



# 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 | March 20, 2024

### I. CALL TO ORDER

Treasurer D. Tienor called to order the regular meeting of the Community Development Authority at 4:01 PM.

### II. ROLL CALL

**Present:** Emil Roth, Dennis Tienor, Ald. Michael Cummings, Ald. T. Boldt

**Absent:** John Stangel, Anton Doneff, Gene Maloney

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

**Others Present:** Serena Lewis

### III. APPROVAL OF MINUTES of the February 21, 2024 Meeting.

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

### IV. PUBLIC HEARING

#### a. Regarding the Capital Funds Annual Plan and 5-Year Plan

D. Tienor opened the Public Hearing at 4:02 PM.

S. Lewis briefly reviewed the project plan and discussion ensued regarding the information provided. She noted that the notice of public hearing was posted on January 19 and 26, 2024 in the Manitowoc Herald Times Reporter.

There was no public input. D. Tienor closed the public hearing at 4:19 PM.

Members discussed holding the April meeting at Manitou Manor for CDA members to tour the facility.

Motion by Ald. M. Cummings, seconded by T. Boldt to approve the plan as presented. Motion carried (4-0).

### V. MANITOWOC PUBLIC HOUSING BUSINESS

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

Motion by Ald. T. Boldt, seconded by Ald. M. Cummings, to approve the report and monthly expenditures. Motion carried (4-0).

### VI. DOWNTOWN REDEVELOPMENT ACTIVITIES

#### a. Design Review Applications: Nothing to report

#### b. Design Review Staff Approvals: Nothing to report

### VII. HOUSING BUSINESS

#### a. Revolving Loan Fund Financial Reports

Reviewed and placed on file.



# CITY OF MANITOWOC

WISCONSIN, USA

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

## VIII. OTHER BUSINESS

### a. River Point District Update

A. Tegen provided an update that Phase 3 earthwork will begin in April and utilities will begin in May. Phase completion is expected in September. He added that the site plan for the River Landing condominium project will be submitted soon and groundbreaking is anticipated by the end of May. A. Tegen also shared that the demo of Braun building is out for BID and project is expected to begin in April.

### b. 1512 Washington Street Update

A. Tegen shared that the EPA grant announcement is expected mid-May. If awarded, the timing would allow for some clean up later this year.

### c. Lakeshore Mall Update

Project is in a holding pattern as the City waits on agreement with owner on price.

## IX. ADJOURNMENT

Motion by Ald. T. Boldt, seconded by M. Cummings, to adjourn the meeting at 4:38 PM.