



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, February 16, 2022

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, Emil Roth, Dennis Tienor

Absent: Anton Doneff, Gene Maloney

Staff Present: Adam Tegen, Jen Bartz, Shawn Alfred

Others Present: Serena Lewis, Gary Grapentine

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

Motion by Ald. Cummings, seconded by Ald. Boldt 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.

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

Motion carried (5-0).

b. Discussion regarding potential facility upgrades.

S. Lewis stated that life cycle max has been reached on a number of facility items. She reviewed the itemized list of needs including main door, air exchanger, elevator, fire panel, as well as several other. G. Grapentine further explained the technical aspects and requirements of several of the projects. Discussion ensued regarding the repair needs.

Ald. Cummings said health & safety should be prioritized first. Then built upgrade plan from there in phases. S. Lewis will work with her staff to priority project upgrades.

c. NSPIRE Inspection

S. Lewis shared that this is a HUD inspection/demonstration. It is volunteer and HUD will assess physical needs on site. Inspection will occur on February 28.

d. Update on apartment 220 & 306

Nothing new to report. Flooring in unit 306 is delayed and installation will occur this spring pending delivery.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications

i. 902 S 8th Street (Village Square)

This item was removed from agenda by the applicant as the project is not proceeding as planned.

b. Design Review Staff Approvals: None



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VI. HOUSING BUSINESS

- a. Revolving Loan Fund Financial Reports
The reports were placed on file.

VII. OTHER BUSINESS

- a. River Point District Update
 - A. Tegen shared that there is some WEDC funding available and the City will submit an application. Project area specified will be the area north and west from where current work being completed. He added that clean concrete fill is coming in at no cost to the City. He shared that River North is proceeding as planned and it they anticipated opening in fall 2022.

- b. 1512 Washington Street Update

A.Tegen stated that Newell-Rubbermaid has submitted the latest results to the DNR and the City is just in a holding pattern until information is received.

He shared that the potential workforce housing development was in the news, but it is not finalized as the developer is working on getting financing lined up. He added that the developer connected with the environmental consultant.

A.Tegen reported that the City has not heard on the Neighborhood Investment Fund Grant applied for in late 2021.

VIII. ADJOURNMENT

Motion by Ald. Cummings, seconded by E. Roth, to adjourn the meeting at 4:35 PM.
Motion carried (5-0).