



CITY OF MANITOWOC
WISCONSIN, USA
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May 14, 2021

To: Mayor and Common Council

From: Industrial Development Corporation

Subjects: Discussion and Possible Action: AMMO, Inc., Review of lease for adjacent property

Dear Mayor and Common Council:

At the May 12, 2021 meeting of the Manitowoc Industrial Development Corporation, the Corporation considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following action: Approval of a lease with AMMO, Inc.

The IDC would also like to make the Council aware that they approved moving forward with a lease for the portion of parcel 449-008-010 north of Vitz Drive extended to AMMO Inc. for a two year period at a cost of \$6,800. The IDC also placed the condition that the storage area be fenced for safety and security reasons.

Respectfully Submitted,
Adam Tegen
Community Development Director

Attachment: Letter & Maps

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April 26, 2021

City Attorney Kathleen McDaniel
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Adam Tegen
Community Development Director
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Re: AMMO, Inc. Lease of Adjacent Parcel

Dear Kathleen and Adam:

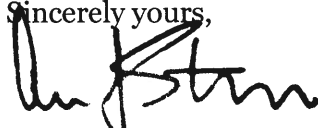
As requested, the following information outlines AMMO, Inc.'s ("AMMO") requests to lease a portion of real estate in the City of Manitowoc Industrial Park from the City of Manitowoc (the "City"). The requested land would be the entire lot immediately adjacent to the land recently acquired by the Firelight Group I, LLC. The specifics of the proposed lease would be as follows:

1. Term: 24 months
2. Rent: \$3,000 for entire term
3. Commencement Date: As soon as possible
4. Purpose of Lease: AMMO needs temporary storage to locate up to twenty-five (25) containers of gunpowder with each container being 8 x 40 feet.
5. Improvements: AMMO would construct and pay for a gravel access off of Alverno Road, and a gravel pad for placement of the above containers.
6. Farm Lease: The City is welcome to continue leasing the land for agricultural purposes and retaining any rent income from doing so. If the land will continue to be farmed, it is likely AMMO will put up temporary fencing around the gravel pad storage area.
7. Indemnification: AMMO would fully indemnify and hold the City harmless for any and all damages, injuries, etc.
8. Termination: Upon termination, at the City's request, AMMO can either remove the gravel driveway and pad or leave them onsite.

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Please consider the above and if acceptable, I will promptly prepare a draft land lease.
Thank you in advance for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "A. Steimle". The signature is fluid and cursive, with a large initial "A" and a long, sweeping tail.

Andrew J. Steimle

AJS:esk

AMMO INC MAGAZINE STORAGE – S ALVERNO RD 10 CONTAINERS HOLDING UP TO 300,000 LBS OF SMOKELESS PROPELLANT - CIRCLES REPRESENT A 450 FT RADIUS FROM EDGE OF MAGAZINE THAT MUST NOT OVERLAP WITH ANY PUBLIC ROADWAY, RAILROAD, OR INHABITED STRUCTURE.

