



**CITY OF MANITOWOC
WISCONSIN, USA**

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**MINUTES
Industrial Development Corporation**

4:00 PM | Wednesday, January 13, 2021

This meeting was conducted via remote conferencing software.

I. CALL TO ORDER

Board Chairman James Hamann called to order the meeting of the Industrial Development Corporation at 4:00 PM on January 13, 2021 via remote conferencing software, Zoom.

II. ROLL CALL

Present: James Hamann, Ald. Jim Brey, Ald. Brett Vanderkin, Chris Herzog, Dennis Tienor, Adam Tegen, Jeff Grunewald, Sam Grage, Jeff Dvorachek, John Fillingim

Absent: Mike Williams

Others Present Paul Braun, Jen Bartz, Eric Halbur, Kurt Davis, Hans, Dramm, John Flynn, Andy Steimle

III. NEW BUSINESS

A. Discussion and Possible Action: Dramm Corporation; Review of Proposed Site Plan and Land Sale for a New Building located on Lot 8, Block 1, I-43 Industrial Park No. 2, encompassing 15.62 acres (Parcel ID 447001080)

P. Braun detailed the property location within the industrial park, lot size, and covenants. He stated that the property is in the second year of right of first refusal with Dramm. He further shared the details of the covenants and requirements.

J. Fillingim asked about due diligence on the company and how is it determined this is a viable opportunity for this company.

A Tegen noted that land sale and site plan does not get into that level of detail. A development agreement, between Dramm and the City would require a deeper dive into the financials would take place to be sure they could meet their obligations.

H. Dramm stated that they have no concerns once they get to that point about providing financial information.

E. Halbur detailed the orientation of the building toward the retention pond. With the nature of their business, it made sense to incorporate the water as a feature in the site layout. They also wanted a strong façade presence along the interstate. He pointed out that the façade of the building does meet aesthetic requirements in the covenants. He shared the overall site plan and detailed parking, driveways, truck traffic route, and pointed out Fire Department requirements as well. He further shared the internal layout of the

building and detailed the area of any future expansions.

There were no questions from the members.

P. Braun explained the next steps and formal site plan review by City staff which includes sending to multiple entities for review including building inspection, public infrastructure, utilities and fire.

A. Tegen explained the role of the IDC and members for the new committee members and the motions needed.

Motion by D. Tienor seconded by S. Grage to approve the land sale of 15.62 acres in the Industrial Park to Dramm Corporation.

Motion by Ald. Brey seconded by D. Tienor, to approve conceptual site plan as submitted.

Motions carried (8-0). C. Herzog and J. Dvorachek abstained.

B. Discussion and Possible Action: AMMO, Inc; Review of Land Sale and Land Use in the I-43 Industrial Park regarding Parcel IDs 449-007-010, 449-007-011 and 449-007-020.

P. Braun detailed the location of the properties of interest to be purchased by AMMO Inc. and noted the total property is approximately 35 acres. He stated that a certified survey will combine all three lots into one single lot.

P. Braun stated that he asks that the IDC go on record with approval of this project. He further explained the process of the zoning text amendment in the I-1 Light Industrial District and timelines for Plan Commission and Common Council approval. He stated that the text amendment will add the manufacture and loading of ammunition into the I-1 Light Industrial District.

P. Braun stated that the site plan has not been submitted, but when ready it will come to the IDC for review.

J. Hamman asked the purchase price for the three properties. A. Tegen stated that Council has taken action on the term sheet for this project and the sale price is \$1 for the property.

J. Flynn shared that they are excited on expanding manufacturing footprint in the City of Manitowoc and plan on building a world class facility, as well as employing and expanding the workforce.

D. Tienor asked about the operation and if the storage cache will be there initially.

J. Flynn referred to the information packet provided and explained the government regulations for legal framework to be able to operate at that property. He stated that this location is an easily compliant location for plant and safe storage. This new facility will be brass and loaded AMMO.

D. Tienor asked if there is a specific timeline. J. Flynn stated they are hopeful this will proceed as expeditiously as possible and that AMMO, Inc. would like to be fully operational in summer 2022.

P. Braun reiterated that the IDC should go on record supporting the project and zoning text amendment. He noted that munitions will be a permitted use in the I-1 Light Industrial District, but property must be larger than 25 acres.

A. Tegen noted that the amendment will also include that manufacturers must also comply with all applicable state and federal laws associated with ammunition manufacturing.

D. Tienor asked if expansion west of creek is possible. A. Tegen explained

that that is what makes the location desirable. J. Flynn added that the footprint of the parcels with additional buildable acreage is desirable, as well the amazing workforce.

C. Herzog asked about verbiage change to I-1 District and if it will be specific to the Industrial Park or any parcel in the city. P. Braun explained that the I-1 text amendment will be citywide and not specific to the industrial park.

Motion by D. Tienor seconded by S. Grage, to approve the land sale of parcels 449-007-010, 449-007-011 and 449-007-020 to AMMO Inc. and the combining of three lots into one lot.

Motion carried. (10-0)

- C. D. Tienor asked about the new industrial park and what is being done promote this new area.

P. Braun detailed the location and acreage, noting the approximate size in comparison to parcels in the current industrial park. He explained the current zoning and noted that covenants will be addressed in the future.

D. Tienor asked if there is a timeline to have this industrial park ready for businesses. P. Braun stated that there are not any detailed plans in place at this time.

A. Tegen shared that once the River Point project progresses further, the focus will shift to the new industrial park. He went to state that once there is a conceptual layout, it will be shared with IDC members.

D. Tienor encouraged the city to promote the land quickly as more business are looking for locations to expand. A. Tegen shared that he has promoted the property to two prospective/potential businesses.

OLD BUSINESS

None

IV. ADJOURNMENT

Motion by S. Grage to adjourn the meeting at 4:45 PM, Seconded by D. Tienor.