



# 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 | July 17, 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:** Ald. M. Cummings

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

**Others Present:** Serena Lewis, Eric Wergin, Scott Wachowski (4:15)

### III. APPROVAL OF MINUTES of the May 15, 2024 Meeting

Motion by G. Maloney, seconded by Ald. Boldt to approve the minutes. Motion carried (5-0).

### IV. MANITOWOC PUBLIC HOUSING BUSINESS

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

S. Lewis stated that she received notice that HUD will be continuing investigation until December for tenant complaint. She stated that there are some ongoing issues with tenant keys not working. Discussion ensued and G. Maloney advised her to work with general contractor directly and not subcontractor to get work completed.

D. Tienor had questions about the about the report format. Members directed D. Tienor to reach out to accountant to discuss report options available.

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

#### b. Resolution Authorizing Write Off of Tenant Bad Debt for FYE 6/30/2024

S. Lewis reviewed the accounts for four individuals totaling almost \$5,000. She stated that the tax intercept has been filed, but they are uncollectable.

Motion by E. Roth, seconded by Ald. T. Boldt, to approve the resolution. Motion carried (5-0).

### V. DOWNTOWN REDEVELOPMENT ACTIVITIES

#### a. Design Review Applications:

##### i. 1011 S 10<sup>th</sup> Street

K. Piazza briefly reviewed the request. Applicant E Wergin reviewed the proposed concept. He stated that all three floors will be the same for windows and that asbestos has been found in the existing window components. K. Piazza provided the staff recommendation to approve.

Motion by Ald. T. Boldt, seconded by G. Maloney, to approve the recommendation as presented. Motion carried (5-0).



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b. Design Review Staff Approvals

- i. 1517 Washington, Replacement Wall Sign
- ii. 151 N 7th St, Exterior Paint
- iii. 919 S 8th, Exterior Paint

K. Piazza reviewed the staff approvals. Reports were reviewed and placed on file.

c. Other

Scott Wachowski, local building owner, asked for a public input opportunity as he owns a building and would like to discuss his plans with committee members. He was directed to work with staff on his application and bring forward a request at a future meeting. He expressed his displeasure with the process and guidelines he is required to follow as a building owner.

## 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 reviewed the upcoming site work scheduled to include a bike path and river work. He added that development projects and discussions are continuing.

b. 1512 Washington Street Update

A. Tegen shared that more holes are being drilled to better determine PCB contamination under latest grant. The goal is to schedule winter cleanup in advance of spring site.

c. Lakeshore Mall Update

A. Tegen stated that asbestos and lead remediation is underway. He added that discussions with potential developers is ongoing and that the next step is to bring to Finance or Committee of the Whole in August for direction on how to proceed. Discussion ensued regarding existing underground utilities and building foundations.

d. Discussion: New Member

Discussion regarding potential new members. Suggestion to reach out to Scott McMeans or former member Anton Doneff's staff, or a possible landlord/realtor with housing experience. A. Tegen added that Anton's expertise was valuable as a landlord. J. Stangel shared a former City staff member expressed interest as well. Staff will do outreach to possible members to fill the housing expertise gap.

## VIII. ADJOURNMENT

Motion by Ald. T. Boldt, seconded by G. Maloney, to adjourn the meeting at 4:45 PM. Motion carried (5-0).