

City of Manitowoc
Manitowoc Industrial Development Corporation
Thursday, August 9, 2018 – 3:30 PM
Second Floor 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 J. Hamann at 3:30 PM.
- II. ROLL CALL
Attendance was recorded.
- III. APPROVAL OF MINUTES of the November 16, 2017 Regular Meeting
Motion by: J. Zimmer
Second by: T. Vallis
Moved that: Minutes Approved
Upon vote: The motion carried unanimously.
- IV. NEW BUSINESS
- A. Discussion and Possible Action on Land Sale of Parcel 449-007-022 to the Metal Ware Corp.
P. Braun reviewed the item. R. Carey, Metal Ware, reviewed the scope of the proposed project which included a 200,000 square foot expansion and additional plans to expand up to 500,000 square feet in 100,000 square foot increments. The distribution warehouse expansion is the primary focus to bring injection molding to Manitowoc.
- Motion by: J. Brey
Second by: M. Williams
Moved that: Approve the sale subject to the land sale policy, authorization for City staff to negotiate and finalize the offer to purchase and terms of the sale and to proceed to close the land with city officials authorized to sign all the related documents.
Upon vote: The motion was carried unanimously.
- B. Discussion and Possible Action on Option and Right of First Refusal with the Metal Ware Corp for Parcels 449-007-010 & 449-007-011
- Motion by: J. Brey
Second by: M. Williams
Moved that: Approve the option and right of first refusal subject to city policy,

authorization for City staff finalize the option & right of first refusal agreement with city officials authorized to sign all the related documents.

Upon vote: The motion was carried unanimously.

C. Discussion and Possible Action on Land Sale or Right of First Refusal of Parcel 449-006-031 to Red Line Plastics.

P. Braun reviewed the item. N. Murray, Redline Plastics, reviewed the scope of the proposed project that included a 105,000 square foot structure for a 5,000 square foot office area and production center. It is estimated that one machine could equate to 25 jobs.

Motion by: J. Brey

Second by: J. Zimmer

Moved that: Approve the option & right of first refusal or the sale subject to the land sale policy, authorization for City staff to negotiate and finalize the right of first refusal or offer to purchase and terms of the sale and to proceed to close the land with city officials authorized to sign all the related documents.

Upon vote: The motion was carried unanimously.

D. Discussion and Possible Action on Manitowoc I-43 Industrial Park Land Sale Rebate.

Mayor Nickels presented the item and reviewed the previous policy criteria and the proposed policy changes. A discussion ensued regarding the percentage of available land in the I-Tec Industrial park and future expansion beyond the industrial park and consulting with the IDC President in situations where a company may be claiming competitive disadvantage.

Motion by: J. Brey

Second by: D. Tienor

Moved that: Approve the proposed amendments as presented regarding the Land Sale

Upon vote: The motion was carried unanimously

E. Update on the Status of the Industrial Revolving Loan Funds in Regard to the Wisconsin Department of Revenue. P. Wills, Progress Lakeshore, presented. No Action Taken.

F. Financial Report for the Industrial Revolving Loan Fund.

P. Wills, Progress Lakeshore, presented. No Action Taken.

V. OLD BUSINESS

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

VI. NEXT MEETING

The next meeting will be set as needed.

VII. ADJOURNMENT

Motion by: J. Brey
Second by: M. Williams
Moved that: Adjourn the Meeting
Upon vote: The motion was carried unanimously

J. Hamann adjourned the meeting at 4:40 PM.

Attendance

Members Present

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

Members Excused

Staff Present

Justin Nickels
Paul Braun
Lisa Mueller
Jeremy Du Chateau

Others Present

Rick Carey
Peter Wills
Jodi Schramm
Ross Niemi
Nick Murray

Respectfully Submitted,

Paul Braun
City Planner / Interim Community Development Director