



# City of Manitowoc

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

## Meeting Minutes

### Industrial Development Corporation

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Wednesday, March 11, 2026

4:00 PM

Manitowoc City Hall and remote via Zoom.

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#### I. CALL TO ORDER

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

#### II. ROLL CALL

**Present:** 10 - Cummings, Sitkiewitz, Diederichs, Townsend, Hephner, Dvoracheck, Herzog, Tienor, Hacker and Tegen

**Absent:** 2 - Jagemann and Dulmes

Staff Present: Jen Bartz

Others Present: Gregg Kinzel, Mark Kinzel, Jesse Kinzel

#### III. APPROVAL OF MINUTES

[26-0179](#) Approval of Minutes of the November 12, 2025 meeting.

**Moved by Hacker, seconded by Sitkiewitz, that the November 12, 2025 Minutes be approved. The motion carried by the following vote:**

**Aye** 10 - Cummings, Sitkiewitz, Diederichs, Townsend, Hephner, Dvoracheck, Herzog, Tienor, Hacker, and Tegen

#### V. NEW BUSINESS

[26-0180](#) Discussion and Possible Action: Kinzel Wood Products Option and Right of First Refusal for a Lot Located on Alverno Drive (Parcel No. 449-008-014)

A. Tegen reviewed the one-year option and reminded members of the policy that potential buyers without existing facilities in the park can secure a maximum one-year option only. He shared the preliminary layout plan and pointed out that a gas line runs through the property.

Gregg Kinzel, representing Kinzel Wood Products, shared further details of the project. He added they recently learned that the pipeline is not an easement, rather the proposed parking lot would need to be relocated to stay 20' from the existing line. He said that they are currently exploring costs as they cannot expand at their current location and would perhaps break ground in 2027.

A. Tegen stated the City could entertain the option to adjust the property lines to accommodate the existing utilities.

P. Hacker asked if they would continue to operate at their current site or stay in operation while they move. Representatives said they would continue to operate during relocation.

A. Tegen stated Staff recommends approval of the option to allow Kinzel Wood Products to enter into due diligence then the request would return to committee for final sale approval.

**Moved by Sitkiewitz, seconded by Tienor, that the Option and Right of First Refusal be approved. The motion carried by the following vote:**

**Aye** 8 - Cummings, Sitkiewitz, Diederichs, Townsend, Hephner, Tienor, Hacker, and Tegen

**Abstain** 2 - Dvoracheck and Herzog

A. Tegen shared that GLTD Holdings (ColorCraft) has notified staff they plan to extend their option to keep the parcel under contract.

D. Tienor asked if the Alverno Road property should be planned for future use. He suggested the city market small lots in ITEC industrial park. C. Herzog added that there is interest in the smaller lots and agreed to market remaining space. A. Tegen added that city staff are working with MPU on where to grow and conversations are ongoing. Conversation ensued among members.

## VI. ADJOURNMENT

**Moved by Hacker, seconded by Tegen, that the meeting be adjourned at 4:15PM. The motion carried by the following vote:**

**Aye** 10 - Cummings, Sitkiewitz, Diederichs, Townsend, Hephner, Dvoracheck, Herzog, Tienor, Hacker, and Tegen