



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | Wednesday, October 20, 2021

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 (4:05), Anton Doneff

Staff Present: Adam Tegen, Nick Mueller, Jen Bartz

Others Present: Serena Lewis

III. APPROVAL OF MINUTES of the September 15, 2021 Meeting.

Motion by A. Doneff, seconded by Ald. T. Boldt to approve the Minutes.

Motion carried (6-0).

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

S. Lewis reviewed the monthly reports of finances and expenditures.

A. Doneff asked for clarification about attorney charge and suggested insurance for employment-related attorney claims. S. Lewis is investigating the possibility of it being covered.

Motion by E. Roth, seconded by Ald. T. Boldt, to approve the report and approve monthly expenditures.

Motion carried (6-0).

b. New Employee

S. Lewis shared that the new maintenance employee, Gary Grapentine, started. She briefly shared his background and skills that will be of benefit to Manitou Manor.

c. Income Continuation Insurance

S. Lewis stated that she has been reviewing the benefits available through the state's disability plan, which offers both short- and long-term disability. She briefly shared details of the plan that is of no premium cost to employees currently.

Motion by G. Maloney, seconded by D. Tienor, to approve for 2022, but to be reviewed next year.

Motion carried (7-0).

d. Insurance Update

S. Lewis provided an update of the health benefits and provided a breakdown of employee and employer premium costs.

Conversation ensued among members regarding comparisons. S. Lewis will reach out to other housing authorities for comparative data and bring forward for discussion in November.



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e. Website Update

S. Lewis previewed the redesigned website with members. Positive feedback was received from members.

f. Apartments 220 & 306

S. Lewis shared that Unit #220 is an ADA-accessible and a leak in ceiling was discovered due to drain issues in Unit #306. She went on to state that the original project architects and contracted plumber do not agree in the repair process.

Discussion ensued about next steps for repair with consideration for accessibility. G. Maloney asked S. Lewis to distribute all communication and photos to committee.

S. Lewis will initiate a short-term fix and relocate tenant in Unit #306 temporarily. She will work with Kaeden Floor services and Luisier Plumbing to get it repaired. Once all repairs have been completed, it will be pursued with project architect. S. Lewis also stated that a claim has already been filed with insurance.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications

i. Discussion and Possible Action: Franklin Street, Parking Garage Structure
This item was not discussed as it was resolved prior to meeting.

ii. Discussion and Possible Action: 908 Washington Street, Econolodge Rebranding
N. Mueller provided project background and said that exterior is being rebranded for Clarion hotels. He is working with them to select colors within their brand and acceptable for Downtown, but noted they will be outside of Sherwin Williams historical color palette.

N. Mueller provided recommendation to approve signage, with the exception of the awning, and color palette as presented. He shared the project will return in the future with door and other exterior components.

Motion by G. Maloney, seconded by D. Tienor, to approve signage and color palette as presented.

Motion carried (7-0).

b. Design Review Staff Approvals

i. 1302 Washington Street, Luvz Green

ii. 701 Buffalo Street, Ignite Dispensary

These items were discussed and placed on file.

VI. HOUSING BUSINESS

a. Revolving Loan Fund Financial Reports

The reports were placed on file.

b. Housing Loan Approvals Update

The update regarding HO# 28 & #29 was placed on file.



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VII. OTHER BUSINESS

a. River Point District Update

A. Tegen shared that Vinton is currently working on site and that water and sewer have been approved for River Point Drive (Maritime Dr extended). He stated that the City is waiting for settlement data on York Street, but it is being used for site staging now. He shared that the Mayor's 2022 budget included \$3.5 million for River Point and detailed what the budget will be utilized to complete.

A. Tegen shared that there are several grants and applications being finalized, and noted that the State has invested almost \$1 million already in the project.

b. 1512 Washington Street Update

A. Tegen shared that the structural study was received recently and we are in process of reviewing and will share highlights at a future meeting. He also stated that a housing developer approached the City about purchasing the north portion of the Mirro site for a workforce housing project. They are applying for tax credits, but it has a long way to go. There is still interest from Boys & Girls Club on the south half.

G. Maloney asked if anything has occurred on Southfield Townhomes. A. Tegen said he will reach out to the developer and provide an update at a future meeting.

VIII. ADJOURNMENT

Motion by D. Tienor, seconded by A. Doneff, to adjourn the meeting at 5:00 PM.

Motion carried (7-0).