

November 6, 2025 (Community Development Authority)

COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, NOVEMBER 6, 2025

8:00 AM, ALLOUEZ VILLAGE HALL

CALL TO ORDER/ROLL CALL

Trevor Fuller called the meeting to order at 8:02 a.m. in the absence of a chair.

Present: Harris, Krutz, Marsch, Runge, Schumacher, Stein

Excused: Capichano-Simmons

Also Present: Beauchamp, Fuller, Genrich, March

INTRODUCTIONS OF MEMBERS

Jim March, Village Administrator

Been with the Village since January 2025. Excited to have a CDA.

Matthew Harris, Village Trustee

Been on the Village Board for a couple of terms.

Jean Marsch, Village Trustee

Been on the Village Board for about 1 ½ years.

Jim Genrich, Village Trustee

Attended meeting as an observer

Mark Schumacher, Life-long Allouez resident

Served on the Economic Development Committee and have volunteered with a number of other Boards.

Cole Runge, Allouez resident

Was the Director of the County Planning & Land Services Department until April of this year. During his twenty-nine years in that department, he has worked with Allouez on many occasions including the first Smart Growth Comprehensive Plan in 2003, the first Safe Access School Plan, the initial Fox River Development Plan, and served as the Brown County Representative to the Allouez Joint Review Board until retirement.

Michael Krutz, Allouez resident

Previously on the Economic Development Committee and currently on the Joint Review Board.

Alex Stein, Allouez resident

Corporate attorney at Godfrey & Kahn, S.C. and served on the Economic Development Committee.

Julie Beachamp, Finance Director for the Village of Allouez

Have worked for the village for many years and very excited to have a Community Development Authority.

Trevor Fuller, Planning & Community Development Director for the Village of Allouez

Been with the village for approximately 12 years.

ELECTION OF CHAIR

Trevor Fuller

- Accept nominations for the Chair.

Schumacher/Krutz nominates Cole Runge for Chair of the Community Development Authority. Motion passed.

ELECTION OF VICE CHAIR

Cole Runge

- Accept nominations for the Vice Chair

Harris/Schumacher nominates Alex Stein for the Vice Chair of the Community Development Authority. Motion passed.

MODIFY/ADOPT AGENDA

Schumacher /Harris moved to adopt the agenda as presented. Motion carried.

ANNOUNCEMENTS

- None

PUBLIC APPEARANCES

- None

DISCUSSION RE: ROLE OF THE COMMUNITY DEVELOPMENT AUTHORITY

Trevor Fuller provided a presentation.

- The Community Development Authority (CDA) is an economic and planning tool for municipalities.
- State statutes defines the make-up of the appointed body.
- Similar entities found in other communities in Wisconsin is a Redevelopment Authority (RDA) and Housing Authority. A Redevelopment Authority is more specific towards economic development and urban land renewal. A Housing Authority is more specific to housing related projects. Community Development Authority is a combination of both. A community cannot have a Community Development Authority if you have a Redevelopment Authority and Housing Authority.
- The CDA works in tandem with the Plan Commission.
- Roles and responsibilities of the CDA can include:
 - Planning and financing redevelopment projects. Often, the main financing source will come from the Tax Increment Finance District (TID).
 - Oversee revolving loan funds or housing programs sometimes administered through Federal programs, such as Community Development Block Grants (CDBG).
 - Finance and implement infrastructure projects, like the reconstruction of Webster Avenue or portions of Riverside Drive.
 - Manage property for a community with the intent of future profitable income.
 - Own homes with the intent of selling within an affordable demographic.

FUTURE OPPORTUNITIES

The committee discussed future projects and opportunities:

- Funds have been allocated for a housing rehabilitation revolving loan fund. Staff would like the Community Development Authority involved in setting the parameters of the loan program.

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- Development of properties that have already been acquired by the Village.
- Reconstruction of Webster Avenue.
- Business assistance programs.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Thursday, December 4, 2025, 8:00 a.m.

- List of Village owned properties
- The revolving loan fund
- Commercial spaces that are vacant or currently available
- Summarize the status of the TIF

ADJOURNMENT

Krutz/Schumacher moved to adjourn at 9:04 a.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk.