



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MEETING MINUTES COMMUNITY DEVELOPMENT AUTHORITY

**Regular Meeting
Wednesday, August 18, 2021**

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

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, Ald. Tim Boldt, Ald. Michael Cummings, Gene Maloney, Emil Roth, Dennis Tienor (4:15)

Absent: Anton Doneff

Staff Present: Adam Tegen

Others Present: Serena Lewis

III. APPROVAL OF MINUTES of the regular July 21, 2021 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

S. Lewis reviewed the monthly reports of finances and expenditures that had been sent to the CDA members.

Motion by T. Boldt, seconded by M. Cummings to approve the report and approve monthly expenditures.

Motion carried (5-0).

b. Parking Lot Replacement Update

S. Lewis shared that paving is complete and restoration, striping, landscaping work will begin this week. She said that tenants have adjusted well and should be able to start using the lot as soon as next week but the completion date was extended to August 25.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications

i. 31 Maritime Drive, River Loft Condo Association

Discussions are ongoing, item was delayed until September.

VI. HOUSING BUSINESS

a. Revolving Loan Fund Financial Reports

The reports were reviewed and placed on file.

b. Housing Loan Approvals

Summary sheets of two new loans, number 28 and 29, were provided by MSA for informational purposes. No action was taken.

- c. MSA Services – 30-year mortgage reviews
 - A. Tegen provided an overview of the issue. Some of the older loans are over 30 years old and MSA and staff is researching options to ensure they are not missed moving forward.

VII. OTHER BUSINESS

- a. River Point District Update
 - A. Tegen provided an update. Closing for the apartment project is expected to occur next week and mobilization on the project shortly thereafter. City continues to work through the soil settling issue that dictates when the remaining underground utilities can be installed.
- b. 1512 Washington Street Update
 - No new updates.
- c. Revolving Loan Fund
 - A. Tegen reminded the CDA that they are responsible for the establishment of the Loan Review Committee. It was suggested that 6 initial members be appointed with the ability to add the final member once a suitable candidate was identified. Recommended initial members included: Dennis Tienor – CDA and BankFirst, Shawn Alfred – City Finance Director, Jamie Zastrow – Progress Lakeshore, Michael Commings – Alderperson, John Holmes – IDC and Ansay & Associates, David Dietrich – Plan Commission and Investors Community Bank.

Motion by G. Maloney, seconded by E. Roth to appoint the Loan Review Committee members as recommended by staff.

Motion carried (6-0).

VIII. ADJOURNMENT

Motion by D. Tienor, seconded by G. Maloney, to adjourn the meeting at 4:30 PM.

Motion carried (6-0).