



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | February 21, 2024

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. Michael Cummings, Ald. T. Boldt, Anton Doneff

Staff Present: Adam Tegen, Kait Piazza, Jen Bartz

Others Present: Serena Lewis, John Peroutka

III. APPROVAL OF MINUTES of the January 17, 2024 Meeting.

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

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

Motion by Ald. M. Cummings, seconded by Ald. T. Boldt, to approve the report and expenditures. Motion carried (7-0).

b. Electronic Bill Pay

S. Lewis requested approval to pay Verizon, BankFirst, MPU, and WPS bills through their online portals to avoid payment delays.

Motion by A. Doneff, seconded by G. Maloney to approve the use of online payments to the four vendors. Motion carried (7-0).

c. Door Project Update

S. Lewis provided a project update that all doors are installed.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications

i. 910 Washington Street, Treehouse Theatre

K. Piazza shared a brief project background and provided exterior samples of project materials. She stated it is staff recommendation that there be some color changes from the samples provided.

J. Peroutka, project designer, reviewed the materials and textures of each. He pointed out that the brick behind the fabricated tree will remain as tree will cover the area. Discussion ensued about the materials.

J. Stangel asked about the marquee example provided on rendering. K. Piazza stated that the marquee sign is allowed, but the balance would need to following the sign code.

G. Maloney asked about the lighting. J. Peroutka stated that the theatre would work with what is allowed and appropriate.



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

K. Piazza reviewed the staff recommendation as follows:

1. The applicant will submit a final sample of the final color and texture of the brick and wood EIFS application for approval by staff.
2. Lighting locations and fixture types will be clarified on the rendering and submitted to staff along with product information.
3. Materials for the proposed Marquee sign will be submitted for review and approval by CD staff and a sign permit will be obtained from Building Inspection prior to installation.
4. Final finish of second story concrete will be approved by staff.

K. Piazza stated that the applicant/project is seeking Facade grant funding and it is anticipated the project will begin in March.

Motion by Ald. M. Cummings, seconded by Ald. T. Boldt, to approve the recommendation as presented and associated façade grant. Motion carried (7-0).

b. Design Review Staff Approvals: None

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
- b. 1512 Washington Street Update
- c. Lakeshore Mall Update
A. Tegen provided brief status updates on all three projects.

VIII. ADJOURNMENT

Motion by Ald. M. Cummings, seconded by Ald. T. Boldt, to adjourn the meeting at 4:43 PM. Motion carried (7-0).