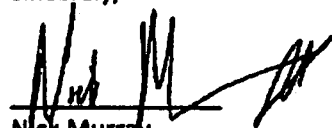


City of Manitowoc Common Council and Industrial Development Corporation  
Attn: Community Development Department  
900 Quay Street  
Manitowoc, WI 54220

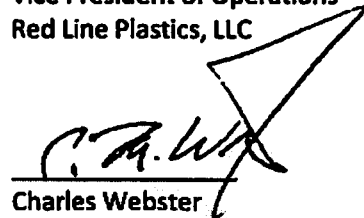
Red Line Plastics, LLC and Dowco Powersports, LLC intends to purchase the southern one-half, or approximately 11 acres, of parcel #449-006-030 as shown on the attached map. Our intended use of the site is to construct an initial 100,000 square foot manufacturing and warehousing facility during phase one and potentially double in-line with business growth in the future. We understand the purchase price to be \$20,000 per acre plus customary closing costs and we understand that a construction project completed in compliance with the Protective Covenants will qualify for a land rebate under the terms of that program. Please accept this letter of intent to begin the review process towards the execution of this project.

Sincerely,



Nick Murray  
Vice President of Operations  
Red Line Plastics, LLC

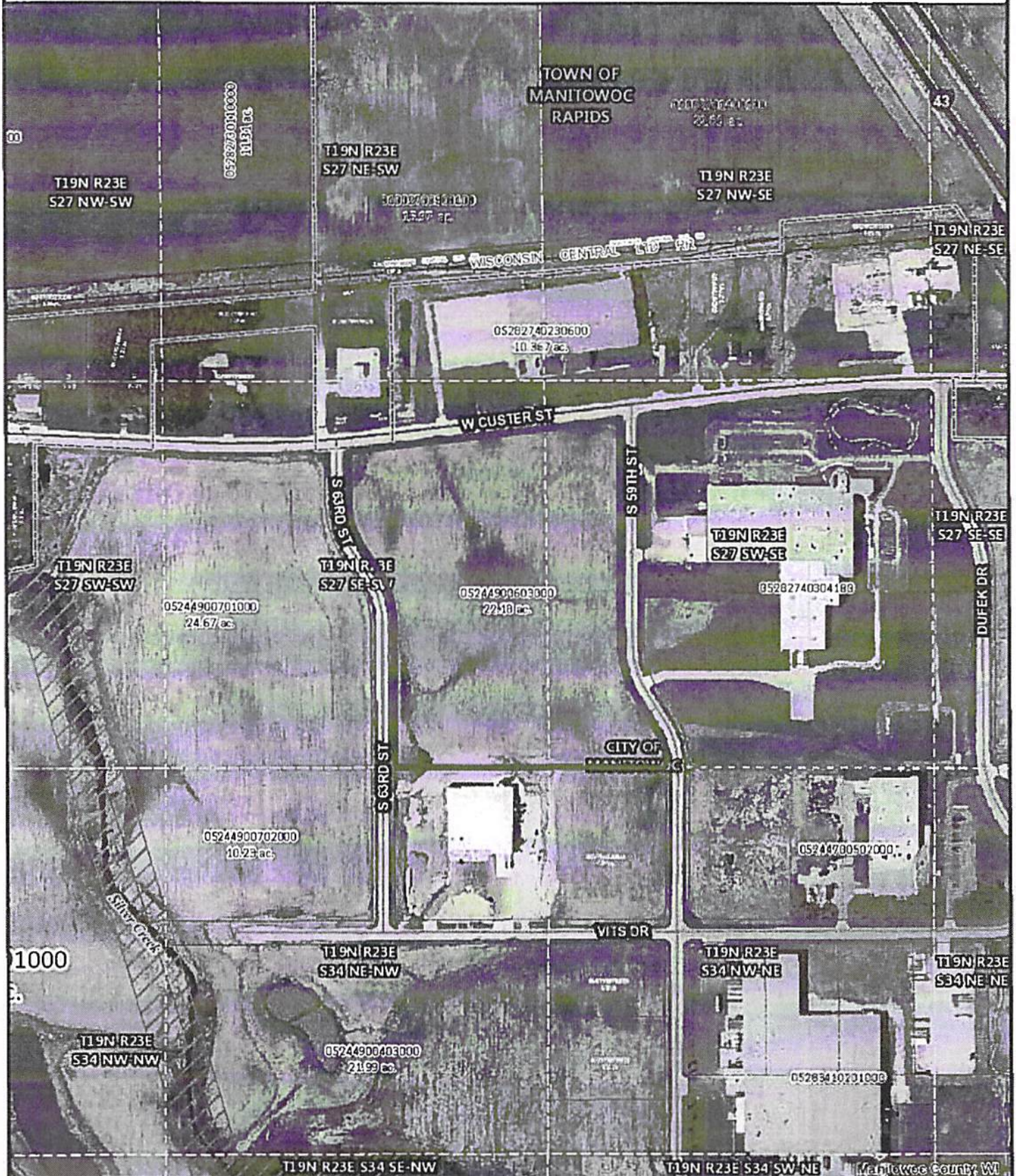
6.11.18



Charles Webster  
CEO/Owner  
Red Line Plastics, LLC and Dowco Powersports, LLC



# Printed from Advanced Access GIS Viewer



Author:  
Date Printed: 6/1/2018



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## **Mackenzie Reed-Kadow**

---

**From:** Paul Braun  
**Sent:** Wednesday, June 20, 2018 8:28 AM  
**To:** Justin Nickels  
**Cc:** Deborah Neuser; Mackenzie Reed-Kadow  
**Subject:** FW: Letter of Intent  
**Attachments:** Scanned from WI Lunchroom Copier.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI, I will forward the Red Line's letter of intent to the Clerk's office to get it on the next Common Council meeting agenda to then have it referred to the IDC.

