

## Steve Corbeille

---

**From:** Nicolas Sparacio  
**Sent:** Tuesday, March 29, 2016 3:54 PM  
**To:** Steve Corbeille  
**Subject:** FW: For Finance Committee - Manitowoc IDC  
**Attachments:** Annual Report - Manitowoc Industrial Development Corporation (00242585xBC490).pdf;  
Application for Reinstatement - Manitowoc Industrial Development Corporation  
(00242587xBC490).pdf

Here it is...

---

**From:** Nicolas Sparacio  
**Sent:** Monday, March 21, 2016 11:45 AM  
**To:** Scott McMeans - D2  
**Cc:** Steve Corbeille  
**Subject:** For Finance Committee - Manitowoc IDC

Hi Scott,

I'm working on an item that should probably go to the Finance Committee. When the City/IDC provided an industrial RLF loan to Kaysun Corp. last year, I hired Andy Steimle to help us create some updated loan documents. Andy's strong recommendation was to reform the IDC as a non-stock corporation to provide an additional layer of protection to the city for these industrial loans. I have the documents prepared to accomplish that – attached.

A bit more on the history for context... The IDC went delinquent as a recognized corporation in 1997. I have asked the IDC why this was done, and no one recalls any specific reasons. Dave just felt it was no longer necessary. The total fees to reinstate the IDC would be \$245. The annual fee then drops back to the normal rate of \$10 per year. All we would have to do then to maintain that status is hold one of their regular meetings as the "annual meeting" and handle the related agenda items as stated in the by-laws. Pretty straightforward.

This can go on the April Finance Committee and then hopefully the April Council meeting. Thanks, and please 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)

**CHAPTER 181**  
STATE OF WISCONSIN  
DEPARTMENT OF FINANCIAL INSTITUTIONS

**APPLICATION FOR REINSTATEMENT - NONSTOCK CORPORATION**

NAME OF CORPORATION **MANITOWOC INDUSTRIAL DEVELOPMENT CORPORATION**

EFFECTIVE DATE OF ADMINISTRATIVE DISSOLUTION **02/11/2009**

The corporation herewith applies for reinstatement under sec. 181.1422 of the Wisconsin Statutes and states:

That it has cured the cause for its involuntary or administrative dissolution by filing a current annual report conforming to the requirements of sec. 181.1622 of the Wisconsin Statutes;

that it has paid all fees and penalties due the department as required by Chapter 181 of the Wisconsin Statutes; and

That its corporate name satisfies the requirement of sec. 181.0401 of the Wisconsin Statutes.

Executed on behalf of the corporation on \_\_\_\_\_  
(Date)

SECRETARY

(Officer's Title)

(Signature of Officer)

NICOLAS SPARACIO

(Printed Name)

**INSTRUCTIONS**

- 1) The application and current annual report is to be signed by an officer of the corporation.
- 2) Submit the application and a current annual report to: DEPARTMENT OF FINANCIAL INSTITUTIONS, PO Box 7846, Madison, Wisconsin 53707-7846, with the total fees described below:

<i>1996-2015</i> ANNUAL REPORT FEES		\$ 200.00
FEE FOR APPLICATION AND CERTIFICATE OF REINSTATEMENT		\$ 45.00
TOTAL FEES REQUIRED		\$ 245.00
LESS CREDITS AVAILABLE		\$
<b>TOTAL AMOUNT DUE</b>		<b>\$ 245.00</b>

DEC 17 2015

DLQ 4/1/97

1996-2015

ADS 02/11/2009



STATE OF WISCONSIN DEPARTMENT OF FINANCIAL INSTITUTIONS WISCONSIN NONSTOCK CORPORATION ANNUAL REPORT

FILING FEE: \$200.00

Delinquent 04/01/1997

06 Non-Stock Corporation 6M18080

MANITOWOC INDUSTRIAL DEVELOPMENT CORPORATION DAVID LESS 817 FRANKLIN ST RM 202 P O BOX 1597 MANITOWOC, WI 542211597

This form is addressed to the corporation's registered agent. Indicate any changes below. The street address of the registered office and the business office of the registered agent, as changed, will be identical

Nicolas Sparacio Registered Agent's Name 900 Quay Street Street Address (Required) P O BOX (Optional) Manitowoc, WI 54220 City, State, Zip Code

INSTRUCTIONS ARE FOUND ON ENCLOSED SHEET IF ANY ANSWER IS NONE SO STATE

- 1 Complete Address of Principal Office (If data shown below is incorrect, line out and enter changes.) 2 What is the general nature of the corporation's business or activity? 3 Does the corporation have members? (Y) (N) X

The fee indicated is the sum of the fees for the current report year (\$10) and fees for all the earlier reports the corporation failed to file. This single filing will satisfy the current year's report obligation and any previous report obligations not accomplished. DAYTIME TELEPHONE (OPTIONAL) (920) 686-6930

4 NAMES & ADDRESSES OF PRINCIPAL OFFICERS (add additional sheets, if necessary.)

Table with 3 columns: TITLE, NAME, RESPECTIVE ADDRESS. Rows include James Hamann (President), Carl Laveck (Vice President), Nicolas Sparacio (Secretary), and Dennis Tienor (Treasurer).

5 NAMES & ADDRESSES OF ALL DIRECTORS (add additional sheets, if necessary.)

Table with 2 columns: NAME, RESPECTIVE ADDRESS. Content: See Attached. Includes label BOARD OF DIRECTORS (Minimum of three).

