



CITY OF MANITOWOC

WISCONSIN, USA

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MINUTES INDUSTRIAL DEVELOPMENT CORPORATION

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | Wednesday, July 12, 2023

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. J. Brey, Ald. Tim Boldt, Adam Tegen, Tim Hephner, Paul Hacker, Jeff Dvorachek, John Holmes, Deb Meyer, Dennis Tienor

Absent: Chris Herzog, Sam Grage

Staff Present: Paul Braun, Jen Bartz

Others Present: Matt Havlichek, Jeff Havlichek, Jamie Zastrow

III. APPROVAL OF MINUTES of the February 8, 2023 Meeting.

Motion by P. Hacker, seconded by J. Holmes to approve the February 8, 2023 minutes.

IV. NEW BUSINESS

- a. Discussion and Possible Action: Beamaco Precision Machining & Fabrication; Land Sale Approval, Review of Site Plan and Building Design, & Waiver of Building Square Footage Ratio. Lot 2 of Certified Survey recorded in Volume 36, Page 11; Parcel # 449-004-040.

P. Braun stated that Beamaco entered into a Right of First Refusal in spring and are now ready for necessary approvals to purchase the property and to begin construction of their new building. He provided an overview of the project and needed motions for approval.

Jeff Havlichek, Beamaco owner, provided business background and detailed the building plans. He added that the building will be constructed for future expansion. He added that they are working with the bank on their financing and will work with City in the near future for possible TIF incentives.

P. Braun provided additional details for the project including the architectural and design requirements and the minimum buildable square footage to acres purchased ratio. He stated that per the covenants, the building façade facing the right of way must have minimum architectural features; and at this time the proposed building would not meet the covenants because the proposed future building expansions are located in this area. He stated that the covenants would be met when the future building expansions are constructed. Community Development staff is fine with approving the building design because the covenants will be met when the future additions are constructed.

P. Braun also requested that the Corporation waive the minimum building square footage to acres purchased ratio covenant. The covenant states that the Owner shall construct a minimum of 5,000 s.f. of building per acre purchased. In this case the initial building will be short of the ratio but the future additions shown on the plan would meet this requirement. In addition, if the wetland areas located on the lot were subtracted from the lot area the proposed building would



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meet the building to acres purchased ratio. He went on to share that that this project is similar to the exception granted AMMO Inc for buildable square footage per acres purchased due to some of the acreage being unbuildable due to wetlands on the parcel being purchased and that AMMO required minimum separation distances because of the product they work with.

Motion by Ald. J. Brey, seconded by D. Tienor, to approve the land sale of Lot 2 of a Certified Survey recorded in Volume 36, Page 11. Motion carried (9-0).

Motion by D. Tienor, seconded by A. Tegen, to approve the site plan and architectural design of the proposed building. Motion carried (9-0).

Motion by P. Hacker, seconded by Ald. J. Brey, to approve the waiver of the building square footage to lot size coverage. Motion carried (9-0).

Ald. J. Brey asked if we need to change the covenants. Discussion ensued. P. Braun added that once covenants sunset, zoning code takes over.

- b. Discussion and Possible Action: Firelight Group I LLC (Ammo Inc); Land Lease, Option to Purchase. Part of Parcel # 449-008-010 North of Vitz Drive extended.

A. Tegen stated that the land lease to AMMO will expire at the end of June and they are working to determine if AMMO would like to purchase the land for future expansion. He said there are two components as part of their request. One is to reestablish a two-year lease under same terms of \$3,000/year for two years and the other is to approve AMMO to use the lease funds toward the option to purchase if they determine to proceed with the option. Discussion ensued.

Motion by P. Hacker, seconded by Ald. J. Brey, to approve lease authorize staff to work with AMMO Inc. to finalize details. Motion carried (9-0).

Motion by Ald. J. Brey, seconded by P. Hacker to approve option to purchase with lease payment to satisfy the right of first refusal. Motion carried (9-0).

- c. Update: Harvest Digital Industries; Right of First Refusal expiration, part of Parcel #449-008-010.

A. Tegen stated that HDI has decided they will let the option expire on July 27 as per their agreement. He added that they indicated that their building project has been delayed due to other priorities, but anticipate it will begin in late summer on the lot that was purchased recently.

- d. New member discussion; Jeff Grunewald resignation
Recommendations include Rachel Kroeplien, Dean of Economic Development at LTC, and Lee Thuennes from Manitowoc Public School District.

V. ADJOURNMENT

Motion by P. Hacker, seconded by Ald. J. Brey to adjourn the meeting at 4:35 PM.