

December 18, 2025 (Community Development Authority)

COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, DECEMBER 18, 2025

8:00 AM, ALLOUEZ VILLAGE HALL

CALL TO ORDER/ROLL CALL

Runge called the meeting to order at 8:00 a.m.

Present: Capichano-Simmons, Harris, Krutz, Marsch, Runge, Schumacher, Stein

Also Present: Beauchamp, Fuller, March

MODIFY/ADOPT AGENDA

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

MODIFY/ADOPT MINUTES FROM DECEMBER 4, 2025

Krutz / Schumacher moved to adopt the minutes from December 4, 2025. Motion carried.

ANNOUNCEMENTS

J. Marsch

- Announced the approval of a “Wishbook” was approved during the last Board meeting. The book provides the community with the ability to purchase and donate money to improve the Village.

J. March

- Has reached out and the book will be available to anyone who is interested besides being on our website and mailed to interested parties.

PUBLIC APPEARANCES

Becky Nyberg, 214 Simonet St

- Present due to interest in item #10, the framework for neighborhood investment revolving loan fund and what has been decided.

Jim O’Rourke, 2339 Oakwood Ave

- Interested in the long-term planning for the Green Bay Correctional Institute. Would like to see what future plans may be in place due to the historic landscape that is involved and the razing of the current buildings and the reformatory that are currently there.

DISCUSSION RE: VILLAGE OF ALLOUEZ 2044 COMPREHENSIVE PLAN

T. Fuller

- All chapters of the Allouez 2044 Comprehensive Plan were covered at the last meeting. Placed on the agenda to see if there were any follow-up questions. No questions at this time.

DISCUSSION RE: VILLAGE-OWNED PARCELS AND VACANT COMMERCIAL BUILDINGS

T. Fuller

- During the last meeting we briefly went through some of the parcels owned by the Village.

- 1905 S Webster Avenue – we do have a signed development agreement for that project. The plans include construction to begin in spring. The development that is being proposed aligns with what the Village has been asking for in regard to urban street front, traditional materials, and including about 7,500 ft of commercial space with about 100 apartment units. The developer intends to have a site-plan submitted next month.
- 1901 S Webster Avenue – currently have begun excavating and demo work. It will be taking place over the next few weeks. The parcel will be seeded and graded by May 15, 2026. The Village anticipates marketing the property.
- 2001 S Webster Avenue – The Village is putting their focus on the two larger properties first but not turning anyone away for this site. We currently have a tenant in the building.
- The vacant site on W. St. Joseph Street appears to have always been vacant. It is about a ½ acre lot.
- Parcels that we owned in the past:
 - Acquired through back taxes there was a site on Riverside Drive. The Village had a few interested parties along with a few proposals. An 18-unit apartment building was built. This property was outside of our TIF but sold the property for a nominal fee to entice development.
 - The Village had a community center that was constructed in 1946. The building was on the National Register. The Village received information and quotes to modify the building, but the amount was quite substantial to keep it as a community center. The Village ultimately sold the building to Ben Bartolazzi, as it was much more cost effective to reuse the building as a private office. We were able to obtain a taxable property and keep the historic element to the building.
 - 535 Greene Avenue – Tom O'Rourke purchased the building from the Village and are in the process of renovating. This building was also on the National Register. The Village sold the property for a nominal fee to entice reuse.
 - The old Village Hall site has been many things over the years. Beginning as a garbage land fill that closed in the late 1930's and then several other uses before the Village purchased it as the Village Hall. The building was razed after the current Village Hall was built. The site was vacant for about 15 years. The total cost to do remediation work was around \$800,000, which was covered through TIF incentives and grants. A land swap was done with Wisconsin Medical Credit Union (WMCU) for land on Derby and Webster. This increased the overall taxable value on the property and allowed the Village to facilitate the construction of a daycare and an 8-unit apartment building on the other site on Derby Lane.
- What is currently listed on LoopNet:
 - Property that is currently listed “for lease” in the Village. Small commercial retail frontage on Monroe Avenue. A collection of office buildings mainly located on Riverside Drive.
 - Property that is “for sale” in the Village. A large property is available on Riverside Drive. The office square footage is close to about 70,000 square feet. It sits on 8 acres of land. Adjacent is the old driving range which is about 20 acres. A large area is considered wetlands and would be difficult to build. Another challenge would be receiving permission from the DNR for vehicles to cross the Fox River Trail.
- A property that is being discussed to acquire is Langlade School. That is around 7.2 acres.

DISCUSSION RE: ANNUAL TAX INCREMENTAL DISTRICT #1 REPORT

J. Beauchamp, Finance Director

- The TID is in excellent shape, \$88 million in incremental value is being generated.
- The annual report is required to be submitted to the State. The Joint Review Board meets and reviews the annual report. We contract with Ehlers to provide supplemental information.
- Projected closure could be 2028. The Village does not plan to close at that time, but we could based on the cash flow projections.

- Page 2 shows the value that has been added, currently \$78 million and the increment as it is projected to increase over time with \$24 million future value that the Village can use for projects.
- We had a loan that went to 1901 S Webster Avenue, which has been paid back.
- The miscellaneous revenues represent the development agreements that have not met the guaranteed value tax increment. They have since exceeded the value.
- State is providing aid since personal property tax is no longer collected.
- Total expenditures of \$5.5 million.
- TIDs can be extended for 1 year to benefit affordable housing projects.
- The last year funds can be used is 2033 and the last increment will be in 2039.

Harris / Krutz moved to open the floor for public comment. Motion carried.

Becky Nyberg,

- The property between Riverside Drive and the river is owned by the Department of Natural Resources and is part of Heritage Hill. Heritage Hill has a plan in place for that area.

Harris/Marsch to pick up the rules and return to regular order of business. Motion carried.

DISCUSSION RE: FAÇADE IMPROVEMENT REVOLVING LOAN AND GRANT PROGRAM

T. Fuller

- Program that is set up within TID#1 boundaries, that contains all the commercial properties north of Allouez Avenue. It is a grant up to \$20,000 of matching funds for the businesses to upgrade façade features visible from the street.
- \$20,000 is the limit that can be applied for in a 4-year period.

DISCUSSION RE: FRAMEWORK FOR NEIGHBORHOOD INVESTMENT REVOLVING LOAN FUND

- Not discussed due to time constraint.

NEXT MEETING DATE AND FUTURE AGENDA ITEMS

Next meeting date: Thursday, January 15, 2025, 8:00 a.m.

- Webster Avenue future improvements
- Framework for neighborhood investment revolving loan fund

ADJOURNMENT

Schumacher / Capichano-Simmons moved to adjourn at 9:04 a.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk.