

**City of Manitowoc**  
**Manitowoc Industrial Development Corporation**  
**Thursday, January 21, 2016 – 5:00 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 President Jim Hamann at 5:00 PM.

II. ROLL CALL

Those in attendance introduced themselves.

III. APPROVAL OF MINUTES of the Regular July 30, 2015 Meeting

Motion by Mr. Laveck, second by Mr. Vallis to approve the minutes. The motion was approved unanimously.

IV. REFERRALS FROM COMMON COUNCIL

None.

V. NEW BUSINESS

A. Interpretation of I-43 Industrial Park Protective Covenants for a potential property use.

Mr. Sparacio introduced the request by Wisconsin Aluminum Foundry to utilize a property in the I-43 Industrial Park for sand casting aluminum foundry operations. The Industrial Park protective covenants prohibit die casting foundries but do not address sand casting foundries. The covenants establish the IDC as the interpretive body in such cases. Wisconsin Aluminum foundry is considering a purchase of an existing building at 1441 Dufek Drive, and potentially an additional lot, to facilitate expansion of their business.

The IDC members discussed the potential negative impacts of die casting and the differences from sand casting. Mr. Brockman explained the recycling process involved in sand casting and the permitting requirements for a new facility. Various mechanisms for preventing any potential negative impacts of the proposed use were discussed, and it was determined that filing a change of use site plan would be required. The IDC members discussed that the sand casting foundry use can meet the performance standards of a Light Industrial use, and find this proposed use to be compatible with the intent of the Protective Covenants and the surrounding land uses.

Motion by Zimmer, seconded by Vallis to accept Sand Casting Aluminum Foundry uses as significantly different from Die Casting Foundry, and that such use be allowed in the I-43 Industrial Park Protective Covenants on condition of an approved change of use site plan. The motion carried with Ald. Soeldner, Mr. Vallis, Mr. Laveck, Mr. Zimmer, Mr. Kaufman, and Mr. Sparacio voting aye. Mr. Hamann abstained.

B. Incorporation of the IDC.

Mr. Sparacio explained that he had been advised by legal counsel that it would be beneficial for the IDC and the City if the IDC were to file its incorporation once again, and formally exist as a non-stock corporation as it had in the past. The IDC discussed why the filing had been discontinued, and it was determined that there is no outstanding reason for this. Mr. Wills stated that the IDC would need formal officers and must hold an annual meeting. There was a consensus by the members that the filing should proceed. Mr. Sparacio explained that the filing is in process, and he will continue with it.

VI. OLD BUSINESS

C. Update on loan #IREV 08-03 (Heavy Metal Fabricators)

Mr. Sparacio updated the IDC members on this defaulted loan. He explained that additional information from the foreclosure, including the total indebtedness of the borrower's businesses, provides some helpful insights for the future. He stated that he believed the IDC did a fair job of conservatively valuing the collateral before releasing one of the real estate components. It would have been helpful to also require a consolidated financial statement for all of the borrower's businesses, and this will be standard practice for any future releases of collateral. The only remaining recourse for the IDC is to pursue the personal guaranty by the borrower, and this has been referred to the City Attorney for action.

D. Continue discussion on land rebate policy

Mr. Sparacio brought this back to the IDC members based on a request to do so at the last meeting. He provided information on other industrial park land pricing and incentive programs around Northeast Wisconsin, and Manitowoc's pricing and rebate program are very competitive. The IDC members are comfortable with the land rebate policy as amended, so no further changes are needed at this time.

VII. NEXT MEETING

The next meeting will be set as needed.

VIII. ADJOURNMENT

President Hamann adjourned the meeting at 5:35 PM.

## Attendance

### Members Present

James Hamann, President  
Carl Laveck, Vice President  
Ald. Dave Soeldner  
Ted Vallis  
Robert Kaufman (via telephone)  
John Zimmer  
Nic Sparacio, Secretary

### Members Excused

Ald. Jim Brey  
Dennis Tienor  
Wayne Mertens  
Greg Dufek  
Myron Halla

### Staff Present

Paul Braun

### Others Present

Kory Brockman  
Peter Wills

Respectfully Submitted,

Nicolas Sparacio  
Community Development Director