



CITY OF MANITOWOC

WISCONSIN, USA

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MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | Wednesday, April 20, 2022

I. CALL TO ORDER

Chairman J. Stangel called to order the regular meeting of the Community Development Authority at 4:00 PM.

II. ROLL CALL

Present: John Stangel, Gene Maloney, Ald. Tim Boldt, Ald. Michael Cummings, Emil Roth, Dennis Tienor

Absent: Anton Doneff

Staff Present: Adam Tegen, Kait Piazza, Jen Bartz

Others Present: Elizabeth Wergin, Brian Georgenson

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

Motion by G. Maloney seconded by Ald. M. Cummings to approve the Minutes. Motion carried (6-0).

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

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

b. Discussion and Possible Action: Revision of FY22 Budget

A. Tegen provided an overview in absence of Serena Lewis.

Motion by G. Maloney, seconded by Ald. M. Cummings to accept revised budget. Motion carried (6-0).

c. Discussion and Possible Action: Rents & Cable Increases

A. Tegen provided an overview in absence of Serena Lewis.

Motion by Ald. M. Cummings, seconded by Ald. T. Boldt to approve the increases. Motion carried (6-0).

d. Update on apartment 220 & 306

A. Tegen provided an overview in absence of Serena Lewis that work is close to completion.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications

i. 924 Buffalo Street

K. Piazza provided an overview and stated that the cornice will be replaced due to storm damage. She shared that the west face was blown off and is not fixable. She stated that staff recommends approval.

Motion by D. Tienor, seconded by Ald. M. Cummings, to approve as submitted.

Motion carried (6-0).

ii. 1011 S 10th Street



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K. Piazza provided an overview and stated that this would be a retroactive approval as the applicant worked with a previous staff member on the project.

G. Maloney asked about awning. E. Wergin, applicant, said they've been waiting for a quote from an architect and are now waiting on estimates. She provided further details on the specifics of the project work being completed.

D. Tienor asked if lighting is finalized. E. Wergin stated that it is still being worked through.

Motion by D. Tienor, seconded by G. Maloney to approve application as submitted and to work with staff for final approvals.

Motion carried (6-0).

iii. 50 Maritime Drive

This item was removed from the agenda.

b. Design Review Staff Approvals: None

VI. HOUSING BUSINESS

a. Revolving Loan Fund Financial Reports

Reviewed and placed on file.

A. Tegen shared that staff recently completed an audit of housing loans at the request of the City's auditors.

VII. OTHER BUSINESS

a. River Point District Update

A. Tegen shared that street paving may start next week and that staff are continuing to work with consultant on the failing river wall. He added that River North is moving along and that staff met with developers interested in creating additional residential in the area. He said that the City is anticipating notification of the \$500k clean-up grant in May.

b. 1512 Washington Street Update

A. Tegen said that the DNR has reacted to the Newell Rubbermaid testing submitted last fall. It is expected that the DNR will likely ask for more testing. He added that there may be additional soil boring & testing.

Ald. M. Cummings asked about status of the housing project. A. Tegen said that tax credits being applied for in November and the soonest a project would begin is fall of 2023 if credits come through.

J. Stangel asked if working was started on Southfield Townhomes. A. Tegen stated that work is in process and that he will ask for an update from developer.

A. Tegen provided brief overview of McMullen & Pitz land swap from their current River Point site to the new industrial park.

VIII. ADJOURNMENT

Motion by Ald. T. Boldt, seconded by Ald. M. Cummings to adjourn the meeting at 4:45 PM.

Motion carried (7-0).