



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | June 21, 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, Gene Maloney, Emil Roth, Dennis Tienor, Ald. Tim Boldt, Ald. Michael Cummings

Absent: Anton Doneff

Staff Present: Adam Tegen, Jen Bartz

Others Present: Serena Lewis, Tim Petersen

III. APPROVAL OF MINUTES of the May 17, 2023 Meeting.

Motion by G. Maloney, seconded by Ald. T. Boldt, to approve the Minutes. Motion carried (6-0).

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

S. Lewis provided a brief update on the camera installation.

Motion by Cummings, seconded by Maloney to approve the report and expenditures.

Motion carried (6-0).

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications

i. 822 Franklin Street: Façade Renovation and New Deck

K. Piazza reviewed project details and noted that most of the building integrity is intact.

T. Peterson shared overview of the concept and stated that it is not a tavern, but will have craft beer sales only to start. He further explained the plans for the business.

Discussion ensued about the process, products used, textures, and colors.

D. Tienor asked about mural on the building. K. Piazza stated that the existing mural is no longer under the art easement and it is severely deteriorated with no option to repair as taking off layers of paint may further deteriorate the brick.

Motion by Ald. M. Cummings, seconded by D. Tienor to approve the proposal and for staff to work with the applicant to finalize materials. Motion carried (6-0).

ii. 812-814 S. 8th Street: Reconstruction of previously approved facades

K. Piazza stated that the request is to repair and replace the same as previous as applicant indicates there is a leak issue.

Discussion ensued about ownership and cause of disrepair. Community Development staff will investigate ownership and timeline for repair.

Motion by G. Maloney, seconded by D. Tienor to table until next meeting. Motion carried (6-0).



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- b. Design Review Staff Approvals
 - i. 1013 S. 8th Street: Sign
 - ii. 50 Maritime Drive: Sign
- K. Piazza stated that the staff approvals will move to July meeting.

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 River Point project was awarded a \$500,000 clean-up grant. He provided the planned use for the grant funds. He shared that there is an offer to purchase on a 3-acre site for a possible housing project that will go to Finance in July for negotiation. He stated that Phase II is in process.
- b. 1512 Washington Street Update
 - A. Tegen stated that the redevelopment is ongoing as the City continues to work with the housing developer. He added that there is continued interest on north half.

VIII. ADJOURNMENT

Motion by Ald. T. Boldt, seconded by E. Roth, to adjourn the meeting at 4:50pm. Motion carried (6-0).