



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, March 16, 2022

I. CALL TO ORDER

Acting Chairman G. Maloney called to order the regular meeting of the Community Development Authority at 4:00 PM.

II. ROLL CALL

Present: Gene Maloney, Ald. Tim Boldt, Ald. Michael Cummings, Emil Roth, Dennis Tienor, Anton Doneff

Absent: Chairman John Stangel

Staff Present: Adam Tegen, Kait Piazza, Jen Bartz

Others Present: Serena Lewis

III. APPROVAL OF MINUTES of the February 16, 2022 Meeting.

Motion by Ald. M. Cummings, 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.

Motion by Ald. T. Boldt, seconded by E. Roth, to approve the report and expenditures. Motion carried (6-0).

b. NSPIRE Inspection

S. Lewis stated that the inspection was held February 28. As a result, 21 carbon monoxide detectors are to be installed and HUD's installation deadline is December 14, 2022. S. Lewis said that she will clarify with HUD if every unit is required or only where there is combustible gas. She added that minor repairs were also needed after inspection. Overall grade from inspector was an A.

c. Update on apartment 220 & 306

S. Lewis stated that Unit 306 has been completed and the plumber will be on site next week to finish Unit 220. Discussion ensued about insurance claim & funding source. S. Lewis stated that she is still waiting to hear from claims adjuster.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Introduction - Kait Piazza, Business & Housing Planner

K. Piazza introduced herself.

b. Design Review Applications

i. 834 S 8th Street – Amendment

K. Piazza reviewed project previously approved in 2018. She stated that the applicant has changed window selection to black vinyl and no frosted glass. She recommends approval since it's not a material change.

D. Tienor asked about future work to be completed. K. Piazza shared that the owner said he plans to do some work and the discussion is ongoing.



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

G. Maloney asked for clarification if the windows are double hung or false opens. K. Piazza stated they are double hung & will open.

Conversation ensued regarding project timelines from initial request to completion. Members stated that K. Piazza is able to make suggestions for revision to current process. K. Piazza added that future work should be submitted before work or any exploratory work completed.

Discussion occurred regarding façade grants and if restrictions exist on facades to be completed on corner buildings.

Motion by D. Tienor, seconded by Ald. M. Cummings to approve the revised window selection. Motion carried (6-0).

c. Design Review Staff Approvals

K. Piazza reviewed sign approval at 435 N 8th Street. She added that the site is a good example of a project that should have been reviewed regarding exterior modification. Discussion ensued about how to get information about process to the public such as mailing, tax bill inserts, etc.

VI. HOUSING BUSINESS

- a. Revolving Loan Fund Financial Reports
Reviewed and placed on file.

VII. OTHER BUSINESS

- a. Member reappointment – John Stangel
Members confirmed reappointment.
- b. River Point District Update
A. Tegen shared that a Site Assessment Grant has been applied for. He added that the EPA planning & testing plan approved. He added that there is a 140' section of failed river wall and next step is to determine the most effective & economical way to repair. He said that the boat launch & kayak launch design are in process and the goal is to finalize in April and send out for bid in May. He added that the City is working with the River North contractors to maintain coordination with River Point activities. Discussion ensued about wall repair options.

G. Maloney stated that the City has done a great job pursuing grants for the site. A. Tegen shared that approximately one million in grants have been received to date.

- c. 1512 Washington Street Update
A. Tegen shared that the Neighborhood Investment Grant was unsuccessful.

VIII. ADJOURNMENT

Motion by Ald. M. Cummings, seconded by E. Roth to adjourn the meeting at 4:35 PM. Motion carried (6-0).