



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Minutes

Community Development Authority

Wednesday, February 11, 2026

4:00 PM

Manitowoc City Hall & Remote via Zoom

I. CALL TO ORDER

Chairman J. Stangel called the meeting to order at 4:02PM.

II. ROLL CALL

Present: 5 - Cummings, Stangel, McMeans, Tienor and Bartow

Absent: 2 - Dunbar and Maloney

Staff Present: Adam Tegen, Jen Bartz

Others Present: Serena Lewis, Ted Matkom, Adam Gorman

III. APPROVAL OF MINUTES

[26-0096](#)

Approval of Minutes of the December 17, 2025 Meeting.

Moved by McMeans, seconded by Cummings, that the December 17, 2025 Minutes be approved. The motion carried by the following vote:

Aye: 5 - Cummings, Stangel, McMeans, Tienor and Bartow

IV. MANITOWOC PUBLIC HOUSING BUSINESS

[26-0110](#)

Manitowoc Public Housing Business: Financial Report/Approval of Monthly Expenditures - February 2026

S. Lewis provided a overview. Discussion ensued regarding greater detail of specific expenditures.

Moved by Cummings, seconded by Tienor, that this Report and Expenditures be approved. The motion carried by the following vote:

Aye: 5 - Cummings, Stangel, McMeans, Tienor and Bartow

[26-0111](#)

Manitowoc Public Housing Business: Updates - February 2026

S. Lewis provided an overview of her provided report regarding the office renovation project and vacant apartments.

The update was discussed.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

[26-0097](#)

Discussion and Possible Action: Design Review Application for 1550 Washington Street, Maritime Lofts

A. Tegen provided a brief overview of the potential project at the former Mirro site. It will be a 59-unit workforce housing complex. Staff recommends approval with no conditions.

Ted Matkon, Wisconsin Market President of Gorman & Company provided a project overview. He stated the building will be constructed on a structural slab versus a basement and that it will have a unique stormwater system due to unique cavern on the site from the former Mirro building.

Ald. M. Cummings asked for timing details. T. Matkon shared that it is anticipated close will occur in June and construction will begin immediately. The plan is for a 16-month build.

Moved by Cummings, seconded by Tienor, that the Design Review Application for 1550 Washington Street be approved. The motion carried by the following vote:

Aye: 5 - Cummings, Stangel, McMeans, Tienor and Bartow

[26-0098](#)

Discussion and Possible Action: Radue Homes Offer to Purchase River Point Drive Lots 1 & 2 (Parcel #052-000-170-010 and 052-000-148-010)

A. Tegen reviewed the potential project and request for purchase. He stated that the developer's plan is for 20 single-family unit condo-style homes and one retail space. He added that staff support and recommend approval of the purchase.

M. Cummings asked if development is a phased plan or if the build out will be at once. A. Tegen stated they have the financing to create as spec units and sell as they go. He added that the retail could also be build as spec, but developer would prefer to build once a good tenant is identified.

Moved by Tienor, seconded by McMeans, that the Radue Homes Offer to Purchase River Point Drive Lots 1 & 2 be approved. The motion carried by the following vote:

Aye: 5 - Cummings, Stangel, McMeans, Tienor and Bartow

VI. HOUSING BUSINESS

[26-0109](#)

Housing Revolving Loan Fund Financial Reports

The Reports were reviewed and placed on file.

VII. OTHER BUSINESS

[26-0099](#)

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

A. Tegen shared that the original primary lender dropped out after the CDA initial approve; however, United One stepped in and has approved the loan. No other details of the revolving loan changed from the previous approval, only the primary lender.

Moved by McMeans, seconded by Tienor, the Revised RLF 2025-2 for Patriot Pup be approved. The motion carried by the following vote:

Aye: 5 - Cummings, Stangel, McMeans, Tienor and Bartow

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

A. Tegen provided brief updates as follows:

- River Point District: Staff are working with additional developer for the available sites. Hoping those options will be brought to CDA in spring.

- Lakeshore Mall: Vinton will be back on site at the end of February to continue work. More details will be shared as the process moves along.

The items were discussed.

VIII. Adjournment

Moved by Cummings, seconded by Tienor, that the meeting be adjourned at 4:38PM. The motion carried by the following vote:

Aye: 5 - Cummings, Stangel, McMeans, Tienor and Bartow