



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, July 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, Emil Roth, Dennis Tienor, Anton Doneff, Ald. Michael Cummings

Absent: Ald. Tim Boldt

Staff Present: Adam Tegen, Kait Piazza, Jen Bartz

Others Present: Kevin Cullen

III. APPROVAL OF MINUTES of the June 15, 2022 Meeting.

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

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

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

b. Resolution Authorizing Write Off of Tenant Bad Debt for FYE 6/30/2022

S. Lewis stated that three tenants incurred more than \$5k in debt with Manitou Manor. She explained each situation and indicated that most are non-pay of rent and damage to units. She also added that the tenants are in collection through the state where taxes would be garnished.

D. Tienor asked about previous write-offs. S. Lewis stated that these are about \$3k more than previous years.

G. Maloney asked if there is a current policy for non-payment of rent. S. Lewis explained the HUD process for rent and eviction notice.

Motion by D. Tienor, seconded by G. Maloney to approve the resolution authorizing the write off of tenant bad debt. Motion carried (6-0).

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications

i. Maritime Museum | 1221 Franklin Street

K. Piazza introduced the project and provided background of the request.

K. Cullen from Wisconsin Maritime Museum provided a thorough background on the project designed to secure their collection. He detailed the materials of the building and exterior components and shared that A.C.E. Building will be the contractor for the project. He provided details on proposed interior remodeling and potential space uses for restoration and teaching & learning as well as the exterior concept plan for the entire site.



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D. Tienor asked about other portions of the building being reviewed. K. Piazza explained that the north & west elevations will be the only façades reviewed.

J. Stangel asked about timing of project. K. Cullen shared that timing depends on funding sources and prioritizing of the project but likely timing is spring 2023. He added that part of rationale of project is security of artifacts which is part of the museum's accreditation process.

Discussion ensued about the total project, as well as the museum in general.

Motion by D. Tienor, seconded by G. Maloney to approve as follows:

- Applicant shall finalize color selection with staff.
- Applicant shall finalize any exterior lighting with staff.
- Applicant finalize west elevation design elements with staff.

Motion carried (6-0).

b. Design Review Staff Approvals

K. Piazza reviewed the staff-approved project. The report was 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. River Point District Update

A. Tegen stated that the failed river wall bids are out and due in August. He reviewed specifics of the plans including docking and landscaping and added that once bids are received staff will determine the order of work. He provided additional information on activities occurring on River Point. He said that the ETA on the River North Apartments is the end of November.

b. 1512 Washington Street Update

A. Tegen shared that there is not a lot of activity, but the housing developer is working on the project financials and the City expects them in August. He added that the developer will likely ask for funding assistance. He shared that there is nothing new to report on the north half.

G. Maloney asked if cleanup operations are complete. A. Tegen said the DNR just responded to initial results and wants additional testing. Next step is for Newell Rubbermaid to respond to the DNR.

VIII. ADJOURNMENT

Motion by G. Maloney, seconded by M. Cummings, to adjourn the meeting at 4:45pm.

Motion carried (6-0).