



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, February 14, 2024

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. Jim Brey, Chris Herzog, Paul Hacker, Rachel Kroeplien, Jeff Dvorachek

Absent: Adam Tegen, Dennis Tienor, Deb Meyer, John Holmes, Sam Grage, Tim Hephner

Staff Present: Paul Braun, Jen Bartz

Others Present: Jason Tham

III. APPROVAL OF MINUTES of the July 12, 2023 Meeting.

Motion by P. Hacker, seconded by C. Herzog to approve the July 12, 2023 minutes.

IV. NEW BUSINESS

- a. Discussion and Possible Action: Harvest Digital Industries; Construction Commencement Extension, Parcel #449-008-014.

P. Braun detailed the location and stated that the request is for a waiver of the covenant that requires the commencement of construction within 18 months of the purchase date. He stated that the extension to the building construction covenant would be moved out to March 1, 2025. He added that if the requirement is not met by the deadline, the City, pursuant to the covenants would retain a right of first refusal to purchase the property back.

Jason Tham with HDI shared that their team is working with Manitowoc Public Utilities on the data center project. To get to desired size, a load study is needed as it pertains to the substation for expansion. Results are expected within 9 to 12 months.

Discussion ensued about the pipeline and location of the utilities.

C. Herzog suggested extension of the deadline to May 1, 2025 due to potential construction barriers in winter months. All agreed.

J. Dvorachek asked if language should be added stating that the request is on a case-by-case basis only.

P. Braun read the staff recommendation to approve the request for an extension to the building commencement covenant to May 1, 2023 and if a building permit has not been issued on or before May 1, 2025 Harvest Great Lakes LLC will offer the lot back to the City pursuant to the protective covenants.

Motion by Ald. J. Brey, seconded to P. Hacker to approve the request and extend the deadline to May 1, 2025. Motion carried.



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- b. Discussion and Possible: Request to re-record existing covenants for the easterly portion of the ITEC Industrial Park.

P. Braun provided a draft resolution to members and pointed out that the covenants were originally drafted in 1990 with several amendments to them. He stated, per State Statute, covenants automatically expire after 40 years unless they are re-recorded at the Register of Deeds Office.

He stated that there will not be any modifications to the covenants because if there were, all the owners in the covenant area would need to sign off. He went on to review the next steps for re-recording the document.

P. Braun read the recommended motion.

Motion by R. Kroeplien, seconded by C. Herzog to instruct staff to finalize the resolution and re-record the covenants and amendments at the Manitowoc County Register of Deeds Office.
Motion carried.

- c. P. Braun stated that several members will have terms expiring in June 1. He added that J. Bartz will reach out regarding the reappointments and application process.

V. ADJOURNMENT

Motion by C. Herzog, seconded by Ald. J. Brey to adjourn the meeting at 4:18 PM.