



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



MINUTES
Manitowoc Industrial Development Corporation
Monday, February 23, 2015 – 5:00 PM
Planning / Engineering Conference Room
City Hall, 900 Quay Street

I. CALL TO ORDER

The meeting of the Manitowoc Industrial Development Corporation was called to order by President Hamann at 5:00 p.m.

II. ROLL CALL

Members Present

James Hamann, President
Dennis Tienor
Ald. Dave Soeldner
John Zimmer
Wayne Mertens
Myron Halla
Ted Vallis
Ald. James Brey

Members Excused

Carl Laveck, Vice President
Robert Kaufman
Greg Dufek

Staff Present

Nicolas Sparacio

Others Present

Dave Wage

III. APPROVAL OF MINUTES of the September 18, 2014 Meeting

Motion by: John Zimmer

Seconded by: Myron Halla

Moved that: The minutes be approved.

Upon vote: The motion was approved unanimously as presented.

IV. REFERRALS FROM COMMON COUNCIL

A. None.

V. NEW BUSINESS

A. Discussion and action on a request by David Wage (Heavy Metal Fabricators LLC and HMF Real Estate Holdings LLC) for release of mortgage at 825 Hawthorne Terrace – IREV 08-03

• CITY HALL • Community Development Department • 900 Quay Street • Manitowoc, WI 54220-4543 Phone (920) 686-6930 • Fax (920) 686-6939 • www.manitowoc.org

Mr. Sparacio reviewed the status of this loan and the nature of the request. The loan approved in 2009 funded a \$2.5 million expansion of the company including the purchase of machinery and equipment that continues to have substantial value today. The requested release of mortgage is for a piece of the collateral against the loan and would allow a residential property to be sold. There is an accepted offer to purchase. Mr. Sparacio presented an analysis of the value of the collateral held as security for this loan. The estimated value of the remaining collateral exceeds the outstanding loan balance, so staff is recommending approval of the request to release the mortgage and to issue a Satisfaction of Mortgage for the property at 825 Hawthorne Terrace to be signed by City officials, with the recording fee for the filing of the Satisfaction (\$30) to be paid by Dave Wage. Staff has also requested that Mr. Wage provide documentation showing that a portion of the sale proceeds have been provided to Heavy Metal Fabricators, LLC.

The committee discussed the value and depreciation of the machinery and equipment and agreed that the remaining collateral was sufficient. It was noted that this is an important time to gain confirmation of the current status of the liens held by all creditors on the machinery and equipment. Mr. Wage explained the outlook of Heavy Metal Fabricators and their expected increase in sales for 2015.

Motion by: John Zimmer

Seconded by: Dennis Tienor

Moved that: The recommendation of the Community Development Director be approved as presented.

Upon vote: The motion was approved unanimously as presented.

VI. OLD BUSINESS

A. None.

VII. NEXT MEETING

Meetings will continue to be called as needed.

VIII. ADJOURNMENT

Motion by: Ald. Jim Brey

Seconded by: Myron Halla

Moved that: The committee adjourn the meeting.

Upon vote: The motion was approved unanimously as presented.

The meeting was adjourned at 5:15 P.M.

Respectfully Submitted,

Nicolas Sparacio
Secretary