



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

## INDUSTRIAL DEVELOPMENT CORPORATION MINUTES

City Hall, 900 Quay Street | Second Floor Conference Room

4:00 PM | Wednesday, January 12, 2022

*This meeting was also held via remote conferencing software, Zoom.*

### I. CALL TO ORDER

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

### II. ROLL CALL

**Present:** James Hamann, Ald. Jim Brey, Ald. Tim Boldt, Dennis Tienor, Adam Tegen, Jeff Grunewald, John Holmes, Chris Herzog

**Absent:** Jeff Dvorachek, Mike Williams, Sam Grage

**Staff Present:** Kathleen McDaniel, Paul Braun, Jen Bartz

**Others Present:** Bill Fessler, Jason Tham

### III. APPROVAL OF MINUTES of the September 20, 2021 Special Meeting

Motion by Ald. J. Brey, seconded by Ald. T. Boldt, to approve the minutes.

Motion carried (8-0).

### IV. NEW BUSINESS

- a. Discussion and Possible Action: John Tham Offer to Purchase a 5-acre Portion of Parcel 449008010.

A. Tegen reviewed the location and offer to purchase. He stated that it will be the site of a small data center and data mining facility. He said that the operation will be low impact with no noise and no trucking. He added that it was an attractive site to the buyer as electrical rates were a draw. The gas line easement makes front portion of the parcel unusable.

D. Tienor asked what would remain for future development. A. Tegen detailed the site and discussion ensued regarding the project and location. A. Tegen stated that Community Development staff are in support of offer as presented.

Jason Tham, buyer, explained use of facility and that it will bring five high-tech, high-paying jobs to start with 10-15 more as they expand in a few years.

Motion by D. Tienor, seconded by J. Holmes, to approve the sale of the 5-acre portion to Jason Tham (HDI) and for City staff to proceed with necessary sale documents.  
Motion carried (8-0).

- b. Discussion and Possible Action: Fessler Proposed Land Swap Involving Portions of 834203010 & 449008010.

A. Tegen detailed the rationale and location for the proposed land swap. The swap would allow the City to secure an access point off of Calumet Ave for future planning purposes. He said that City staff have been working with Bill Fessler and agreed to bring forward his proposal to the committee.

D. Tienor asked for further clarification. A. Tegen referred to the map for specific land locations being exchanged.



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D. Tienor asked B. Fessler if there are specific future plans for the property. B. Fessler said that none are planned. He then explained the value of access via Calumet and that the existing Right of First Refusal has expired and cannot be negotiated.

C. Herzog asked about widening the access point. Discussion ensued among members.

Motion by Ald. J. Brey, seconded by Ald. T. Boldt, to approve the land swap and that the City Attorney and staff work with B. Fessler to finalize.

Motion carried (8-0).

c. Discussion and Possible Action: Nominations/Recommendations for New Members.

A. Tegen shared that there is one open position and both applicants seems knowledgeable in their field. Chairman J. Hamann shared that he will be stepping down in the next 1-2 years.

Discussion ensued and members asked if two can be added with an anticipated retirement. K. McDaniel added that the committee should appoint one now, the next would be appointed when there is a vacancy, should they still be interested.

Motion by D. Tienor, seconded by Ald. T. Boldt, to appoint Debra Meyer to the Industrial Development Committee.

Motion carried (7-1). J. Hamman voted nay.

d. A.Tegen shared with the members that a future meeting will discuss TIF and the new industrial park location.

## V. ADJOURNMENT

Motion by Ald. J. Brey, seconded by Tienor, to adjourn the meeting at 4:30 PM.

Motion carried (8-0).