

Manitowoc Industrial Development Corporation  
Thursday, September 18, 2014  
3:30 P.M.  
Planning / Engineering Conference Room  
City Hall, 900 Quay Street First Floor

I. CALL TO ORDER

The meeting of the Manitowoc Industrial Development Corporation was called to order by Chairman Jim Hamann at 3:30 P.M.

II. ROLL CALL

Members Present

Bob Kaufman  
John Zimmer  
Carl Laveck  
Dennis Tienor  
Greg Dufek  
Jim Hamann  
Jim Brey  
Wayne Mertens  
Myron Halla  
Ted Vallis

Members Excused

David Soeldner

Staff Present

Paul Braun

Others Present

None

III. APPROVAL OF MINUTES of the Regular June 26, 2014 Meeting.

Motion by: Jim Brey

Seconded by: John Zimmer

Moved that: The minutes be approved.

Upon Vote: The motion was approved unanimously as presented.

IV. REFERRALS FROM COMMON COUNCIL

A. None.

V. NEW BUSINESS

A. Update IREV Loan Payments.

Mr. Braun reviewed the information with IDC members. All loans were up to date and no loans are in default. Discussion no action taken.

B. Discussion and possible action on the approval of the Americollect site plan 1851 S. Alverno Road. SP 14-2014.

Mr. Braun reviewed the site plan with IDC members beginning with the original 2007 building construction of 8,400 SF, the 2012 addition of 9,500 SF and the proposed 2014 addition of 19,000 SF. The proposed 3 acre purchase will be utilized for additional parking to accommodate the building expansion.

The City Planner's recommendation is that the Manitowoc Industrial Development Corporation (IDC), approve the August 14, 2014 site plan for Americollect's building and parking lot expansion.

Motion by: Bob Kaufman

Seconded by: John Zimmer

Moved that: The recommendation of the City Planner be approved as presented.

Upon Vote: The motion was approved unanimously.

C. Discussion and possible action on the approval of the Americollect land sale in the Manitowoc I-43 Industrial park.

Mr. Braun reviewed the Manitowoc I-43 Technology & Enterprise Campus map identifying for IDC members lots available for purchase shown in green and land that has been sold identified in red.

Mr. Braun reviewed with members the Land Rebate Policy (Resolution No. 2000-782) terms and conditions for the Manitowoc I-43 Technology & Enterprise Campus.

The City Planner's recommendation is that the Manitowoc Industrial Development Corporation (IDC), (i) approve the purchase of approximately 3 acres of land in the I-43 Industrial Park to Kenlyn Gretz of Americollect at \$20,000/acre, subject to

current land sale and rebate policies; (ii) authorize City Staff to negotiate and finalize all terms and conditions of sale, to execute an Offer to Purchase with the buyer, and to act as the City's agent to close the real estate transaction; and (iii) authorize, at the instruction of the Planner, the Mayor and Clerk to sign any documents necessary to complete the transaction.

Motion by: Carl Laveck

Seconded by: Jim Brey

Moved that: The recommendation of the City Planner be approved as presented.

Upon Vote: The motion was approved unanimously.

## VI. OLD BUSINESS

- A. Update. PC33-2013: Wisconsin Redevelopment, LLC - Discussion Regarding Proposed Revolving Loan for Redevelopment of Former Mirro Plant No. 3 at 2402 and 2408 Franklin Street.

Discussion by IDC members of the Artist Loft Project. The proposed redevelopment project involves the creation of 40 low to moderate income housing units. Mr. Braun reviewed an email from Bob Lemke. Financing resources for the project include WHEDA Low Income Housing tax credits, Industrial Development Corporation monies and EPA Site Assessment grant monies. A tentative September 2015 construction date has been discussed. No action taken.

- B. Update on the Community Development Director position.

Discussion by IDC members of the interview process status and how the potential candidate will work with community development agencies. No action taken.

## VII. NEXT MEETING

No discussion was held. No action was taken.

## VIII. ADJOURNMENT

Motion by: Dennis Tienor

Seconded by: John Zimmer

Moved that: The committee adjourn the meeting.

Upon Vote: The motion was approved unanimously as presented.

The meeting was adjourned at 4:15 P.M.

Respectfully Submitted,

Paul Braun  
Interim Secretary