



**CITY OF MANITOWOC
WISCONSIN, USA**

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**MINUTES
Industrial Development Corporation**

**4:00 PM | Wednesday, February 10, 2021
City Hall, 900 Quay Street
Second Floor Conference Room**

This meeting was also conducted via remote conferencing software.

I. CALL TO ORDER

Board Chairman James Hamann called to order the meeting of the Industrial Development Corporation at 4:00 PM on February 10, 2021 via remote conferencing software, Zoom.

II. ROLL CALL

Present: James Hamann, Ald. Jim Brey, Chris Herzog, Dennis Tienor, Adam Tegen, Jeff Grunewald, Sam Grage, Jeff Dvorachek, John Fillingim

Absent: Ald. Brett Vanderkin

Others Present: Jen Bartz, Hans Dramm, Kurt Davis, Nick Murray

III. APPROVAL OF MINUTES of the November 11, 2020 and January 13, 2021 Regular Meetings.

Motion by J. Brey, Seconded by S. Grage, to approve the Minutes.
Motion carried. (9-0)

IV. NEW BUSINESS

1. Discussion and Possible Action regarding Sale Exchange between City of Manitowoc and Redline Plastics and Approval of a subsequent Certified Survey.

A. Tegen stated that Redline Plastics is looking to acquire a 75' strip that runs the length of their property for the main purpose of creating an access drive and parking. Since they are doing a large expansion, Redline Plastics is requesting that the City sell the property at a reduced price versus the utilizing the rebate process. A. Tegen stated that Community Development staff support the \$2,500 per acre price since they will qualify for the rebate based upon the planned expansion.

Motion by J. Brey, Seconded by C. Herzog to approve the sale at \$2,500 per acre and subsequent Certified Survey.

Motion carried. (9-0)

2. Discussion and Possible Action on an Option and Right of First Refusal with MTM for Property southwest of Vits Drive and S. 59th Street.

A. Tegen stated that MTM had been looking at the site previously and have determined they would like to secure an Option and Right of First Refusal. He

went to note that his is only for RFR and no project is planned currently, but this would be for future expansion. He shared that previously the City worked with the DNR to fill a few lowlands on this property to make it more buildable. He said that Community Development staff support the Option and Right of First Refusal for this property.

J. Hamman asked if the property was pretty well filled in. A. Tegen stated that the City was successful in getting permission from the DNR to fill in the lowlands and it should be a non issue.

Motion by S.Grage, seconded by J. Dvorachek to approve the Option and Right of First Refusal for MTM.

Motion carried. (9-0)

3. Discussion and Possible Action City of Manitowoc; Review of Certified Survey Map for the Resurvey of Lots 1, 2, and 3 of a Certified Survey Recorded in Volume 33, Page 201 (Parcel ID's 449007010, 449007011, and 449007020) related to the AMMO Inc. Project.

A. Tegen shared that this request is a continuation to get things lined up on the AMMO Inc. project. He pointed out that at one point this area was divided into three lots and CSM will combine the three lots into one. He stated the Community Development staff support the combination.

J. Hamann asked how the project is proceeding and if AMMO Inc. will be ready to go this summer. A. Tegen provided a project status and noted that the biggest delay will be getting plans reviewed at the state level.

Motion by C. Herzog, Seconded by S. Grage, to approve the combining of three parcels into one.

Motion carried. (9-0)

OLD BUSINESS

Update Regarding Dramm Corporation Building Project.

C. Herzog asked if members approved of him providing information on the project and all agreed. He stated that budget constraints have required this project to consider alternative options for materials. One area is the exterior materials and will be replaced with alternate materials, but they are still meeting the intent of what the covenants are asking. He further detailed the revisions and materials.

K. Davis added that the footprint has not changed much, but some space has been removed from the cafetorium. He stated that they wanted to update the IDC on the project.

V. ADJOURNMENT

Motion by S. Grage to adjourn the meeting at 4:18 PM, Seconded by J. Brey.
Motion carried. (9-0)