



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Minutes

Industrial Development Corporation

Wednesday, June 10, 2026

4:00 PM

Manitowoc City Hall 1st Floor Hearing Room
and via Zoom

I. CALL TO ORDER

President Chris Herzog called the meeting of the Industrial Development Corporation to order at 4:01PM.

II. ROLL CALL

Present: 7 - Hephner, Dvoracheck, Herzog, Tienor, Hacker, Tegen Brey

Absent: 5 - Sitkiewitz, Diederichs, Townsend, Jagemann Dulmes

Meeting recessed due to weather event evacuation at 4:01PM at restarted at 4:24PM.

III. APPROVAL OF MINUTES

[26-0504](#)

Approval of Minutes of the May 13, 2026 meeting.

Moved by Hacker, seconded by Dvoracheck, that the minutes be approved. The motion carried by the following vote:

Aye: 7 - Hephner, Dvoracheck, Herzog, Tienor, Hacker, TegenandBrey

V. NEW BUSINESS

[26-0505](#)

Discussion and Possible Action: Olin Winchester, LLC; Request for a Land Lease and Option to Purchase (part of Parcel # 449-008-010)

A. Tegen provided an overview of the request and noted that the previous lease expired May 31, 2026. He explained that Olin Winchester is currently engaged in capital planning, so a three-year lease is requested. He reviewed the terms and conditions of the proposed lease.

D. Tienor stated that it was committee's understanding that the leased site was used for safe storage of their material. He questioned whether safety concerns had been considered if the site was no longer being used for its intended purpose. A. Tegen stated that the company is now safely storing those materials within the existing campus.

Moved by Brey, seconded by Tienor, that the Request to Extend Land Lease and Option to Purchase be approved and referred to council. The motion carried by the following vote:

Aye: 7 - Hephner, Dvoracheck, Herzog, Tienor, Hacker, TegenandBrey

VI. ADJOURNMENT

Moved by Hacker, seconded by Tegen, that the meeting be adjourned at 4:29PM.

The motion carried by the following vote:

Aye: 7 - Hephner, Dvoracheck, Herzog, Tienor, Hacker, TegenandBrey