



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

July 11, 2024

To: Mayor and Common Council

From: Industrial Development Corporation

Subject: Discussion and Possible Action: R2H Flavor Technology LLC, Request to Purchase Vacant Parcel on Vits Drive and South 59th Street (Parcel# 447006010).

Dear Mayor and Common Council:

At the July 10, 2024 meeting of the Manitowoc Industrial Development Corporation, the Corporation recommended to the Common Council the following action:

Approve the Sale of Lot 1, Block 6 of the Manitowoc I-43 Industrial Park Subdivision No. 2 to R2H Properties LLC per the Land Sale Policy and the I-43 Industrial Park Covenants and instruct City Staff to complete all items related to the sale of the property.

The Corporation also notes the following: i) after the R2H purchase, the two lots shall be combined into a single lot by either Combination Form or Certified Survey; ii) pursuant to the covenants, R2H shall meet or exceed the covenant of having 5,000 s.f. of building per acre owned, in the event R2H fails to achieve this covenant within 24 months of purchase the City shall have the option of repurchasing the land per the Covenants Land Sale and Resale Conditions.

Respectfully Submitted,
Paul Braun, City Planner

Attachments: R2H Request & Concept, Location Map
R2H Properties LLC
Attn: Jeff Rozum
6260 Vits Drive
Manitowoc, WI 54220

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May 9, 2024


To: Adam Tegan
Community Development Director

Regarding: Letter of Intent to Purchase

Hello Adam,

Pursuant to your email of May 2nd, R2H Properties LLC would like to initiate discussions with the City in order to come to an agreement for R2H Properties to acquire Parcel Ref 447006010, being 4.78 acres in extent, for the sum of \$10 000 (ten thousand dollars) per acre, in terms of Resolution 2000-782, subject to the City being agreeable to waive Covenant II titled "Land Sale and Resale" sub-clause (1) and (2) being the restrictive covenants with respect to the minimum development requirements. We request such waiver as our initial intent is to only develop part of the land solely for expansion of hard standing for our raw material supply vehicles and only later to further develop the property as an expansion of our existing facilities on the adjacent lot already owned and developed. We hope the committee finds this acceptable so we can continue our plans for expansion at our facility.

Kind regards

A handwritten signature in black ink, appearing to read "Jeff Rozum".

Jeff Rozum

President

R2H Flavor Technology, LLC



