



**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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TO: Greg Buckley, City Manager
City Council

FROM: Elizabeth Runge, Community Development Director

DATE: March 30, 2023

SUBJECT: Budget Amendment Request for New Dock Door Leveler for City Owned Industrial Building at 1429 Wentker Ct.

Background

The City owns two industrial buildings located at 1429 and 1429A Wentker Court. These two buildings serve as business “business incubators” by offering affordable rent pricing. The two buildings are occupied by GT Machine and Flavor Hut. Revenues and expenses associated with the two buildings are budgeted in Fund 417, Industrial Park Development. A nominal amount--\$3,000 in the 2023 Budget—is budgeted annually for minor repair and maintenance needs that may arise.

New Dock Door Leveler

The building located at 1429 Wentker Court needs a new dock leveler. GT Machine occupies this building and they manufacture machine parts based upon supplier specifications and requests. Their operations require the use of a dock door, and the leveler as a part of loading their products for delivery. The braces on the loading dock have broken off, the dock leveler cannot be welded back together due to liability because it is 40 years old. The age of this leveler means that it has outlived its useful life and metal fatigue is a factor. It has been deemed unrepairable.

GT Machine received a quote for a new Kelley AFX7X6-50 Series Air Powered Dock Leveler, that is in stock, with the capacity to lift 50,000 pounds. The quote is \$11,490.00. This estimate does not include any additional electric conduit that may be necessary for the operations of the new leveler.

A new dock door leveler is necessary for the 1429 Wentker Court building to remain functional and is essential for the operations of GT Machine—a tenant that currently pays the City \$5,760 in monthly rent for this facility.

To fund this improvement, a budget amendment is requested to cover this unanticipated capital cost. There is sufficient fund balance in Capital Projects Fund 417 (Industrial Park Development) to cover this added expense.



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