



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MINUTES INDUSTRIAL DEVELOPMENT CORPORATION

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | Wednesday, June 12, 2024

I. CALL TO ORDER

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

II. ROLL CALL (COMMITTEE OF 12)

Present: Ald. Tim Boldt, Ald. Jim Brey, Paul Hacker, Rachel Kroeplien (4:05pm), Jeff Dvorachek, Adam Tegen, Tim Hephner

Absent: Dennis Tienor, Chris Herzog

Staff Present: Paul Braun, Jen Bartz

Others Present: Thane Brehmer

III. APPROVAL OF MINUTES of the February 14, 2024 Meeting.

Motion by Ald. J. Brey, seconded by P. Hacker, to approve the minutes. Motion carried (6-0).

IV. NEW BUSINESS

- a. Discussion and Possible Action: R2H Flavor Technology LLC, Request to Purchase Vacant Parcel on Vits Drive and South 59th Street (Parcel# 447006010).

P. Braun reviewed R2H's request and stated that they are requesting to purchase the parcel which is east of their existing location. They are also requesting a waiver of the covenant which requires 5,000sf of building per lot acre requirement, and they are also asking for a waiver of the no buyback clause; the conditions are in section II(A)1 & 2 of the covenants.

P. Hacker clarified removal of clause would allow buyer to keep lot vacant as long as they want. Ald. J. Brey asked if the City receives feedback about waiver requests from other businesses in the industrial park. Staff said that the other industrial park businesses have met the covenants within the time period.

P. Braun provided the staff concerns with the request that there are not many lots left, selling a lot with no immediate intention to build, as well as concerns with buried electric utility. He added that if the applicant combines the lots the total acreage would be 11.08 acres and the current building size of 50,625 s.f. would still be smaller than required size of 55,000 square feet.

A. Tegen added that staff can request more information from R2H staff. He also added that if only using for surface storage, it could on a year-to-year lease like AMMO.

Discussion ensued about request and buyback policy. A. Tegen reviewed how the buyback clause is addressed that City would have right of first refusal.

The Commission voiced concerns with selling a buildable lot and not having a building constructed on it and then losing the ability for the City to buy-back the lot in the future.

This item was tabled. Staff were directed to meet with R2H and discuss the request further.



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b. Recommendations for New Members

Members recommended Greg Jagemann as new member. Staff will reach out to him for application.

V. ADJOURNMENT

Motion by P. Hacker, seconded by Ald. J. Brey, to adjourn the meeting at 4:25PM.