

City of Manitowoc
Manitowoc Industrial Development Corporation
November 8th, 2018 – 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 J. Hamann at 3:30 PM.

II. ROLL CALL
Attendance was recorded.

III. APPROVAL OF MINUTES of the September 26, 2018 Regular Meeting.

Motion by: J. Zimmer
Second by: J. Brunner
Moved that: Minutes Approved
Upon vote: The motion carried unanimously.

IV. NEW BUSINESS

A. Discussion and Possible Action on Land Sale of Parcel 449-004-050 (Lot 5 Block 4, Manitowoc I-43 Industrial Park Subdivision #3) to Apex Leasing.

P. Braun introduced the item and reviewed the location for the members. Apex Leasing is interested in purchasing 11.33 acres in the Industrial Park. P. Hicky, Briess Malting, added that the potential 110,000 SF project could involve a manufacturing use. He continued that the search for this type of available space has been a challenge. P. Braun explained that the current property owner is working with the Department of Natural Resources (DNR) to obtain a permit to fill in portions of the wetland.

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

B. Discussion and Possible Action on the approval by the Industrial Development Corporation authorizing the land transaction between Manitowoc Public Utilities 449-004-060 (Lot 6, Block 4, Manitowoc I-43 Industrial Park Subdivision #3) and Apex

Leasing Parcel 449-004-060 (Lot 5 Block 4, Manitowoc I-43 Industrial Park #3).

A. Kroner introduced the item and reviewed the location for the members. She explained that the industrial park covenants and rules for land purchasing require Manitowoc Public Utilities to first make an offer to purchase to the City of Manitowoc. The City of Manitowoc can in turn approve the land purchase and the IDC would then act on the sale of the property to Apex Leasing. Community Development Staff will continue discussions with Manitowoc Public Utilities regarding the land purchase. No Action Taken.

- C. Discussion and Possible Action on an Option and Right of First Refusal with Jagemann Stamping of Parcel 449-006-030 (Lot 1, Certified Survey Map, Volume 33, Page 199).

A. Kroner introduced the item and reviewed the location for members. She explained the that Right of First Refusal was a better option for the project at this time as Jagemann may not be able to meet the requirement to construct within 18 months of the purchase date.

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.

- E. Discussion and possible action on acquiring additional land for the I-TEC Industrial Park.

Ald. Brey requested this item be discussed. A. Kroner explained that the Industrial Park properties are beginning to fill up and that the County of Manitowoc could potentially be selling 93 acres of land at the corner of Hecker Road and Viebahn Street. The property is not currently within the city limits but is adjacent to the city boundary. J. Zimmer inquired if there were alternate lands available. P. Braun provided other vacant land possibilities including 1. An area north of West Custer 2. An area East of S. 42nd Street / West of S. 35th Street (former Community Gardens). For comparison J. Hamann asked how large the current industrial park is. P. Braun replied 228 acres. A. Kroner stated that the Mayor did submit a letter to Manitowoc County asking them to postpone the sale of the property and to consider an opportunity for the two parties to discuss an offer to purchase because of the development potential. Community Development staff and the Mayor will continue pursuing new lands for the Industrial Park.

V. OLD BUSINESS

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

P. Braun and A. Kroner explained that; 1) The closing on the Redline property is in progress, 2) Jagemann Stamping has closed on the property and potential development is set for 2019, and 3) Metalware's offer to purchase approximately 25 acres for \$1 is on the November Council Agenda. Metalware is citing the Land Rebate and Competitive Disadvantage Policy. P. Braun reviews the policy for the members. A. Kroner continued that proof of a competitive offer has been provided by Metalware. She added that the City of Two Rivers offered the sale of 25.9 acres for \$1 and TIF Assistance of \$2.4 million and related city legal and administrative expenses up to \$100,000. The proposed 200,000 SF Metalware project is valued at \$7.7 million and could employ an additional 125 people. A discussion ensued regarding the requirements of developing the land.

VI. NEXT MEETING

The next meeting will be set as needed.

VII. ADJOURNMENT

J. Hamann adjourned the meeting at 4:33 PM.

Attendance

Members Present

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

Staff Present

April Kroner
Paul Braun
Lisa Mueller
Jeremy Du Chateau

Others Present

Dave Luckow
Pat Hicky
Peter Wills

Members Excused