



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



MEETING MINUTES
COMMUNITY DEVELOPMENT AUTHORITY

Regular Meeting
Wednesday, January 20, 2021

This meeting was conducted in person at City Hall and via remote conferencing software.

I. CALL TO ORDER,

Board Chairman J. Stangel called to order the regular meeting of the Community Development Authority at 4:00 PM.

II. ROLL CALL

Present: Chairman John Stangel, Gene Maloney, Emil Roth, Dennis Tienor, Ald. Jeremiah Novak (4:10 PM), Ald. John Brunner

Absent: Anton Doneff

Staff Present: Adam Tegen, Jen Bartz, Pauline Haelfrisch

Others Present: Mike Howe

III. APPROVAL OF MINUTES of the regular December 16, 2020 Meeting

Motion by G. Maloney seconded by E. Roth, to approve the Minutes.

Motion carried (5-0).

IV. MANITOWOC PUBLIC HOUSING BUSINESS

A. Financial Report and Approval of Monthly Expenditures

P. Haelfrisch discussed the monthly reports of finances and expenditures that had been sent to the Board members.

P. Haelfrisch reported there were remaining operating subsidy funds which had to be drawn down before the end of the year.

Motion by E. Roth, Seconded by G. Maloney, CDA to approve and authorize payment of financial report and monthly expenditures.

Motion carried (6-0).

B. Fair Market Rent Limit Resolution – Board Approval

P. Haelfrisch stated 17 tenants are currently on flat rent. She went on to explain how fair market and flat rents work with the Board members. She asked approval of the resolution regarding the new Flat Rent amount.

Motion by Ald. Novak, Seconded by G. Maloney, CDA to approve 2021 Fair Market Rent Resolution.

Motion carried (6-0).

C. Executive Director Recruitment

Chairman Stangel discussed with the Board members that the Hiring subcommittee had offered the Executive Director position to an applicant and she accepted.

Chairman Stangel stated the new Director will begin her employment on February 8th.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

A. Design Review Applications

1. Discussion and Possible Action: 702 York Street, Eastpoint Rentals/Mike Howe
A. Tegen noted to members that the CDA reviewed a portion of the building in August. He went on to state that this review is for the window style on the remainder of the York Street elevation and well as Chicago Street.

M. Howe provided details on the specifications of the windows and glass. He noted that the grids would be face applied and the overall colors would be dark bronze frames.

Chairman Stangel asked if Community Development staff approve. A. Tegen shared that he spoke with N. Mueller and indicated that staff approve of the windows overall and also of the slightly tinted look since it is residential and sense for privacy

G. Maloney clarified that the windows are vinyl. M. Howe confirmed.

Motion by G. Maloney seconded by E. Roth to approve the windows as proposed. Motion carried (5-0).

VI. HOUSING BUSINESS

Revolving Loan Fund Financial Reports

The report was reviewed and placed on file.

VII. OTHER BUSINESS

A. River Point District Update

A. Tegen shared that City Council has approved a 6-story, 80-unit apartment complex on River Point. He stated that the developer is hoping to break ground in summer with the goal to open for tenants 18 months later.

He went on to share that Phase 1 infrastructure will be going out for bid and hopefully will see work started in summer.

B. 1512 Washington Street Update

A. Tegen said that the DNR has told Newell Rubbermaid that they are responsible for clean up of site. This means the City is no longer in the lead as far as timeframes. He stated that the City received a report from the Newell Rubbermaid environmental consultant and results will determine how to move forward. He went on to share that the City did a structural analysis as this is a potential location for the future Boys and Girls Club and the report is being finalized. As soon as ready, he will share with the CDA.

D. Tienor added that there is a temporary site for Boys and Girls Club and they hope to have programming started this summer.

VIII. ADJOURNMENT

Motion by G. Maloney, seconded by D. Tienor to adjourn the meeting at 4:28 PM.

Motion carried (6-0).