



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, May 18, 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, Emil Roth, Dennis Tienor, Anton Doneff

Absent: Ald. Michael Cummings

Staff Present: Adam Tegen, Kait Piazza, Jen Bartz

III. APPROVAL OF MINUTES of the April 20, 2022 Meeting.

Motion by Boldt seconded by Tienor to approve the Minutes. Motion carried (6-0).

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

Motion by Maloney, seconded by Boldt to approve the report and expenditures.

Motion carried (6-0).

b. Discussion and Possible Action: FY2023 Budget

S. Lewis stated that she is waiting on AccuWage to gather & analyze salary data and she expects it should be complete next week. She stated the committee will formally review/approve at the June meeting. D. Tienor asked if salary review was a HUD requirement. S. Lewis stated it is not, but seems to be a best practice among her peers.

c. Plumbing Repairs

S. Lewis shared there was a plumbing issue due to corrosion that has been repaired. She stated that plumber advised that it was a cast iron pipe that deteriorated, likely to years of Drano being poured down it. She will discuss with tenants and provide a more natural alternative.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications: None

b. Design Review Staff Approvals

i. River North

ii. 50 Maritime Drive

The projects were reviewed and placed on file.

VI. HOUSING BUSINESS

a. Revolving Loan Fund Financial Reports

The reports were reviewed and placed on file.

VII. OTHER BUSINESS

a. Discussion and Possible Action: Projecting Sign Grant Program

K. Piazza reviewed the new application and overall guidelines. She said the total program is \$5,000 with a max grant award of \$1,500.

G. Maloney asked if any locations are preferred. K. Piazza stated that more would be better on 8th Street for both pedestrian and future two-way street traffic.



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Discussion ensued regarding overall costs of typical projecting signs. K. Piazza added that the signs will need to be reviewed under design guidelines.

Motion by D. Tienor, seconded by E. Roth, to approve the Projecting Sign Grant Program.
Motion carried (6-0).

b. Discussion and Possible Action: Façade and Residential Investment Grants

K. Piazza reviewed the language changes and added that they align with Secretary of Interior standards. She added that the two-quote requirement has been removed as businesses are having difficulty getting two.

Ald. T. Boldt clarified expanding boundaries and referred to Hartmann's Bakery as example. A. Tegen clarified that boundaries have not been expanded, but there is more flexibility.

A. Doneff asked if \$200k is part of city's budget up for renewal? A. Tegen stated that the monies are TIF-funded and are earmarked.

A. Doneff asked if specifically noting ineligible properties could be considered discrimination. K. Piazza stated that outside of design review and historic areas would be more discretionary. A. Tegen added that the funds are local and with that allows flexibility.

Discussion ensued regarding discretion of projects. D. Tienor asked for clarification on sandblasting. K. Piazza stated that the National Registry has standards to follow.

Motion by D. Tienor, seconded by G. Maloney, to approve the Façade and Residential Investment Grant revisions.

Motion carried (6-0).

c. Historic Preservation Update

K. Piazza provided an overview. She shared that the WI Historical Society is undertaking an update to the 1987 survey and it will focus on the northside of the City. She added that it is an opportunity to explore more nominations for residences or businesses.

d. EPA Cleanup Grant Update

A. Tegen shared that the City was successful in the \$500k grant which will be utilized to clean up salvage yard contaminated soil. If funds remain, focus would be railroad turnstile and then the failed retaining wall. He added that the City continues to work with the consultant for possible additional ARPA funds in September/October.

e. River Point District Update

A. Tegen provided a status update on current tasks being completed, future tasks and plans being finalized.

f. 1512 Washington Street Update

A. Tegen stated that Newell Rubbermaid and DNR continue to work on the remedial action plan.

VIII. ADJOURNMENT

Motion by G. Maloney, seconded by A. Doneff to adjourn the meeting at 4:40pm. Motion carried (6-0).