



CITY OF MANITOWOC
WISCONSIN, USA
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**MEETING MINUTES
COMMUNITY DEVELOPMENT AUTHORITY**

**City Hall, 900 Quay Street
Second Floor Conference Room – 4:00 PM
Wednesday, September 16, 2020**

This meeting was conducted both in person and via remote conferencing software.

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: John Stangel, Gene Maloney, Anton Doneff, Dennis Tienor, Emil Roth, Ald. Jeremiah Novak, Ald. John Brunner (4:07 pm)

Others Present: Adam Tegen, Nick Mueller, Jen Bartz, Pauline Haelfrisch, Peter Wills, Brennan Seehafer, Doug Schwalbe, Tony

III. APPROVAL OF MINUTES of the regular August 19, 2020 Meeting
Motion by Ald. Novak, seconded by E. Roth, to approve the Minutes.
Motion carried (6-0).

IV. MANITOWOC PUBLIC HOUSING BUSINESS

A. Financial Report and Approval of Monthly Expenditures

P. Haelfrisch discussed the monthly reports of finances and expenditures she had provided to the Board members.

Motion by Ald. Novak, Seconded by E. Roth, CDA to approve and authorize payment of financial report and monthly expenditures.

Motion carried (7-0)

B. Unit Conversion Project Update

P. Haelfrisch reported that she would receive the final payment invoice to Hamann Construction shortly. The invoice will include a \$4,700 credit in liquidated damages. The ADA door latch that the State Inspector requested in the fully accessible unit was installed. Waiting for final closeout on project from City and State Inspector.

C. Vacancies

P. Haelfrisch stated that the fully accessible disability unit will be rented by a tenant who requires the disability features. The prior tenant has moved to another unit.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

A. Revolving Loan Fund Financial Report

The report was reviewed and placed on file.

B. Revolving Loan Fund Business
Nothing to report.

C. Design Review Applications

1. Discussion and Possible Action: 606 Quay Street, True Endeavors/Brennan Seehafer

N. Mueller shared the background on the new construction project in the Downtown. He stated that the Wharf is taking on industrial maritime vernacular and provided samples of the roofing materials as well as renderings. N. Mueller recommends approval of concept as shown with final details approved by working with Community Development staff.

Ald. Novak asked if this fits within Downtown Design guidelines. Conversation ensued among members around items specific to the concept provided and in regards to the building not having any historic design for downtown. Concerns were raised about other property owners who were required to change their design.

N. Mueller clarified that the surrounding buildings/context influence what materials are appropriate. What is appropriate in this location is likely different than a parcel that is adjacent to and surrounded by historic cream city brick buildings.

A. Doneff asked what material is being to construct the pergola. B. Seehafer indicated it will be Trex.

Motion by A. Doneff seconded by E. Roth to approve the proposed design and to work with Community Development staff to finalize all design details.
Motion carried (7-0).

VI. HOUSING BUSINESS

Revolving Loan Fund Financial Reports
The report was reviewed and placed on file.

VII. OTHER BUSINESS

River Point District Update

A. Tegen provided an update on the River Point District project. He stated that clean fill is being brought in to the location at no cost to the City, but there is a cost associated with testing. He went on to share that slabs and old foundations have been removed and are being recycled/reused. Overall plans are being reviewed by engineering and City will be meeting with consultation in the next few weeks. He said that there has been very strong interest in development in the area, but nothing is public yet.

A. Tegen stated that test trenches have determined there may be additional testing required.

A. Doneff asked if the City will continue to dump snow at the location. A. Tegen stated that City received approval from MPU to use coal pile area again this year.

VIII. ADJOURNMENT

Motion by Ald. Novak, seconded by Ald. Brunner to adjourn the meeting at 4:30 PM.
Motion carried (7-0).