishing & Hunting	1,146	\$ 50,180.00	\$ 24.13
21	Mining, Quarrying & Oil / Gas Extraction	24	\$ 126,001.00	\$ 60.58
22	Utilities	52	\$ 123,224.00	\$ 59.24
23	Construction	2,385	\$ 85,774.00	\$ 41.24
31	Manufacturing	7,810	\$ 68,462.00	\$ 32.91
42	Wholesale Trade	2,026	\$ 70,938.00	\$ 34.10
44	Retail Trade	5,191	\$ 32,262.00	\$ 15.51
48	Transportation & Warehousing	2,123	\$ 60,385.00	\$ 29.03
51	Information	263	\$ 114,593.00	\$ 55.09
52	Finance & Insurance	1,603	\$ 100,581.00	\$ 48.36
53	Real Estate & Rental & Leasing	305	\$ 68,119.00	\$ 32.75
54	Professional, Scientific & Tech. Svcs.	1,079	\$ 80,905.00	\$ 38.90
55	Management of Companies & Enterprises	594	\$ 124,276.00	\$ 59.75
56	Administrative & Waste Svcs.	1,132	\$ 39,052.00	\$ 18.77
61	Educational Services	566	\$ 32,625.00	\$ 15.69
62	Health Care & Social Assistance	3,842	\$ 57,808.00	\$ 27.79
71	Arts, Entertainment & Recreation	1,156	\$ 22,722.00	\$ 10.92
72	Accommodation & Food Services	3,211	\$ 23,161.00	\$ 11.14
81	Other Services (ex. Public Admin.)	1,674	\$ 40,940.00	\$ 19.68
90	Government	5,232	\$ 62,401.00	\$ 30.00
99	Unclassified Industry	1	\$ 5.00	\$ 0.00

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

10 Miles



Occupation · 10 Miles

SOC Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Management	2,505	\$ 103,115.00	\$ 49.57
13	Business & Financial	2,138	\$ 78,607.00	\$ 37.79
15	Computer & Mathematical	741	\$ 88,049.00	\$ 42.33
17	Architecture & Engineering	620	\$ 86,366.00	\$ 41.52
19	Life, Physical & Social Science	348	\$ 71,680.00	\$ 34.46
21	Community & Social Services	501	\$ 58,098.00	\$ 27.93
23	Legal	166	\$ 94,634.00	\$ 45.50
25	Education, Training & Library	1,864	\$ 61,532.00	\$ 29.58
27	Arts, Design, Entertainment, Sports & Media	642	\$ 51,509.00	\$ 24.76
29	Healthcare Practitioners & Technical	1,713	\$ 96,277.00	\$ 46.29
31	Healthcare Support	1,417	\$ 39,499.00	\$ 18.99
33	Protective Service	602	\$ 67,773.00	\$ 32.58
35	Food Preparation & Serving	3,584	\$ 31,359.00	\$ 15.08
37	Building & Grounds Cleaning / Maintenance	1,184	\$ 37,672.00	\$ 18.11
39	Personal Care & Service	1,100	\$ 34,285.00	\$ 16.48
41	Sales & Related	4,125	\$ 45,675.00	\$ 21.96
43	Office & Administrative Support	4,236	\$ 48,325.00	\$ 23.23
45	Farming, Fishing & Forestry	469	\$ 34,601.00	\$ 16.64
47	Construction & Extraction	1,795	\$ 64,839.00	\$ 31.17
49	Installation, Maintenance & Repair	1,497	\$ 60,652.00	\$ 29.16
51	Production	5,216	\$ 50,045.00	\$ 24.06
53	Transportation & Material Moving	4,808	\$ 44,470.00	\$ 21.38
55	Military Specific	147	\$ 62,150.00	\$ 29.88

Development Options Summary

Option A		Multi-tenant retail/office	
	Costs	Revenues	
Demo	\$150,000.00	\$450,000	Sale of Property
Sidewalk/Curb Gutter	\$50,000.00	\$32,409	Annual revenue to TID #5 beginning in 2030
Pay as you go TIF assistance	\$0.00		* Total TIF REVENUES THROUGHT 2039=\$291,681
	\$200,000.00	\$482,409	(After 2039: Net income as TID Project =\$541,681) (City tax annual revenue projected in 2040 = \$12,963)
Net positive = \$541,681			
Option B		Retail Desintation Building	
	Costs	Revenues	
Demo	\$195,000.00	\$450,000	Sale of Property
Property Purchases	\$483,500.00	\$45,000.00	Annual revenue to TID #5 Beginning in 2031
Pay as you go assistnce	\$0.00		*Total TID revenues through 2039 = \$360,659
Sidewalk/Curb and gutter	\$50,000.00		(City annual tax revenue projected in 2040 = \$18,000)
	\$728,500.00	\$495,000	Net positive \$81,500
Option C		Mixed Use	
	Costs	Revenues	
Demo	\$285,000.00	\$450,000	Sale of property
Property Purchase	\$1,108,500.00	\$140,994	Annual revenue to TID #5
Pay as you go assistance	\$250,000.00		*Total TIF revenues through 2039 = \$1,127,956
Sidewalk/Curb and gutter	\$50,000.00		Projected annual city tax revenue in 2040 = \$56,397
	\$1,693,500.00	\$590,994	Net Loss = \$256,538

Property Name	Address	Owner	Parcel Number	Acreage	Fair Market Value	Total Assessed	Improved Assessed	Land Assessed
Storage Units	126 Meister Drive	126 Meister LLC	1090	1.03	\$625,000.00	\$546,400.00	\$437,200.00	\$139,200.00
County Hwy Shop	131 Hurrell St.	Columbia County	895.03	0.38	\$208,300.00	\$189,364.00	\$143,916.00	\$45,448.00
Hurley	1101 W James St	Rebecca V Hurley etal	894.03	0.39	\$275,200.00	\$253,500.00	\$188,400.00	\$65,100.00
1149 W James	1149 W James St	City of Columbus	1090.001	1.61	\$0.00	\$0.00	\$769,516.00	\$0.00
					\$1,108,500.00	\$989,264.00		\$249,748.00
Dollar General	951 W James St	951 Associates	907	1	\$518,200.00	\$477,400.00	\$357,800.00	\$119,600.00

1149 W. James Street Redevelopment Projections

Demolition Costs	
1149 W James	\$150,000.00
Storage units	\$90,000.00
Highway shop	\$30,000.00
Hurley's	\$15,000.00
	\$285,000.00
Estimated Aquisition and demolition cost	\$1,393,500.00

Estimated Redevelopment Values	Improved	Land	Total	Est. Fair Market Value	First year of collecting tax revenue
OptionA: 1149 W. James only (14,000 sqft)					
Commercial multi	\$1,700,100.00	\$138,805.00	\$1,838,905.00	\$2,280,240.00	1/1/2030
tenant					
Option B. 20,000 sq ft bldg					
Niche Grocery Store	\$2,344,965.00	\$213,000.00	\$2,557,965.00	\$3,171,876.00	1/1/2031
Option C. Large/multi-building project					
Mixed use com/mf	\$7,700,000	\$290,000.00	\$8,000,000	\$9,920,000.00	1/1/2032
2 story, 106,000 sq. ft. of floor space					