



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | September 18, 2024

CALL TO ORDER

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

I. ROLL CALL

Present: John Stangel, Gene Maloney, Emil Roth, S. McMeans, Ald. T. Boldt

Absent: D. Tienor, Ald. M. Cummings

Staff Present: Adam Tegen, Kait Piazza, Jen Bartz

Others Present: Jonathan Dejardin, Gerry Neuser

II. APPROVAL OF MINUTES of the July 17, 2024 Meeting.

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

III. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

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

b. Manitou Manor Facility Updates

A. Tegen provided an update on the water damage and repairs in one unit. HUD was notified the tenant was relocated, and the remodeled unit will be leased soon. He added that Serena is working with a consultant to assist with policy rewriting. He also shared that the quarterly bed bug inspection was completed and the facility is bed bug free as of September 13.

c. HUD Discrimination Complaint Update

A. Tegen shared that the complaint was dismissed complaint and there was no evidence of discrimination.

IV. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Design Review Applications:

i. 1010 S 8th Street

Motion by Ald. T. Boldt, seconded by E. Roth to approve per staff recommendation.

Motion carried (5-0).

b. Design Review Staff Approvals: None

V. HOUSING BUSINESS

a. Revolving Loan Fund Financial Reports

Reports were reviewed and placed on file.

VI. OTHER BUSINESS

a. River Point District Update

A. Tegen provided a provided a brief update on the status. He added that staff are continuing to work with the condo project developers and they hope to break ground this fall. He added that staff are working on design of Phase 4 for work to be completed in summer/fall 2025, and added that 2025 should be last year of major city investment in infrastructure.



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b. 1512 Washington Street Update

A. Tegen shared that grant work preparation is in process for work to occur during winter into spring 2025. He added that the Workforce Housing project still is on the table and that the developer will reapply for tax credits in early 2025. The current developer may also work with a partner who has experience with tax credit projects.

c. Lakeshore Mall Update

A. Tegen shared that the City entered into a term sheet with Tycore Built whose plan is to develop affordable workforce housing that is higher quality. He added that the next step is to work on the development agreement. Demo should begin later this year and the developer responsible for infrastructure. Discussion ensued about the entire project.

VII. ADJOURNMENT

Motion by Ald. Boldt, seconded by G. Maloney, to adjourn the meeting at 4:38PM.