



9/24/2025

To whom it may concern,

This letter serves as a formal request for a 1 year extension of the construction increment criteria established in the City of Manitowoc TID No. 24 Development Agreement with Tycore Built LLC, dated November 25, 2024, and subsequently assigned to Tycore Built LLC's sister company, Mariner Lux LLC.

Due to factors beyond the control of both Tycore Built/Mariner Lux and the City of Manitowoc, it is anticipated that adequate progress will not be achieved through the remainder of 2025 to meet the increase in construction increment thresholds. The City of Manitowoc has worked diligently alongside us to advance this development, including, but not limited to, approvals, utility and infrastructure information requests, and coordination at the state level.

This request is made pursuant to Section 1, Project Scope and Construction, Subsection J of the Development Agreement, which provides for extensions in the event of unavoidable delays.

Several factors contributed to the delay, namely the following: DNR timeline for approval of the Remedial Action Plan & Materials Management Plan. The City of Manitowoc, through Stantec, submitted the RAP/MMP to the DNR on April 16, 2025. Final approval from the DNR was granted to the City of Manitowoc via letter on August 27, 2025. Subsequently, on September 5, 2025, the land transfer from the City of Manitowoc to Tycore Built LLC was successfully completed.

Given these circumstances, we respectfully request that the City of Manitowoc grant an extension of the construction increment criteria in accordance with the provisions of the Development Agreement.

Thank you for your consideration of this request. We appreciate your continued cooperation and support in advancing this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wade T. Micoley', is written over the 'Sincerely,' text.

Wade T. Micoley  
CEO Tycore Built LLC & Mariner Lux LLC

[wtm@micoley.com](mailto:wtm@micoley.com)

920-617-9199