



# CITY OF MANITOWOC

WISCONSIN, USA

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## AGENDA COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room  
4:00 PM | April 16, 2025

### I. CALL TO ORDER

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, Scott McMeans, Ald. T. Boldt, Ald. M. Cummings

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

**Others Present:** Serena Lewis

### III. APPROVAL OF MINUTES of the February 19, 2025 Meeting.

Motion by S. McMeans, seconded by Ald. T. Boldt, to approve the minutes. Motion carried

### IV. MANITOWOC PUBLIC HOUSING BUSINESS

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

S. Lewis provided out an overview and specifically pointed out medical lift expense as reasonable accommodation per HUD since it was built into the building.

Motion by Ald. M. Cummings, seconded by Ald. T. Boldt, to approve the report and monthly expenditures as presented.

#### b. Discussion and Possible Action: 2026 Budget

S. Lewis reviewed the overall budget. It was recommended to move discussion regarding compensation to a Closed Session in May. This item and the Closed Session will move to May.

#### c. Discussion and Possible Action: Admissions and Continued Occupancy Policy (ACOP)

S. Lewis provided a high-level overview of the document and revisions.

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

### V. DOWNTOWN REDEVELOPMENT ACTIVITIES

#### a. Discussion and Possible Action: Design Review Application, 1036 S 10<sup>th</sup> Street

K. Piazza provided an overview of the project and proposed materials. She added that Design Guidelines do not promote covering brick on historic building. First floor material aligns as previous projects have approved similar materials. She stated that there is cream city brick under the top level and, per the Design Guidelines, staff recommend to remove paint on 2<sup>nd</sup> floor and if brick is in bad shape, come back to committee for alternate option.

G. Maloney asked if the recommendation was reviewed with the applicant. K. Piazza stated she called, but applicant did not provide an email so he did not receive in advance.

S. McMeans added that the recommendation does not cause due hardship to building owner.

Motion by G. Maloney, seconded by Ald. M. Cummings to approve per staff recommendation as follows. Motion carried (7-0).

1. Hardie Board siding to be used consistent with the submitted design on the first floor only.



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2. Paint should be stripped from the second floor to reveal historic brick and repointed using an appropriate mortar. If the brick is mismatched staff would recommend continuing the Hardie Board siding and maintaining the same color as the first floor. Additionally, new window trim should be added to maintain the arched window appearance that currently exists.

3. Consider a more appropriate color selection for the first floor. The cobblestone color on the second would be an appropriate choice based on the buildings architecture as would grey, beige, burgundy or a muted blue all of which are available using the same product.

b. Design Review Staff Approvals

K. Piazza asked if they members wanted to continue be updated. All agreed it is helpful.

## 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 provided an update regarding 2025 project bid, award and work being done on north side of peninsula.

b. 1512 Washington Street Update

A. Tegen provided an update on the cleanup work in March. He added that the tax credit should be awarded/notified in May, and construction in 2026.

c. Lakeshore Mall Update

An update on the project was provided.

## VIII. ADJOURNMENT

Motion by Ald. T. Boldt to adjourn the meeting at 4:45pm. Motion carried (7-0)