



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

## MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room  
4:00 PM | May 17, 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, Anton Doneff, Ald. Tim Boldt

**Absent:** Gene Maloney, Dennis Tienor, Ald. Michael Cummings

**Staff Present:** Adam Tegen, Kait Piazza, Jen Bartz

**Others Present:** Serena Lewis, Becky and Cody Richards

### III. APPROVAL OF MINUTES of the April 19, 2023 Meeting.

Motion by Ald. T. Boldt, seconded by E. Roth, to approve the Minutes. Motion carried (4-0)

### IV. MANITOWOC PUBLIC HOUSING BUSINESS

#### a. Financial Report and Approval of Monthly Expenditures

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

Motion carried (4-0).

#### b. Discussion and Possible Action: FYE 2024 Budget

S. Lewis reviewed the proposed budget.

Motion by A. Doneff, seconded by Ald. T. Boldt, to approve the budget. Motion carried (4-0).

### V. DOWNTOWN REDEVELOPMENT ACTIVITIES

#### a. Design Review Applications

##### i. 1015 Buffalo Street, Outdoor Music Venue

K. Piazza provided renderings and background on the project as an event and music space. She stated that while it does not meet minimum height requirement in PUD of 35', that decision will fall on the City's Plan Commission for approval.

Discussion ensued about the project. A. Doneff asked if this will be year-round or seasonal. A. Tegen said that it will likely be year-round and project will likely start in 2024.

Motion by A. Doneff, seconded by Ald. T. Boldt to approve the design as proposed. Motion carried (4-0).

##### ii. 114 N 8<sup>th</sup> Street, Building Façade

K. Piazza provided background on the project and overall work being completed. She added that she will work with the applicant on the colors selected for the exterior elements. She added that a rooftop deck will be added.

Motion by Ald. T. Boldt, seconded by E. Roth, to approve the project as proposed and for staff to work with applicant on final details. Motion carried (4-0).



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- b. Design Review Staff Approvals
  - K. Piazza reviewed the staff-approved signs. No action needed.

## 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: Loan Review, Summit Clinical Services
  - A. Tegen reviewed the application and details of the financing for the \$50,000 loan. He added that he consulted with the USDA to verify the loan would meet their criteria and they have signed off. He stated that the Loan Review Committee has reviewed and are in support

Motion by Ald. T. Boldt, seconded by A. Doneff, to approve the loan for \$50,000. Motion carried (4-0).

- b. River Point District Update
  - A. Tegen provided an update on the recent River North ribbon cutting and Phase 2 River Point kickoff and noted the funder recognition. He stated that the term sheet was approved for River Landing condos and the plans being finalized. He added that there are also new projects in process. He shared that the River Point junkyard is complete and the project was paid for by an EPA Brownfield cleanup grant.
- c. 1512 Washington Street Update
  - A. Tegen shared that the tax credits were approved for the 59-unit housing project. He said that the City is working on formalize some additional funding to support the project. He added that the developer is working on formal building design and a July 2024 groundbreaking is anticipated.

A. Tegen shared that WAF may be interested in north half and are currently completing due diligence with EPA on the site.

Discussed ensued about Newell Rubbermaid and next steps for what is required from them.

## VIII. ADJOURNMENT

Motion by Ald. T. Boldt, seconded by A. Doneff, to adjourn the meeting at 4:45pm. Motion carried (4-0).