



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)



## MEETING MINUTES COMMUNITY DEVELOPMENT AUTHORITY

Regular Meeting  
Wednesday, February 17, 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 (4:03 PM), Ald. Jeremiah Novak, Ald. John Brunner, Anton Doneff

**Staff Present:** Adam Tegen, Jen Bartz

**Others Present:** Pauline Haelfrisch, Serena Lewis

### III. APPROVAL OF MINUTES of the regular January 15, 2021 Meeting

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

Motion carried (6-0).

### 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. Discussion was held and the following action was taken.

Motion by G. Maloney Seconded by A. Doneff CDA to approve and authorize payment of financial report and monthly expenditures.

Motion carried (7-0).

#### B. Parking Lot Replacement

P. Haelfrisch reported the architect was to do survey on parking lot, including portions of the sidewalk and curbing. Question was asked what projects were to be done in the Five-Year Agency plan for years 2020-2024. P. Haelfrisch stated the projects to be worked on in that plan.

#### C. Entrance Door Replacement

P. Haelfrisch explained that she has contacted two companies for quotes. P. Haelfrisch reported there was confusion on the quotes and will be straightened out by the next board meeting.

#### D. Structural Floor Assessment

P. Haelfrisch discussed that there are structural issues with apartments 301 & 306. Requested architect to do assessment on those two apartments. Report will be given at next board meeting.

**V. DOWNTOWN REDEVELOPMENT ACTIVITIES**

None

**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 River Point will be going out for BIDs in mid-March so that the project can be started as soon as weather warms up.

G. Maloney asked if site cleanup on River Point has been completed. A. Tegen responded with yes, as most will be capped or covered with new construction.

B. 1512 Washington Street Update

A. Tegen shared that the response from Newell Rubbermaid is being reviewed. He stated that the City is hoping to get closer to resolve on environmental issues.

**VIII. ADJOURNMENT**

Motion by A. Doneff seconded by Ald. J. Novak to adjourn the meeting at 4:22 PM.  
Motion carried (7-0).