



CITY OF MANITOWOC WISCONSIN, USA

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MINUTES

Industrial Development Corporation

4:00 PM | Wednesday, May 12, 2021

City Hall, 900 Quay Street

Second Floor Conference Room

This meeting was also conducted via remote conferencing software, Zoom.

I. CALL TO ORDER

Ald. J. Brey called to order the meeting of the Industrial Development Corporation at 4:00 PM on May 12, 2021.

II. ROLL CALL

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

Absent: James Hamann, Ald. Brett Vanderkin, Mike Williams

Staff Present: Adam Tegen, Jen Bartz

Others Present: None

III. APPROVAL OF MINUTES of the April 14, 2021 Regular Meeting.

Motion by J. Fillingim, Seconded by J. Dvorachek, to approve the Minutes.

Motion carried. (8-0)

IV. NEW BUSINESS

1. Discussion and Possible Action: AMMO, Inc., Review of lease for adjacent property

A. Tegen stated that AMMO, Inc. has the opportunity to purchase a large amount of gun powder which has unique storage requirements. He referred to the map provided members for the exact location being requested for lease. It will be a temporary lease of two years and the price has been negotiated. AMMO would add gravel driveway, gravel pad for storage, and fencing. After lease expires it would be up to City staff to determine if gravel would stay or it would need to be removed.

A. Tegen stated that there are no active inquiries on this property at this time, so staff are not concerned with the timeframe.

A. Tegen stated that the recommendation is approve the lease for \$6,800 for the two-year term.

J. Fillingim clarified location and suggested that that fencing not be considered only an option, rather a requirement. He stated that material should be secured.

C. Herzog also expressed concern that per the letter from AMMO, Inc. attorney it is only likely that AMMO will add fencing. He agrees that as an

unmonitored site, the City should consider this as a requirement.

J. Dvorachek asked future plans for property. A. Tegen explained that it is intended for industrial use.

J. Fillingim asked for clarification on farming. A. Tegen explained that it will remain farmed, but City gets no revenue from the use.

Ald. J. Brey stated that the lease will go to Common Council for approval in May and will then go to the City Attorney for drafting of formal lease agreement.

Motion by J. Fillingim, seconded by D. Tienor to approve lease, but require AMMO, Inc. to fence the area.

Motion carried (8-0).

I. OLD BUSINESS

A. Tegen asked members to submit recommendations for additional members as the committee has one opening for an appointment.

II. ADJOURNMENT

Motion by S. Grage to adjourn the meeting at 4:10 PM, Seconded by C. Herzog.
Motion carried. (8-0)