6 Such corporation has not entered into any combination, conspiracy, trust, pool, agreement or contract intended to restrain or prevent competition in the supply or price of any article or commodity in general use in this state, or constituting a subject of trade or commerce therein, or which shall in any manner control the price of any such article or commodity, fix the price thereof, limit or fix the amount or quantity thereof to be manufactured, mined, produced, or sold in said state, or fix any standard or figure by which its price shall be in any manner controlled or established.

BY: OFFICER SIGNATURE Nicolas Sparacio Secretary TITLE Date

THIS ANNUAL REPORT FORM 17 is authorized by s.181.0121 Stats., and is a REQUIRED REPORT under s.181.1622 Stats. Failure to file may result in administrative dissolution of the corporation. Upon filing, the data in the report becomes public and might be used for purposes other than for which it was originally collected.

**DIRECTIONS TO FILE THE PAPER REPORT ON THE REVERSE OF THIS PAGE**

IF ANY AREA OF THIS REPORT IS LEFT BLANK, THE REPORT WILL BE RETURNED TO YOU

IF A PROBLEM EXISTS WITH THE FILING OF THIS FORM, may we call you to attempt to resolve it? If so, please provide us with a phone number at which you can be reached during the day.

(920) 686 - 6930 Name Nicolas Sparacio, Secretary and Registered Agent

ALL CORRESPONDENCE FROM THIS OFFICE IS MAILED TO THE REGISTERED AGENT AT THE REGISTERED AGENT'S ADDRESS.

**CHANGING REGISTERED AGENT OR REGISTERED AGENT'S ADDRESS**

The report is addressed to the corporation in care of the registered agent at the agent's address as appears in our records. To change the registered agent or agent's address effective with the filing of this report, you may do so without additional fee by setting forth the new designations in the box provided on the front side of this form. The corporation is required to maintain a registered agent at all times, and the designations continue in effect until changed by a subsequent filing.

The corporation may not name itself as registered agent. Name an individual who is a resident of Wisconsin, but not just the title of an official, such as "corporate secretary" or "chairperson". The agent's address is to describe its physical location, i.e., street name and number, city, state and ZIP Code. If mail is received at a P.O. Box address, the P.O. Box address may be added to the location description as supplemental information. For example: 123 Main (P.O. Box 21), Anytown, WI 53000. Give ZIP Code for P.O. Box.

**REGISTERED AGENT:** This person is a contact person for the corporation. It can be any natural person who resides in this state whose business office will be the registered office.

**OR:** Any entity registered to do business in this state whose business office will be the registered office.

**REGISTERED ADDRESS:** The business address of the registered agent.

**MAKE CHECK PAYABLE AND MAIL TO:** Department of Financial Institutions, PO Box 7846, Madison, WI 53707

**PLEASE NOTE:**

The corporation went into a delinquent status on the date indicated on the front of this report for failure to file an annual report during the previous reporting year. Until the corporation is restored to a current status, we cannot accept any charter documents for filing.

The delinquent form on the front of this document may be used to restore the corporation to a current status. The fee is indicated on the report. This delinquent form also satisfies the current reporting year's requirement. There is no late fee or penalty fee.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS FILING, PLEASE CALL OUR OFFICE AT 608-261-7577.

**THIS IS A REQUIRED REPORT. Failure to file this report may subject the corporation to administrative dissolution (sec. 181.1622 and 181.1420 Wisconsin Statutes.)**

# Manitowoc Industrial Development Corporation

## Board of Directors

**Nicolas Sparacio, Secretary**  
Community Development Director  
City of Manitowoc

<p><b>Ald. Dave Soeldner</b> (920) 629-6444 Mobile dsoeldner@manitowoc.org 1403 ARDEN LN MANITOWOC, WI 54220</p>	<p><b>Ald. James Brey</b> (920) 726-4526 Work (920) 682-9713 Home jbrey@manitowoc.org 809 S 25th Street Manitowoc, WI 54220</p>
<p><b>Dennis Tienor</b> Bank First National TREASURER (920) 652-3240 Work (920) 683-9244 Home dtienor@bankfirstnational.com c/o Bank First National PO Box 10 Manitowoc, WI 54221-0010</p>	<p><b>Carl Laveck</b> Denmark State Bank VICE PRESIDENT (920) 863-2161 Work (920) 901-9147 Mobile (920) 684-9145 Home carll@denmarkstate.com PO Box 130 103 E Main Street Denmark, WI 54208-0130</p>
<p><b>James Hamann</b> Hamann Construction President IDC PRESIDENT (920) 682-8282 Work (920) 374-2032 Mobile (920) 684-7225 Home jhamann@hamann.com 3441 Barkwood Lane Manitowoc, WI 54220</p>	<p><b>John Zimmer</b> (920) 684-4205 Home jjzimmer828@outlook.com 1014 River Ct Manitowoc, WI 54220</p>

<p><b>Myron Halla</b>  (920) 682-8094 Home  maahll@sbcglobal.net  411 E Reed Avenue  Manitowoc, WI 54220</p>	<p><b>Robert Kaufman</b>  Kaufman Manufacturing  (920) 684-6641 Work  (920) 682-6117 Home  rkaufman@kaufmanmfg.com  1134 Tanglewood Road  Manitowoc, WI 54220</p>
<p><b>Ted Vallis</b>  WPS  (920) 629-8938 Mobile  (920) 758-3282 Home  tcvallis@wisconsinpublicservice.com  6513 Hartlaub Lake Rd  Manitowoc, WI 54220</p>	<p><b>Wayne Mertens</b>  (920) 682-8825 Work  (920) 682-2042 Home  wmertens@comcast.net  3505 Edgewood Rd  Manitowoc, WI 54220</p>

**Greg Dufek**  
(920) 682-0741 (Home)  
No Email  
516 S 26<sup>th</sup> Street  
Manitowoc, WI 54220  
County Appointment