

City of Manitowoc
Manitowoc Industrial Development Corporation
March 28th, 2019 – 3:30 PM
Planning / Engineering Conference Room
City Hall, 900 Quay Street

Meeting Summary

I. CALL TO ORDER
The Meeting of the Industrial Development Corporation (IDC) was called to order by Acting Chairperson D. Tienor at 3:30 PM.

II. ROLL CALL
Attendance was recorded.

III. APPROVAL OF MINUTES of the November 8, 2018 Regular Meeting.

Motion by: M. Williams
Second by: T. Vallis
Moved that: Minutes Approved
Upon vote: The motion carried unanimously

IV. NEW BUSINESS

A. Discussion and Possible Action on the review and approval of the Apex / Briess project site plan.

A. Kroner introduced the item and reviewed the site plan and construction elevation for the members. M. Pappathopolous, Hamann Construction, reviewed the materials and differentiations. He continued that the wetland fill petition is secured with the Department of Natural Recourses. A. Korner advised that the project is not in full compliance with the protective covenant standards but it is in compliance with what has been approved by the Industrial Development Corporation in the past. A discussion ensued regarding the parking and loading dock location in the front yard and the requirements as outlined in the Manitowoc I-43 Industrial Park Protective Covenant standards adopted in 1990.

Motion by: J. Brey
Second by: J. Zimmer
Moved that: To approve
Upon vote: The motion was carried unanimously

B. Discussion and Possible Action on the review and approval of Redline project site plan.

A. Kroner introduced the item and reviewed the project and site plan for the members. She noted that there is no color contrast on the structure elevation at this time due to a proposed future expansion in that area. A. Korner advised that the project is not in full compliance with the protective covenant standards but it is in compliance with what has been approved by the Industrial Development Corporation in the past. A discussion ensued regarding the parking and loading dock location in the front yard and the requirements as outlined in the Manitowoc I-43 Industrial Park Protective Covenant standards adopted in 1990.

Motion by: T. Giesen
Second by: J. Zimmer
Moved that: To approve
Upon vote: The motion was carried unanimously

C. Discussion and Possible Action on the Manitowoc I-43 Industrial Park Protective Covenants.

A. Kroner introduced the item and explained the need for a discussion regarding how the current protective covenant standards are being enforcement and how properties are actually being designed and developed in the industrial park with respect to building material, landscaping and the location of parking and loading docks in the front yard area.

The committee members requested that Community Development Department staff proceed with obtaining examples of other industrial park covenant standards and then present to the Industrial Development Corporation members a recommendation to amend the existing protective covenant standards. J. Brey advised that the City Attorney should be consulted as he believes the process to amend the protective covenants will involve a Meeting of the Industrial Development Corporation and current property owners in the I-43 Industrial Park.

Motion by: J. Zimmer
Second by: T. Vallis
Moved that: To approve
Upon vote: The motion was carried unanimously

D. Financial Report for the Industrial Revolving Loan Fund.
The loan fund balance was reported.

V. OLD BUSINESS

A. Updates and Discussion on Potential Loans, Land Sales, and Business Expansions.

A. Kroner reported that city officials continue to work with county officials regarding the Sale of 94 acres of property located at the intersection of Hecker Road and Viebahn Street. A discussion ensued regarding installing real estate signage in the industrial park to market available lands and to explain the process to acquire additional lands.

She also presented a copy of the Director's Report from the City Plan Commission Meeting.

A. Kroner introduced Nick Mueller, Associated Planner, a new staff member whose focus will be downtown plan implementation, urban design and the 5422Home Down Payment Assistance program.

She updated the members on current projects including ground breakings for Redline and Apex / Briess. City staff continue to work with a prospective occupant for the former Manitowoc Company site, and have begun the process to amend the project boundary for TID 20 to include the former Manitowoc Company site.

VI. NEXT MEETING

The next meeting will be set as needed.

VII. ADJOURNMENT

D. Tienor adjourned the meeting at 4:30 PM.

Attendance

Members Present

Dennis Tienor
Ald. Jim Brey
Ald. Mike Williams
John Zimmer
John Brunner
Tom Giesen
Ted Vallis
Bob Kaufman
Ben Harrison

Staff Present

April Kroner
Lisa Mueller
Jeremy Du Chateau
Nick Mueller

Others Present

Steve Hamann
Mike Pappathopolous

Members Excused

James Hamann