



# 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, April 13, 2022

### I. CALL TO ORDER

Acting President A. Tegen called to order the meeting of the Industrial Development Corporation at 4:05 PM.

### II. ROLL CALL

**Present:** Ald. Tim Boldt, Dennis Tienor, Adam Tegen, Jeff Dvorachek, Sam Grage, Chris Herzog, John Holmes, Deb Meyer,

**Absent:** Ald. Jim Brey, Mike Williams, Jim Hamann, Jeff Grunewald

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

**Others Present:** Ted Jennejohn, Linda Pitz

### III. APPROVAL OF MINUTES of the March 30, 2022 Special Meeting.

Motion by S. Grage, seconded by Ald. T. Boldt, to approve the minutes.  
Motion carried (8-0).

### IV. NEW BUSINESS

- a. Discussion and Possible Action: Relocation of Private Contractor Storage Yard to Hecker/Viebahn Industrial Park

P. Braun details the location and rationale for the potential land swap. He stated that there are no covenants, but there are some wetlands. He added that the City recommends the land swap and is asking for support from group.

T. Jennejohn stated that the use would be storage which is the same use on River Point. He added that the usage be one to two days each week for a few hours. He stated that they are in early stage with concepts and noted that the current location on the water is not a benefit for their use of these activities.

Ald. T. Boldt clarified that the City would be giving up five acres for one acre on River Point and pointed out that there is no road to the new site. A. Tegen confirmed swap and clarified that the motion would be for staff to work through negotiations and a plan, then come back to IDC for final approval.

C. Herzog asked if this property falls into fillable wetlands and town property to the south. P. Braun said typically DNR wants to see why it needs to be filled in. Discussion ensued about possible road options. P. Braun added that the neighbors have been contacted throughout the Plan Commission process.

J. Dvorachek asked how many businesses could be on the industrial park site. A. Tegen stated that potentially one or two other businesses.

Motion by D. Tienor, seconded by C. Herzog to authorize City staff to work with McMullen & Pitz Construction Company on the negotiation and closing process, and provide IDC with final agreement. Motion carried (8-0).



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- b. Discussion and Possible Action: Jim Hamann Resignation  
Motion by D. Tienor, seconded by Ald. T. Boldt, to accept the resignation. Motion carried (8-0).
- c. Discussion and Possible Action: Tim Hephner Appointment  
Motion by Ald. T. Boldt, seconded by S. Grage, to recommend Tim Hephner for appointment.  
Motion carried (8-0).

## V. ANNUAL MEETING

- a. Election of President, Vice-President, Treasurer, and Secretary for 1-year term
  - A. Tegen stated that per IDC ByLaws, the Annual Meeting should occur in April each year.  
  
Motion by D. Tienor, seconded by Deb Meyer, to nominate Ald. T. Boldt for President. Motion carried (8-0).  
  
Motion by D. Tienor, seconded by Deb Meyer, to nominate Sam Grage for Vice President.  
Motion carried (8-0).  
  
Motion by D. Tienor, seconded by Deb Meyer, to nominate Adam Tegen for Secretary. Motion carried (8-0).  
  
Motion by Ald. T. Boldt, seconded by S. Grage, to nominate D. Tienor for Treasurer. Motion carried (8-0).

## VI. ADJOURNMENT

- Motion by D. Tienor, seconded by J. Dvorachek, to adjourn the meeting at 4:34PM.  
Motion carried (8-0).