



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org

Date: June 9, 2026

To: Committee of the Whole

From: Adam Tegen, Director

Re: Request for Amendment #1 to Development Agreement with Tycore Built LLC

The redevelopment of the former mall properties continues to move forward and it is expected that permits and construction on apartments and homes will begin in July of this year. During the infrastructure installation an unexpected issue was encountered that has resulted in \$300,000 in additional cost. As the term unexpected implies, this cost was not anticipated as numbers were being formulated for the development agreement. As some of you may recall, the pay-go portion of the agreement was intended to offset the cost of the infrastructure over time. As a result, the developer is requesting consideration on amending the agreement to include a reimbursement of the unexpected costs. The proposed language is attached. Please note that the language in the agreement stipulates that the City first pays off our obligations for the cost of bonding each year and then 90% of the remaining funds are sent to the developer to pay off the incentive. Due to this language, the additional funding will likely not be realized until very late in the life of TID #24. Attached is an updated pro-forma that provides an example of what that could look like. I would like to add the disclaimer that the proforma is based on a debt schedule that was put forward by our consultant at the time the district was created and will likely be modified as final financing for the bonds is determined.

Ultimately Tycore Built continues to move forward and has been excellent to work with thus far. Based on the unusual nature of the unexpected costs and the expected impact on TID #24, staff recommends approval of the request.

As always, if there are any questions, feel free to contact me at ategen@manitowocwi.gov or 920-686-6931.