



CITY OF MANITOWOC

WISCONSIN, USA

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AGENDA INDUSTRIAL DEVELOPMENT CORPORATION

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | Wednesday, November 12, 2025

I. CALL TO ORDER

President C. Herzog called the meeting of the Industrial Development Corporation to order at 4:00PM.

II. ROLL CALL

Members Present: Chris Herzog, Ald. Eric Sitkiewitz, Ald. Michael Cummings, Adam Tegen, Jeff Dvorachek, Dennis Tienor, Tim Hephner, Paul Hacker, Greg Jagemann

Members Absent: Abby Diederichs, Amy Townsend, Lucas Dulmes

Staff Present: Paul Braun, Jen Bartz

Others Present: John Shackelford

III. APPROVAL OF MINUTES of the July 8, 2025 Meeting.

Motion by P. Hacker, seconded by E. Sitkiewitz, to approve the minutes. Motion carried (9-0).

IV. NEW BUSINESS

- a. Discussion and Possible Action: Request from Redline Plastics to Purchase Lot 1 of a Certified Survey recorded in Volume 35, Page 103. (Parcel# 449-006-030)

P. Braun reviewed the request to purchase 9.71 acres directly north of their current location. He stated Redline has had a Right of First Refusal on the lot since 2021. He reviewed the covenants requirements for building and noted they currently exceed the requirement.

J. Shackelford, Redline representative, shared that the current plans are to secure long-term flexibility for potential expansion and to pave an area north of the current building for additional parking.

Conversation ensued regarding buybacks and expansion plans. P. Braun stated staff recommends one condition of sale regarding paving. He went on to read the recommendation to approve the land sale to Webster Family Holdings LLC d.b.a. Redline Plastics per the land sale policy, industrial park covenants and paving the existing gravel area north of the building condition.

P. Hacker asked if there are issues with lot drainage. P. Braun said that would be addressed at the site plan level.

C. Herzog asked if developing over property line, parcels would need to be combined. He stated that a CSM would keep the project clean. Discussion ensued regarding clawback after 10 years.

Motion by E. Sitkiewitz, seconded by D. Tienor, to approve per the following conditions:

- 1) the City has the right to repurchase any undeveloped portion of said Lot 1 back from Redline if, after 10 years from the purchase date, no building improvements have been developed on said Lot 1; the repurchase price shall be the price per acre that Redline paid for the subject lot;



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and 2) the gravel area north of the building shall be paved before December 31, 2026, said gravel area is depicted on the attached map.

Motion carried (9-0).

V. ADJOURNMENT

Motion by P. Hacker, seconded by A. Tegen, to adjourn the meeting at 4:23PM. Motion carried (9-0).