



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

AGENDA COMMUNITY DEVELOPMENT AUTHORITY

**City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | May 21, 2025**

This meeting is being conducted at City Hall and via Zoom to maximize opportunities for residents to attend. Those attending the meeting via Zoom who wish to give public input are asked to keep their microphone muted until public input is opened to improve audio quality for all attendees. Those using their phone to call in may hit *6 to mute and unmute themselves. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 835 9666 6964, Password: 868356.

Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald Times Reporter, the official newspaper of the City of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above referenced will be held at the date, time and location listed above.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES of the April 16, 2025 Meeting

IV. PUBLIC HEARING

- a. Five-Year Capital Action Plan

V. CONVENE IN CLOSED SESSION

Notice is hereby given that the above governmental body may adjourn into a closed session during the meeting as authorized by Section 19.85(1)(c) of the Wisconsin Statutes, which authorizes the governmental body to convene in closed session for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

The specific subject matter that may be considered in closed session is:

- a. Compensation for Employees at Manitou Manor

VI. RECONVENE IN OPEN SESSION

- a. Compensation for Employees at Manitou Manor

VII. MANITOWOC PUBLIC HOUSING BUSINESS

- a. Financial Report and Approval of Monthly Expenditures
- b. Discussion and Possible Action: 2026 Budget
- c. Discussion and Possible Action: Tenant Lease Review
- d. Discussion and Possible Action: Employee Handbook Updates

VIII. DOWNTOWN REDEVELOPMENT ACTIVITIES

- a. Design Review Applications
 - i. 909 Washington Street
 - ii. 1019 Washington Street
- b. Design Review Staff Approvals

IX. HOUSING BUSINESS

- a. Revolving Loan Fund Financial Reports



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X. OTHER BUSINESS

- a. River Point District Update
- b. 1512 Washington Street Update
- c. Lakeshore Mall Update

XI. ADJOURNMENT

CAUTION TO COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEMBERS: The documents attached to this agenda are for your review in preparation for the CDA meeting to be held on the above date. Any discussion or communication between members of the CDA by any means prior to the CDA meeting regarding these documents, may be a violation of the open meetings laws.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Manitowoc will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-686-6950 or the City's ADA Coordinator at (920) 686-6990 or e-mail cityattorney@manitowoc.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.