

May 7, 2026 (Community Development Authority)

COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, MAY 7, 2026

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 (arrived 8:02 a.m.), Marsch, Runge, Schumacher
Excused: Stein
Also Present: Beauchamp, Clark, Fuller, Gehin, Huguet, March

MODIFY/ADOPT AGENDA

Harris / Capichano-Simmons moved to adopt the agenda as presented. Motion carried.

MODIFY/ADOPT MINUTES FROM JANUARY 15, 2026

- Minutes will be presented at the next meeting.

ANNOUNCEMENTS

- None

PUBLIC APPEARANCES

- None

DISCUSSION RE: WEBSTER AVENUE ROAD RECONSTRUCTION PROJECT

S. Gehin

- Met with the County, City of De Pere, and City of Green Bay in March. The timeline is influenced by a number of external and internal factors, including coordination with the surrounding communities and the Wisconsin Department of Transportation (WisDOT) plans for the STH 172 interchange project, which remains uncertain.
- The typical cross section is being evaluated with consideration of several influencing factors. These include existing overhead and underground utilities, adjacent land uses and built structures, preferences and design approaches of neighboring communities, current and projected traffic volumes, emergency vehicle access and clearance requirements, overall project cost, and existing right-of-way concerns.
- A conceptual project timeline and a preliminary typical cross section have been developed for internal discussion purposes. Both the timeline and cross section remain preliminary and are subject to change, as several key variables are still being evaluated and coordinated.
- Additional considerations include the timing of the closure of the Green Bay Correctional Institution, availability of state and federal grant funding, the Village CIP and roadway schedules, and the expenditure period associated with Tax Incremental District (TID) No. 1.

DISCUSSION RE: LANGLADE SCHOOL SITE PLANNING

T. Fuller

- The Village of Allouez will take ownership of the Langlade Elementary School property no later than October 1st, 2026. In preparation, Village staff have conducted walkthroughs of the school building and surrounding campus and have review available condition reports.
- Based on these evaluations, the building appears to be well maintained and in generally good condition. There are some parts that are outdated. Given the current state of the building, staff believe there may be viable opportunities to repurpose the existing structure while also considering how to utilize the remainder of the site to achieve its highest and best use for the community.
- Staff propose to further evaluate redevelopment and reuse options. This process could include engaging an engineering and architectural firm to conduct a feasibility study and facilitate community input sessions to better understand stakeholder priorities and opportunities.
- The building is around 47,000 square feet. It is important to consider how some of the operational costs will be off set. Possibility of the Village leasing some of the space to contribute to the offset.
- Somerville Engineers and Architects presented a case study highlighting the current rehabilitation of a former school building into a community center and multi-use facility supporting both public and private functions at the April 21, 2026, Village Board meeting. It demonstrated potential for adaptive reuse that staff believes warrants further exploration.

DISCUSSION RE: FRAMEWORK FOR NEIGHBORHOOD INVESTMENT REVOLVING LOAN FUND

T. Fuller

- The goal of this program is to preserve and improve the owner-occupied housing stock through below-market loans that deliver meaningful reinvestment in properties, all while maintaining long-term financial sustainability through preservation of principal.
- An existing budget of \$300,000, with a lending target of \$225,000-\$270,000 to maintain liquidity for new loans, administrative costs, and risk management. Individual loan amounts are proposed to range from \$10,000 to \$40,000, with a target average of \$25,000, allowing for approximately 10-12 concurrent loans. Loans would carry a fixed interest rate in the range of 3.0%-3.25% over a 10-year term, balancing affordability for borrowers with the need to sustain the fund over time.
- The program is proposed to focus on owner-occupied properties within the Village, with at least two years of residency and properties at or below 120% of the median assessed value. Loans would be secured, with a maximum combined loan-to-value ratio of 90%, and underwriting would emphasize ability to repay property tax status rather than strict credit score thresholds.
- From a sustainability standpoint, the structure is designed to revolve capital over time, with approximately 10% of principal returning annually, allowing for continued reinvestment. Over a 20-year period, the program is projected to support approximately 45 loans totaling over \$1.1 million in reinvestment, while maintaining and potentially growing the fund balance.
- Eligible uses are structured to prioritize high-impact improvements, including building envelope repairs, major system upgrades, and health and safety modifications that support long-term housing stability and aging in place. Limited additions may be considered on a case-by-case basis when tied to safety or household needs, while purely cosmetic or luxury improvements would not be eligible.
- Staff is seeking feedback from the CDA on this overall framework, including loan structure, eligibility criteria, funding priorities, and long-term program goals. Input will be added as finalized the administrative details of the program.

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NEXT MEETING DATE AND FUTURE AGENDA ITEMS

Next meeting date: Thursday, June 4, 2026, 8:00 a.m.

- Somerville joining the meeting and walking through a process.
- Bring back Webster Street scaping.

ADJOURNMENT

Schumacher / Krutz moved to adjourn at 9:20 a.m. Motion carried.

Minutes submitted by Kim Siudzinski, Deputy Clerk.