



# 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 | April 17, 2024

### I. CALL TO ORDER

Vice Chairman G. Maloney called to order the regular meeting of the Community Development Authority at 4:00 PM.

### II. ROLL CALL

**Present:** Gene Maloney, Emil Roth, Dennis Tienor, Anton Doneff, Ald. Michael Cummings, Ald. T. Boldt

**Absent:** John Stangel

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

### III. APPROVAL OF MINUTES of the March 20, 2024 Meeting.

Motion by Ald. M. Cummings, 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 Expenditure

Motion by A. Doneff, seconded by Ald. T. Boldt, to approve the report and monthly expenditures. Motion carried (6-0).

#### b. Discussion and Possible Action: Budget Revision

Motion by Ald. M. Cummings, seconded by E. Roth, to approve and authorize staff to send to HUD. Motion carried (6-0).

### V. DOWNTOWN REDEVELOPMENT ACTIVITIES

#### a. Design Review Applications: None

#### b. Design Review Staff Approvals

K. Piazza reviewed three projects recently approved by staff. She also provided an update that the Design Guidelines and downtown sign code will be updated so they match. Discussion ensued regarding internally illuminated signs.

### VI. HOUSING BUSINESS

#### a. Revolving Loan Fund Financial Reports

The reports were placed on file. A 7-year housing review was shared with members.

#### b. Loan Write-Offs

##### i. Kuik: #72-98 (CDBG), \$9,167.37

##### ii. Barbeau: #22-97 (CDBG/Home) and #13-98(HOP), appx \$750– Pending Probate

A. Tegen reviewed the write-offs. Discussion ensued about the process.

### VII. OTHER BUSINESS

#### a. River Point District Update

A. Tegen provided the update that asbestos removal on Braun Building site and demo begins in late April. He added that utilities and streets work will begin yet in Spring. He added that River Landing condos agreement is in process.



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b. 1512 Washington Street Update

A. Tegen shared that EPA grants awarded will be announced in May. G. Maloney asked if EPA grant is critical to project completion. A. Tegen said that the project may not proceed without it. He added that the City continues to work with Newell Rubbermaid on refunds.

c. Lakeshore Mall Update

A. Tegen shared that Council took action to acquire the property on behalf of the CDA. He added that a developer is interested in site and has provided a Letter of Intent. It expected a contract will be in place for demo by end of year.

d. May Meeting Location

Members agreed to hold the May meeting at Manitou Manor. The need for a special meeting was discussed.

## VIII. ADJOURNMENT

Motion by D. Tienor, seconded by Ald. T. Boldt, to adjourn the meeting at 4:30 PM. Motion carried (6-0).