



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, July 10, 2024

I. CALL TO ORDER

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

II. ROLL CALL

Present: Ald. T. Boldt, Ald. J. Brey, Paul Hacker, Jeff Dvorachek, Adam Tegen, Dennis Tienor,

Absent: Chris Herzog, Tim Hephner, Rachel Kroeplien

Staff Present: Adam Tegen, Paul Braun, Jen Bartz

Others Present: Jeff Rozum

III. APPROVAL OF MINUTES of the June 12, 2024 Meeting.

Motion by P. Hacker, seconded by A. Tegen, to approve the minutes as presented.

Motion carried (6-0).

IV. OLD 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 the previously discussed request and stated that staff met with the requestor for more information regarding his proposal. He added that the provided concept plan was shared with members.

J. Rozum, R2H representative, said that they can expand to the west, but that there is not a lot of area to expand parking. He provided an overview and shared perceived barriers and land/drainage issues. He added the rationale for the expanded parking needed due to trailer parking/storage. He stated that they are hoping to expand their line of business to add a different line in a different building. He added that food production is highly regulated and that the immediate need is parking for trucks.

D. Tienor asked for clarification about the proposed office location. J. Rozum stated said plans shared are concepts only. Ald. T. Boldt asked if expansion is possible by 2027. J. Rozum said all dependent on cost.

Discussion ensued regarding lease of property versus sale. Staff shared that the truck parking area could be leased to R2H and as a current industrial park property owner they could also enter into a Right of First Refusal for three years. If another offer to purchase comes in, R2H would have to follow the ROFR guidelines and then would have 18 months to start construction of a building. Ald. J Brey asked if the City can lease property. Yes, AMMO currently has a lease. Discussion ensued about expansion to existing and further expansion within 18 months.

J. Rozum added that investing money in the parking lot and not owning it would not be best in their best interests.



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

J. Dvorachek. asked about lot coverage if combining the two lots together and P. Braun reviewed the requirements per the covenants and added that if an expansion is not moving forward in 18 months, the City could buy the land back.

D. Tienor asked about setbacks for expansion. P. Braun shared possible setback, but added that he would need to confirm.

Motion by J. Dvorachek, seconded by D. Tienor to approve the sale of Lot 1, Block 6 of the Manitowoc Industrial Park Subdivision No. 2 to R2H Properties LLC per the Land Sale Policy and the I-43 Industrial Park Covenants and instruct City Staff to complete all items related to the sale of the property. Motion carried (6-0).

b. Recommendations for New Members

Staff shared that Greg Jagemann has been contacted and is considering. Suggestion was to reach out to a commercial realtor as well.

V. ADJOURNMENT

Motion to D. Tienor, seconded by P. Hacker, to adjourn the meeting at 4:35 PM. Motion carried (6-0).