



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, June 15, 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, Ald. Michael Cummings(4:15)

Staff Present: Adam Tegen, Kait Piazza, Jen Bartz

Others Present: Douglas Blue, Mellany Brown

III. APPROVAL OF MINUTES of the May 18, 2022 Meeting.

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

IV. PUBLIC HEARING regarding the 2022-23 Housing Authority Budget

Chairman J. Stangel opened public hearing and asked for public input.

Per S. Lewis no comments were received in advance.

There was no public input.

Chairman J. Stangel closed the public hearing.

V. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

Motion by Ald. Boldt, seconded by E. Roth, to approve the report and expenditures.

Motion carried (6-0).

b. Discussion: Wage Survey

Mellany Brown from Nelrod/AccuWage reviewed the wage survey and recommendation presentation with CDA members.

c. Discussion and Possible Action: 2022-23 Budget

S. Lewis reviewed notable increases/revisions to the budget over previous year.

D. Tienor asked if increases would raise flags with HUD. A. Doneff asked what spurred the wage study. S. Lewis stated that her conversation with other housing authorities brought to light that a wage study had not been completed in a number of years. She added that the budget has been reviewed with the housing authority's accountant and there were no concerns. She also noted that this budget approval is not connected to capital public hearing.

Motion by D. Tienor, seconded by E. Roth, to approved the budget as presented.

Motion carried (7-0).

VI. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications

i. 1507 Washington Street

K. Piazza reviewed the project and request. She said that there were limited historical photos available and that the proposed project will follow the best representation to keep



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as true to historic as possible. Douglas Blue, owner/applicant, detailed repairs and materials.

A. Doneff asked if the façade grant requires the applicant retain ownership for a specific amount of time. D. Blue said he is utilizing this as a rental property and has no intention of selling in the near future.

Motion by D. Tienor, seconded by Ald. Boldt, to approve as follows:

1. Applicant shall finalize color selection with staff.
2. Applicant shall finalize any exterior lighting with staff.
3. New entry doors shall be painted to match window color or other appropriate color in coordination with staff.

Motion carried (6-0).

- b. Design Review Staff Approvals: None

VII. HOUSING BUSINESS

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

VIII. OTHER BUSINESS

- a. River Point District Update
A. Tegen reviewed work contracts and schedules, and indicated that the City is working on the bid for the failed river wall. He added that the City is on schedule to tackle all projects as planned for 2022. He also added that there has been additional interest in the site that may come forward in the next few months.
- b. 1512 Washington Street Update
A. Tegen said that the project is continuing and there is nothing new to report.

IX. ADJOURNMENT

Motion by D. Tienor, seconded by E. Roth, to adjourn the meeting at 4:55pm.
Motion carried (7-0).