



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | March 15, 2023

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, Emil Roth, Gene Maloney, Anton Doneff, Ald. Tim Boldt, Ald. Michael Cummings

Staff Present: Adam Tegen, Jen Bartz

Others Present: Jamie Zastrow, Christma Rusch

III. APPROVAL OF MINUTES of the December 21, 2022 Meeting.

Motion by G. Maloney, seconded by Ald. T. Boldt, to approve the Minutes. Motion carried (7-0)

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

A.Tegen provided the overview on behalf of Serena Lewis.

Motion by A. Doneff, seconded by G. Maloney to approve the report and expenditures. Motion carried (7-0).

b. Facility Updates

A.Tegen provided the update on behalf of Serena Lewis regarding the camera, entrance door key fobs and intercom project.

c. HUD Public Housing Assessment Score

A.Tegen provided the update on behalf of Serena Lewis that the Housing Authority scored a 91 out of 100, which means they were rated as a high performer.

V. HOUSING BUSINESS

a. Revolving Loan Fund Financial Reports

The reports were reviewed and placed on file.

b. Loan Program Promotion

A.Tegen reviewed the new materials developed to promote the program. Staff will work to further distribute the information.

VI. OTHER BUSINESS

a. Discussion and Possible Action: Loan Approval, Black Squirrel, LLC

A. Tegen provided an overview of the loan and stated that it will be used to purchase the N 10th Street building. He provided an overview of the business – smash room, art studio, and possible rental on second floor. A. Tegen stated that the loan review committee met and recommend approval of the loan.

D. Tienor suggested CDA members tour CRushed when open.

Motion by Ald. T. Boldt, seconded by G. Maloney, to approve the loan. Motion carried (7-0).



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b. River Point District Update

A. Tegen provided a project overview and said that the project came in a little less than the approved bonding. He added that Vinton was the only bidder and it is going to Council for approval to award to them. He provided background on the project and planting plans provided. G. Maloney asked about the anticipated schedule. A. Tegen said that work will occur this calendar year. Discussion ensued.

Ald. M. Cummings asked about timing of path around River Point. A. Tegen said that as the site is developed, the path will be expanded.

c. 1512 Washington Street Update

A. Tegen shared that the housing developer applied for tax credits for two types of projects and, if approved, the City will work with developer to fill in gaps. He added that the developer will find out about credits in May and the next steps will be determined from there.

A. Tegen shared that City staff is working with WAF for parking/campus extension. He also added that Newell Rubbermaid continues to do investigations as the DNR requests. He shared that Council has authorized outside legal counsel to begin work on cost recovery as the City has spent about \$4 million on site cleanup.

d. A. Tegen shared that he reached out to the developer of the Southfield Townhomes project to inquire about occupancy rated. The developer shared that the units are at 93% occupancy and they expect it to be at least 96% by April.

VII. ADJOURNMENT

Motion by D. Tienor, seconded by Ald. M. Cummings, to adjourn the meeting at 5:00pm. Motion carried (7-0).