

City of Manitowoc
Manitowoc Industrial Development Corporation
September 26, 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 August 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 Land Sale of Parcel 449-006-030 (Lot 1, CSM Vol 33, Page 199) to the Jagemann Stamping Company.
- P. Braun introduced the item and reviewed the request to purchase. The proposed \$10 million project would include an 80,000 SF manufacturing and office building with a potential to create 75 jobs over a 10 year period. Stantec conducted a wetland delineation for the City of Manitowoc in 2016.
- Motion by: J. Brey
Second by: J. Brunner
Moved that: Approve the land sale to Jagemann Stamping pursuant to the land sale policy.
Upon vote: The motion was carried unanimously.
- B. Discussion and Possible Action on Option and Right of First Refusal with MTM for Property southwest of Vits Drive and S. 59th Street.
- P. Braun introduced the item and reviewed the logistics of the property. The City of Manitowoc is working with MTM to investigate a wetland exemption for Lot 1. S. Mertens explained that MTM constructed its ninth and last addition for the site on Expo Drive. The proposed 100,000 SF structure will require additional land. A discussion ensued regarding the wetland delineation process. S. Mertens added that the proposed project would take

approximately 3 years and could create approximately 75 jobs.

Motion by: J. Brunner
Second by: M. Williams
Moved that: Approve the Right of First Refusal to MTM pursuant to the Right of First Refusal policy and instruct staff to resolve any wetland issues on Lot 1. If the wetland issues are resolved also include said lot into the Right of First Refusal.
Upon vote: The motion was carried unanimously.

C. Discussion and Possible Action on Manitowoc I-43 Industrial Park Land Sale Right of First Refusal Policy.

P. Braun reviewed the amended text as it relates to the proportion changes.

Motion by: J. Brey
Second by: J. Zimmer
Moved that: Approve the amendment to the Option and Right of First Refusal Policies lowering the consideration per acre from \$1,000 to \$500 and lowering the extension rate from \$1,500 to \$750.
Upon vote: The motion was carried unanimously.

D. Review of a Site Plan for Manitowoc Pattern and Machining expansion, 1441 Dufek Drive.

P. Braun introduced and reviewed the location of the proposed additions. C. Herzog explained that the proposed project would involve a 5,040 SF support area for the machining operation and a 2,650 SF office area expansion.

Motion by: J. Brey
Second by: T. Giesen
Moved that: Approve the site plan for Manitowoc Pattern and Machine per the site plan submitted to the Community Development Department SP 9-2018.
Upon vote: The motion was carried unanimously

E. Apex Leasing, LLC; Release of Right of First Refusal, Lot 1, Block 6, Manitowoc I-43 Industrial Park No. 2.

P. Braun introduced the item and reviewed the site location.

Motion by: J. Zimmer
Second by: T. Vallis
Moved that: Approve the acceptance of the release of the Right of First Refusal.
Upon vote: The motion was carried unanimously

F. 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.
- G. Financial Report for the Industrial Revolving Loan Fund.
P. Wills, Progress Lakeshore, presented. No Action Taken.
- V. OLD BUSINESS
- H. Updates and Discussion on Potential Loans, Land Sales, and Business Expansions.
None.
- VI. NEXT MEETING
The next meeting will be set as needed.
- VII. ADJOURNMENT

Motion by: J. Zimmer
Second by: J. Brunner
Moved that: Adjourn the Meeting
Upon vote: The motion was carried unanimously

J. Hamann adjourned the meeting at 4:25 PM.

Attendance

Members Present

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

Members Excused

Ben Harrison

Staff Present

Paul Braun
Lisa Mueller
Jeremy Du Chateau

Others Present

Peter Wills
Chris Herzog
Scott Mertens

Respectfully Submitted,

Paul Braun
City Planner / Interim Community Development Director