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**From:** Nick Murray [mailto:nmurray@dowco-inc.com]  
**Sent:** Monday, June 11, 2018 5:40 PM  
**To:** Nicolas Sparacio  
**Cc:** Peter A. Wills (Peter@progresslakeshore.org); Paul Braun; Charles Webster Jr.  
**Subject:** RE: Letter of Intent  
**Importance:** High

Nic, Peter, and Paul,  
Please see the attached letter of intent and please confirm that it is received on your end.

Please let me know if there are any questions or anything else needed on our end at this time to ensure we will have the first option on this piece of land. If needed, we will certainly put down a right of first refusal, Nic did tell me that it was not necessary at this time but if that time comes please let us know.

Sincerely,

**Nick Murray**  
Vice President of Operations – Red Line Plastics, LLC.

4230 Clipper Drive  
Manitowoc, WI 54220

Email: [nmurray@dowco-inc.com](mailto:nmurray@dowco-inc.com)  
Direct: (920)-482-3113  
Cell: (719) 322-3617

[dowco-inc.com](http://dowco-inc.com)  
[dowcopowersports.com](http://dowcopowersports.com)  
[dowcomarine.com](http://dowcomarine.com)

**From:** Nicolas Sparacio <[nsparacio@manitowoc.org](mailto:nsparacio@manitowoc.org)>  
**Sent:** Monday, June 11, 2018 7:56 AM  
**To:** Nick Murray <[nmurray@Dowco-Inc.com](mailto:nmurray@Dowco-Inc.com)>  
**Cc:** Peter A. Wills ([Peter@progresslakeshore.org](mailto:Peter@progresslakeshore.org)) <[Peter@progresslakeshore.org](mailto:Peter@progresslakeshore.org)>; Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>; Charles Webster Jr. <[CMW@Dowco-Inc.com](mailto:CMW@Dowco-Inc.com)>  
**Subject:** RE: Letter of Intent

Electronic is fine. Please get us the LOI as soon as possible. Thanks,

Nic

---

**From:** Nick Murray [<mailto:nmurray@Dowco-Inc.com>]  
**Sent:** Friday, June 08, 2018 5:21 PM  
**To:** Nicolas Sparacio  
**Cc:** Peter A. Wills ([Peter@progresslakeshore.org](mailto:Peter@progresslakeshore.org)); Paul Braun; Charles Webster Jr.  
**Subject:** RE: Letter of Intent

Guys,

This LOI is on the top of my list starting next week hoping to get this to you all via email on Monday. If I send to you all electronically do I also need to send via mail as well?

Also, I wanted to make you all aware that we have met with Lynda Templen and are leaning towards possibly using Industrial Revenue Bonds as a part of financing this project as well. She said it would be helpful for you to know that as we are gathering information so she can complete some paperwork before the next common/city council meeting. Please let me know if there are any questions on this.

Thanks,

**Nick Murray**  
Vice President of Operations – Redline Plastics

4230 Clipper Drive  
Manitowoc, WI 54220

Email: [nmurray@dowco-inc.com](mailto:nmurray@dowco-inc.com)  
Direct: (920)-482-3113  
Cell: (719) 322-3617

[dowco-inc.com](http://dowco-inc.com)  
[dowcopowersports.com](http://dowcopowersports.com)  
[dowcomarine.com](http://dowcomarine.com)

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**From:** Nicolas Sparacio <[nsparacio@manitowoc.org](mailto:nsparacio@manitowoc.org)>  
**Sent:** Friday, June 1, 2018 11:15 AM  
**To:** Nick Murray <[nmurray@Dowco-Inc.com](mailto:nmurray@Dowco-Inc.com)>  
**Cc:** Peter A. Wills ([Peter@progresslakeshore.org](mailto:Peter@progresslakeshore.org)) <[Peter@progresslakeshore.org](mailto:Peter@progresslakeshore.org)>; Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>  
**Subject:** Letter of Intent

Greetings Nick,

Some details regarding the letter of intent...

You can address it to:

City of Manitowoc Common Council and Industrial Development Corporation  
Attn: Community Development Department  
900 Quay Street  
Manitowoc, WI 54220

Provide a statement along the lines of: Dowco Plastics LLC (*or Redline Plastics, whatever the correct entity is for eventual property ownership*) intends to purchase the south one-half, or approximately 11 acres, of parcel #449-006-030 as shown on the attached map. Our intended use of the site is to construct a 120,000 square foot manufacturing and warehousing facility... *and any other details of your plans that you would like to include.* We understand the purchase price to be \$20,000 per acre plus customary closing costs. And we understand that a construction project completed in compliance with the Protective Covenants will qualify for a land rebate under the terms of that program. Please accept this letter of intent to begin the review process toward that end.

If you can also attach a draft of your site/building plan, that would be great. If it's not ready right now, that's OK too. We can wait until the IDC meets to have that information.

Thanks again, and let me know if you have any questions.

Nic

Nicolas Sparacio, AICP | Community Development Director | City of Manitowoc, 900 Quay Street, Manitowoc, WI 54220-4543  
(920)686-6931 [nsparacio@manitowoc.org](mailto:nsparacio@manitowoc.org) [www.manitowoc.org](http://www.manitowoc.org)

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