

MINUTES

COMMUNITY DEVELOPMENT AUTHORITY

PLAN COMMISSION OFFICES

Regular Meeting
Wednesday
July 14, 2010

I. CALL TO ORDER

The meeting was called to order by Chairman John Stangel at 4:00 P.M.

II. ROLL CALL

<u>Members Present</u>	<u>Members Excused</u>	<u>Staff Present</u>
John Stangel	Gene Maloney	David Less
Jim Noffke	Dennis Tienor	Pauline Haelfrisch
Emil Roth		
Matt Kadow		
Alex Olson		

III. APPROVAL OF MINUTES OF THE REGULAR JUNE 16, 2010 MEETING

Chairman Stangel asked if there were any corrections or additions to the minutes of the regular June 16, 2010 meeting. Hearing none, the following action was taken.

Motion by: Mr. Kadow	Seconded by: Mr. Roth
Moved that: the CDA approve the minutes carried of the June 16, 2010 regular meeting	Upon vote: the motion was unanimously

IV. APPROVAL OF MINUTES OF THE SPECIAL JUNE 22, 2010 MEETING

Chairman Stangel asked if there were any corrections or additions to the minutes of the special June 22, 2010 meeting. Hearing none, the following action was taken.

Motion by: Mr. Kadow	Seconded by: Mr. Noffke
Moved that: the CDA approve the minutes carried of the special June 22, 2010 meeting	Upon vote: the motion was unanimously

V. MANITOWOC HOUSING AUTHORITY BUSINESS

- A. Financial Report and Approval of Monthly Expenditures
Pauline Haelfrisch reviewed the financial statements for July, 2010 with the Board members. She also distributed a list of expenses and reviewed these with the Board.

Pauline informed the Board that her assistant she hired was leaving for a full time job. Pauline would be contacting QPS, a local temp agency, for a replacement.

The following action was taken.

Motion by: Mr. Olson
Moved that: the CDA approve and authorize payment of the July, 2010 expenses

Seconded by: Mr. Roth
Upon vote: the motion was carried unanimously

B. Board Resolution for 2010 Capital Fund Program

Pauline reviewed the 2010 Capital Fund with the Board members. She gave background to the new Board members as to how the funding works through HUD.

The following action was taken.

Motion by: Mr. Roth
Moved that: the CDA approve the Board Resolution to accept the 2010 Capital Fund Grant

Seconded by: Mr. Olson
Upon roll call vote:
Stangel – aye
Noffke – aye
Olson - aye
Roth – aye
Kadow – aye

C. Cable vs. Satellite Update

Pauline discussed with the Board the differences between the cable and satellite companies as far as installation and costs to the building for bulk programming. She explained to the Board members what Comcast Cable proposed as far as what a bulk programming contract would entail.

There was much discussion over the Housing Authority's responsibility to the contract. The Board instructed Pauline to inquire with other HA's that have bulk programming in their buildings as to what type of contract they have and the length of time the contract is for. Pauline will report back to the Board at the September meeting what she has learned.

VI. DOWNTOWN REDEVELOPMENT ACTIVITIES

A. Financial Report – Revolving Loan Program, 7/08/10

Mr. Less reviewed the financial report with the Board members for the revolving loan program. As of July 8, 2010 a total of \$533,418.54 in loan funds was available.

David stated that his intent is to close on Friday the additional loan proceeds that the Board approved for John Hemken.

The following action was taken.

Motion by: Mr. Kadow
Moved that: the CDA accept the 7/08/10 report and place on file

Seconded by: Mr. Roth
Upon vote: the motion was carried unanimously

B. Design Review:

1. 1033 South Eighth St. – First German Church

David Less reported that this design review includes the removal of some trees on the property which David does not feel is necessary. He would like the Board’s input on the actual signage. His recommendation would be to not approve the design review.

There was discussion in regards to the trees and the signage and it was decided by the Board to table this design review until the next meeting.

2. 807 Quay Street – The Fat Seagull Restaurant

David reported this design review was pre-approved. The owner built a patio deck area on the property.

The following action was taken.

Motion by: Mr. Roth

Moved that: the CDA approve the design review application and award a certificate of appropriateness

Seconded by: Mr. Kadow

Upon vote: the motion was carried unanimously

C. Summary of events re: Great Lakes Training and Development Bond Issue

David Less suggested we table this item until the September meeting as we may have more of the Board members in attendance.

He requests the Board to review the packet containing the time line in regards to this bond issue. David also gave a brief synopsis of the project to the new Board members.

VII. ADJOURNMENT

The meeting was adjourned at 4:50 P.M.

Respectfully submitted:

David Less,
Executive Director

DL/pmh