



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

## MINUTES INDUSTRIAL DEVELOPMENT CORPORATION

City Hall, 900 Quay Street | Second Floor Conference Room  
4:00 PM | Wednesday, June 8, 2022

### I. CALL TO ORDER

President T. Boldt called to order the meeting of the Industrial Development Corporation at 4:00 PM.

### II. ROLL CALL

**Present:** Ald. Tim Boldt, Ald. J. Brey, Dennis Tienor, Adam Tegen, Chris Herzog, John Holmes, Deb Meyer, Tim Hephner

**Absent:** Mike Williams, Jeff Grunewald, Jeff Dvorachek, Sam Grage

**Staff Present:** Paul Braun, Jen Bartz

**Others Present:** Bill Fessler, Bob Reeves

### III. APPROVAL OF MINUTES of the April 13, 2022 Meeting.

Motion by D. Meyer seconded by C. Herzog, to approve the April 13, 2022 minutes.

Motion carried (8-0).

### IV. NEW BUSINESS

- a. Discussion and Possible Action: Option and Right of First Refusal (ROFR) with Harvest Digital Industries for property located north of 449008014.  
P. Braun reviewed the location of the request and added that the Right of First Refusal guidelines state that if the business has facilities in the Industrial Park they are allowed up to a three-year renewal. P. Braun said that Community Development recommends a one-year renewal and, if after one year there is a building, the renewal could be changed to a three year.

J. Brey stated that it is optimistic that they have not built yet, but are already looking to expand.

A. Tegen stated that a larger lot was part of the initial discussion.

C. Herzog asked for clarification of the renewal process and P. Braun explained.

B. Fessler added feedback that he, as a local land owner, has received regarding gas line placement and suggest that people interested in property talk to the gas company first.

Motion by Ald. J. Brey, seconded by D. Tienor to approve a one-year Right of First Refusal (ROFR) initially with ROFR to roll into three year option if Harvest Digital Industries has a building constructed and occupied by the expiration date of the one year ROFR.

Motion carried (8-0).

- b. Discussion and Possible Action: Review of Site Plan for Kaysun building expansion at 5500 West Drive

P. Braun briefly reviewed the location and request. He added that the IDC needs to review/approve plan and rendering.

C. Herzog provided details regarding construction and materials. He added that there will also be a landscape plan to be consistent with look of current campus. P. Braun pointed out that there is future expansion in the plan.



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B. Reeves, Kaysun representative, shared that the new construction will be mainly manufacturing space and they are working on the changing the flow of the building. He shared that the project will add up to 75 jobs.

Motion by D. Tienor, seconded by A. Tegen, to approve the site plan and exterior façade drawings.

Motion carried (7-0). C. Herzog abstained.

c. Discussion and Possible Action: Covenants for Hecker/Viebahn Industrial Park

P. Braun said that the existing Industrial Park covenants were utilized as the template. He went on to review major revisions to the proposed Hecker/Viebahn covenants.

Discussion ensued around specific sections.

Motion by D. Tienor, seconded by Ald. J. Brey, to approve the covenants as proposed.

P. Braun shared comparative community research regarding price per acre of the Hecker/Viebahn Industrial Park. A. Tegen added that it is anticipated planning & design will begin in 2022. He added that a new TIF District was approved by the Joint Review Board and Common Council.

Discussion ensued among members regarding the cost per acre and the potential of incentives available being a decision maker for companies selecting a site.

D. Meyer provided some market information from a real estate perspective.

Item was discussed only – no action taken.

## V. **ADJOURNMENT**

Motion by D. Tienor, seconded by C. Herzog to adjourn the meeting at 4:45 PM.

Motion carried (8-0).