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For Immediate Release

Two Rivers Offers Added Incentives for Metal Ware Expansion

The Two Rivers City Council on Monday night voted to increase the level of incentives that it would offer for an expansion project by The Metal Ware Corporation to happen in Two Rivers.

On January 26, the City Manager presented Metal Ware with a description of incentives that he would recommend for approval by the City Council and the Community Development Authority, to assist the company with construction of a new manufacturing and distribution facility.

The company indicated that such a facility would be 210,000 square feet in size, and would create up to one hundred net new jobs over the next several years. Metal Ware sought a site that could accommodate the eventual doubling in size of that facility, plus extensive parking and loading areas.

Incentives offered by Two Rivers included a 26-acre site at the City's Woodland Industrial Park for one dollar, public street and infrastructure improvements to serve the new facility, up to \$750,000 in Tax Incremental Financing (TIF) grant assistance to the company, energy efficiency incentives and a loan from the City's Economic Development Loan Fund.

Metal Ware made the City aware that it was exploring options to locate the new facility in Manitowoc, as well as looking at options in Brown and Sheboygan Counties.

On June 6, Metal Ware presented a letter of intent to the Manitowoc Common Council Finance Committee, seeking assistance the company termed necessary to build its new facility at that city's I-43 Industrial Park.

From media coverage of that meeting and documents supplied by the City of Manitowoc, we understand those incentives include a 15-20 acre site (at an estimated cost of \$400,000) and up to \$2.1 million in TIF grant assistance. That grant amount would be predicated on the company creating new taxable valuation of at least \$8 million with its new facility.

Based on that taxable valuation estimate, which was nearly double the value estimated in Two Rivers' January proposal, the City Council and City Manager reviewed terms for a possible revised package of incentives in closed session on Monday night.

That revised proposal was then approved by a 6-0 vote of Council members present, upon reconvening in open session. The revised package includes:

--Again offering free land; a 26-acre site with access to Brown's Drive and Woodland Drive;

- Proposing to complete about \$1 million in street and utility extensions to serve the site, using non-TIF revenue sources to do so (first proposal assumed using \$500,000 in TIF funds toward this work);
- Offering a larger possible TIF-funded grant to the company, up to \$2.4 million;
- Energy conservation incentives and possible City loan, consistent with Two River's first proposal;
- The possibility of advantageous private financing for the project, due to the Two Rivers industrial park's location in a Federally-designated Opportunity Zone—the only industrial park in Manitowoc County located in such a zone.

(All contingent upon approvals by the appropriate public bodies, and upon Metal Ware demonstrating the need for this level of development assistance.)

Details of Two Rivers' latest proposal and Manitowoc's possible incentive package can be viewed on the City 's website: www.two-rivers.org.

The City of Two Rivers believes that its latest proposal to Metal Ware represents the very best our City can offer to support this proposed major expansion by a company with deep roots in our community.

In taking action on this proposal, Council members emphasized that it is important for both the company and the community to know that Two Rivers is prepared to work hard to secure this new investment by Metal Ware.

We don't plan on getting into a "bidding war" with our neighboring city, but there should be no question that Two Rivers will act aggressively to secure new investment by our local companies.

The Metal Ware Corporation was founded in Two Rivers; over its 98-year history it has grown, prospered, and successfully navigated massive changes in the world economy. The company has survived and thrived in Two Rivers, and the City looks forward to partnering with the company's leadership—as we have in the past—to keep Metal Ware an integral part of Two Rivers.

(Note: Metal Ware President Rick Carey has pledged that, wherever the new facility is located, the company is committed to maintaining its Monroe Street plant as its metal production facility. He forecasts continued job growth in that part of the operation. Plastics production, warehousing and distribution, and the Metal Ware's corporate offices will be sited in its new facility.)