



CITY OF MANITOWOC

WISCONSIN, USA

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MINUTES INDUSTRIAL DEVELOPMENT CORPORATION

City Hall, 900 Quay Street | Second Floor Conference Room

4:00 PM | Wednesday, March 9, 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, Chris Herzog, Jeff Dvorachek, Sam Grage, Debra Meyer

Absent: John Holmes, Mike Williams

Staff Present: Paul Braun, Jen Bartz

Others Present: Jason Tham, Cristofer Muchowski, Chuck Reinhart

III. APPROVAL OF MINUTES of the January 12, 2022 Meeting.

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

Motion carried (10-0).

IV. NEW BUSINESS

a. New Member Introduction – Debra Meyer

D. Meyer introduced herself and provided her background to the committee members.

b. Discussion and Possible Action: Option and Right of First Refusal Extension with MTM for Property southwest of Vits Drive and S. 59th Street.

P. Braun reviewed the location as well as the land sale and extension policy.

Chuck Reinhart from MTM provided some project background and stated their goal is to build the facility in Manitowoc.

A. Tegen said that the City is working with MTM on the sale of property. He added that there may be a request to reduce the required square footage per acre, similar to what was approved for AMMO. He stated that MTM's intention is to exceed the square footage, but not initially. He added that they are hoping to break ground in 2022.

Motion by C. Herzog, seconded by D. Tienor to approve the six-month Right of First Refusal extension.

Motion carried (9-0). Ald. T. Boldt abstained.

c. Discussion and Possible Action: Jason Tham, Revision of Previously Approved Offer to Purchase a 5-acre Portion of Parcel 449008010.

P. Braun reviewed the location and previously approved sale. He stated that they cannot build on the original site as a major gas line and water line runs through area. He added that the revision is a request for Lot 1 versus Lot 2, which is south of the original location.



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Jason Tham from Harvest Digital Industries added that the new location is conducive to their build. He added that they to create situation so new lot is similar in size and tried to be considerate to the City for future expansion in the industrial park.

P. Braun added that their plan is to add a temporary use for portable data centers. J. Tham added that their goal is to establish a power relationship with MPU prior to build, as the full build will take a while.

D. Tienor asked if the temporary location could be lot 2. J. Tham stated that they plan to place the temporary data centers further back on the lot and they will build around them.

Motion by D. Tienor, seconded by Ald. J. Brey to approve the amended offer to purchase.
Motion carried (10-0).

d. Discussion and Possible Action: Purchase Policy and Covenants for Hecker/Viebahn Industrial Park

P. Braun stated that the area of the new industrial park purchased from Manitowoc County, approximately 92 acres, was rezoned to light industrial. He added that there is a rough conceptual design with potential lot layouts. He said that the assumption is that IDC will continue provide oversight on the park. He said that next steps are to determine is this park should follow same procedures, same covenants, sale price or market rate.

Ald. J. Brey stated that local communities are selling at market price. J. Hamman asked if incentives help or hurt. P. Braun stated that it's a perspective if the City should recoup investment. Conversation ensued regarding incentives and development.

A. Tegen stated that City paid about \$800,000 for the site and sale price would need to be about \$15-20k to break even.

J. Hamman asked if infrastructure has been laid out. A. Tegen stated that Hecker and Viebahn are main roads and access would likely come from those. He added that the City is in the initial stages to make this area a TIF District.

Discussion ensued regarding comparisons against other communities. P. Braun added that the City's current price is low. C. Herzog suggest research be done to compare to I43 corridor versus I41 and added that flexibility should be considered.

D. Tienor asked if the area is designed for truck traffic. P. Braun said it's being investigated.

P. Braun stated that research will be completed and a proposal will be brought to IDC for review at a future meeting.

No action taken.

V. ADJOURNMENT

Motion by Ald. J. Brey, seconded by A. Tegen, to adjourn the meeting at 4:32 PM.
Motion carried (10-0).