



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | December 17, 2025

I. CALL TO ORDER

Chairman J. Stangel called the meeting to order at 4:00PM.

II. ROLL CALL

Present: John Stangel, Gene Maloney, Dennis Tienor, Scott McMeans, Keegan Bartow, Ald. Michael Cummings

Absent: Ald. Andrew Dunbar,

Staff Present: Adam Tegen, Anne Marie Skinner, Jen Bartz

Others Present: Serena Lewis, Derek Felber, Brian Thompson

III. APPROVAL OF MINUTES of the October 15, 2025 Meeting.

Motion by S. McMeans, seconded by M. Cummings, to approve the minutes. Motion carried (6-0).

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

Motion by M. Cummings, seconded by G. Maloney, to approve the report and expenditures.

Motion carried (6-0).

b. Updates

S. Lewis provided a brief update on the status of the office remodel.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Discussion and Possible Action: Design Review Applications:

i. 1103 S 10th Street

A. Skinner reviewed her report and added that Building Inspection agrees demo is the best given the state of dilapidation.

G. Maloney asked if there are future plans. D. Felber, building owner, said he is fairly certain it will be a demo, but he is working through other potential improvements to the site.

Motion by S. McMeans, seconded by G. Maloney, to approve the request to demo the property. Motion carried (6-0).

b. Discussion and Possible Action: RLF 2025-2 for Patriot Pup

A. Tegen reviewed the loan request for a future dog kennel/boarding business. He stated the interest rate was revised to be more competitive at the Loan Review Subcommittee from 6.75% to 4.24%. The loan application received unanimous support at subcommittee level.

Members concurred it is a great reuse of the facility.

Motion by S. McMeans, seconded by M. Cummings, to approve the loan application. Motion carried (6-0).

VI. HOUSING BUSINESS

a. Revolving Loan Fund Financial Reports

The reports were reviewed and placed on file.

b. Discussion and Possible Action: P. LaFond, #26-97, Request for Loan Repayment Plan for \$4,218.00

A. Tegen stated this repayment plan is for an existing HOME loan issued in 2004.



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Motion by G. Maloney, seconded by M. Cummings, to approve the repayment plan. Motion carried (6-0).

VII. OTHER BUSINESS

a. River Point District Update

A.Tegen shared that work has been completed for 2025. He shared that an RFQ was released to attract developer interest and three responses were received – each on different parcels. Next step is a discussion with the Mayor, Finance and an alder to discuss proposals. He also added that the City is applying for an EPA grant and the ABCA hearing will be held in January.

b. 1512 Washington Street Update

A.Tegen shared that work has been completed for 2025 and staff are working on scope of work for 2026. He added that the housing developer is working on their capital stack with a possible groundbreaking summer 2026.

c. Lakeshore Mall Update

A.Tegen shared that underground utility work by Vinton is on paused due to the early winter. He added that the developer may get three homes started over winter and target price is mid-\$300s with a basement. He added that the developer has shared that there has been interest in the commercial outlots.

VIII. ADJOURNMENT

Motion by M. Cummings, seconded by G. Maloney, to adjourn the meeting at 4:35PM. Motion carried (6-0).