



# 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 15, 2024

### I. CALL TO ORDER

Board Chairman J. Stangel called to order the regular meeting of the Community Development Authority at 4:00PM.

### II. ROLL CALL

**Present:** John Stangel, Gene Maloney, Emil Roth, Dennis Tienor, Ald. T. Boldt.

**Absent:** Anton Doneff, Ald. Michael Cummings.

**Staff:** Present: Adam Tegen

**Others Present:** Serena Lewis, Gary Grapentine, Kim Kirchen, Bruce Klokow, William Artz, Rowen Russove, Denise Davis, Kristine Siehr, Carmen Dullum, Judy Ratliff, Sharon Dull, Gerad Geffers.

### III. APPROVAL OF MINUTES of the April 17, 2024 Regular and April 23, 2024 Special Meetings. Motion by Ald. T. Boldt, seconded by Emil Roth to approve the minutes. Motion carried. (5-0)

### IV. MANITOWOC PUBLIC HOUSING BUSINESS

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

Motion by G. Maloney, seconded by Ald. T. Boldt, to approve the report and monthly expenditures. Motion carried (5-0).

#### b. Discussion and Possible Action: 2024-2025 Budget Approval

Discussion ensued among the members about the cost associated with the bed bug services and how often this should be in done in the Manitou Manor building. The members decided to keep doing quarterly bed bug checks. This will be revisited at next year's budget meeting.

There was also discussion about tenant expenses, wages, and QuickBooks. The primary administrator of the account will be S. Lewis, the Executive Director of the Housing Authority  
Motion by D. Tienor, seconded by G. Maloney, to approve and authorize staff to send to HUD.  
Motion carried (5-0).

### 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.

### VII. OTHER BUSINESS

#### a. River Point District Update

A. Tegan provided the update that work started up this month for the extension of the utilities of River Point Drive to the furthest point. The sanitary sewer is done and water and storm sewer should start in the next week or two.



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- b. 1512 Washington Street Update: No Update
- c. Lakeshore Mall Update
  - A. Tegen shared that the City of Manitowoc did acquire the Lakeshore Mall. The City closed on the mall almost two weeks ago. The City will be property owner vs the CDA. There is a contract in place for the demolition of the mall and asbestos testing is underway. Once that process is done the demolition contractor should move in. The demolition includes tearing up the asphalt parking lot, and the old foundation of the mall was already removed as well as the ETM lot and sign lot. After demolition this area will be top soiled and seeded.
- d. Discussion: Resignation/New Member
  - A. Doneff has resigned, and the Community Development is currently looking for a new member.

## VIII. ADJOURNMENT

Motion by G. Maloney, seconded by Ald. T. Boldt, to adjourn the meeting at 4:41 PM.

Motion carried. (5-0)

***A tour of Manitou Manor did occur upon adjournment of the meeting.***