



City of Manitowoc

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

Meeting Minutes

Community Development Authority

Wednesday, June 17, 2026

4:00 PM

Manitowoc City Hall 1st Floor Hearing Room
and via Zoom

I. CALL TO ORDER

Chairman J. Stangel called the meeting of the Community Development Authority to order at 4:01PM.

II. ROLL CALL

Present: 4 - Cummings, Stangel, Tienor and Maloney

Absent: 3 - Dunbar, McMeans and Bartow

Staff Present: Adam Tegen, Jen Bartz

Others Present: Serena Lewis, Mark LeGreve, Joanne Geiger, Lee Kummer, Elizabeth B. Neuser, Carolyn Lanza, Peter Burish, Marilyn Budnik Burish

III. APPROVAL OF MINUTES

[26-0539](#) Approval of Minutes of the May 20, 2026 Meeting.

Moved by Maloney, seconded by Cummings, that the Minutes be approved. The motion carried by the following vote:

Aye: 4 - Cummings, Stangel, Tienor and Maloney

IV. MANITOWOC PUBLIC HOUSING BUSINESS

[26-0540](#) Manitowoc Public Housing Business: Financial Report and Approval of Monthly Expenditures

S. Lewis provided a brief overview of the monthly financial reports. There were no questions.

Moved by Tienor, seconded by Maloney, that this Action Item be approved. The motion carried by the following vote:

Aye: 4 - Cummings, Stangel, Tienor and Maloney

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

[26-0541](#) Design Review Application: 1110 S 10th Street/1001 Marshall Street

A. Tegen provided an overview of the request and reviewed the applicable criteria used by staff in evaluating applications for a Certificate of Appropriateness. He summarized the standards addressed in the staff report

and explained that, based on staff's evaluation, the request does not meet the required criteria and recommends denial of the request for a Certificate of Appropriateness.

G. Maloney asked if there is a plan in place if the project would proceed to demo phase. A. Tegen indicated that according to the parish staff and information provided, the initial plan would be to topsoil and seed, and then attempt to sell the vacant parcels.

D. Tienor asked if there was any attempts to sell by the owner. A. Tegen stated that to his knowledge there has not been a recent attempt.

Ald. M. Cummings asked about next steps based on the staff recommendation. A. Tegen provided next steps for reuse or redevelopment. He stated that, if denied by this committee, the applicant can appeal the decision to Common Council. If Common Council denies the request, the next step would be the court system.

Ald. M. Cummings asked A. Tegen if the City had a vision for this site. A. Tegen provided a zoning and future land use overview and noted it is in the Downtown area.

D. Tienor asked if staff - Community Development and Building Inspection - have been through the building. A. Tegen stated that Community Development staff walked through one week prior and noted that it has degraded quickly since his previous walk through several years ago. He added that, to his knowledge, City Inspection staff have not been through the building.

Attendees asked to speak and Chairman J. Stangel opened the meeting for comment.

Mark LeGreve, St. Francis of Assisi Parish representative stated he is here to listen and trusts the process.

Lee Kummer, 3300 Lindbergh: He stated he supports the Community Development Authority staff report. He added that there will be a big administrative change with a parish as there will be a new pastor on July 1. He described in detail the steps that the group, known as the St. Boniface Society, has gone through in the past few years to review the quality of the building and determine the potential cost of preservation. He added that appeals to the Green Bay Diocese and Vatican were denied.

G. Maloney asked what the group would plan to do since St. Boniface has been disowned by church and asked if there was disagreement with current pastor. L. Kummer stated that every time the group was close to a Memorandum of Understanding with the diocese, it stalled. He went on to read into record an email from Amy Meyer, Executive Director of the Manitowoc County Historical Society. He asked CDA members to support the staff recommendation until a new pastor is in place July 1. He added that new development is unlikely with the quality of the neighborhood.

G. Maloney asked if an effort has been made to purchase the buildings from the church. L. Kummer said they have not because it is the St. Boniface Society's stance that it needs to remain a church - whether worshiped in once a year or weekly.

Marlee Post (no address): She stated she is an architect and noted that the buildings qualify for historic site designation but no one started the process. She added that she has been advised offers to purchase have been denied by the diocese.

G. Maloney stated that it shouldn't come down, but it can't be left there as is in the current deteriorating condition.

L. Kummer added that he was told that the Diocese has priests who would reopen the building.

G. Maloney asked M. LeGreve if the parish would have weddings/funerals if denied. M. LeGreve said he will bring question to others to answer.

J. Stangel asked when the parish would plan to demo the building. M. LeGreve stated the plan is for fall 2026.

L. Kummer asked if there known cost for demo. M. LeGreve said approximately \$400,000.

Discussion ensued between members about next steps. A. Tegen provided next steps per guidelines.

D. Tienor asked how Sacred Heart Parish closure was handled. L. Kummer stated the building was sold.

M. Post stated that other Catholic churches have been sold for other worship or uses.

Ald. M. Cummings thanked all in attendance and noted that these meeting don't always see a lot of community attendees. He added that he is the Alderman for District 3 and this is in his district. He shared he will support the staff recommendation as he would like to see all options exhausted before a historical building is removed from the city. He went on to make the motion to deny the request.

Moved by Cummings, seconded by Maloney, that the request for a Certificate of Appropriateness be denied. The motion carried by the following vote:

Aye: 4 - Cummings, Stangel, Tienor and Maloney

VII. OTHER BUSINESS

A. River Point District Update

A. Tegen provided an update and said that the City is awaiting

notification of an EPA grant. He briefly reviewed potential development projects and highlighted sites that are ready for projects.

B. 1512 Washington Street Update

A. Tegen provided an update and stated that the project is in a holding pattern due to a funding stream requirement. He shared that it is expected the property will sell in July/August and work will begin.

C. Lakeshore Mall Update

A. Tegen provided an update and stated that cleanup from some recent issues area is almost complete. He stated that it is expected to see construction in July.

G. Maloney asked if the City retained the corner lot. A. Tegen said yes because it is a brownfield and that staff hope to submit a state cleanup grant this summer.

VIII. Adjournment

Moved by Maloney, seconded by Cummings, that the meeting be adjourned. The motion carried by the following vote:

Aye: 4 - Cummings, Stangel, Tienor and Maloney