



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

Date: December 13, 2021

To: City Council

From: Adam Tegen, Community Development

Re: Mike Howe Property Sale Request

Attached is a request from Mike Howe to allow a sale of portions of his project commonly known as Union Square. This request comes as a result of language in the development agreement for the project which requires permission from the City Council to sell any portion of the project. Specifically, Section III(B) of the agreement states in part: *Until completion of the obligations under Sections I and II above, there shall be no sale of the Property, nor any assignment of rights or obligations under this Agreement, without CITY consent, which shall not be unreasonably withheld.* When originally negotiated the residential portion of the project was visualized as apartments. Due to a variety of reasons, the residential portion has transitioned to condos and will be sold off. Staff is supportive of the request.

Please let me know if you have any questions regarding this request.

From: [Mike Howe](#)
To: [Adam Tegen](#)
Subject: External: Re: Development Agreement
Date: Thursday, December 9, 2021 1:57:05 PM

Adam regarding my project at 702 York street and the city TIF agreement. When I presented the plan to the city it was originally going to mixed use with commercial on lower and Apartments on 2nd floor. We noticed a shift and demand for Condos and we switched gears into high end condos. So I am looking for Council approval to modify the TIF agreement to state this please.

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