



**TWO
RIVERS**
WISCONSIN

CITY MANAGER

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087



MEMO

TO: City Council

FROM: City Manager Kyle Kordell *KK*

DATE: August 15, 2025

SUBJECT: Facade Grant to TA Properties, The Hook Lanes & Games

Introduction: The City Council is requested to authorize partial payout of the facade improvement grant for The Hook Lanes & Games in the amount of \$23,556.

Analysis: The facade grant totaling \$30,000 was previously approved with \$5,000 from Two Rivers Main Street and \$25,000 from the City, with a City Council-approved deadline of June 30, 2025. On August 14, 2025, the Main Street Design Committee met to review the status of the project and to consider the owner's application for payment. The Design Committee and City Staff are very pleased with the outcome of this project, which represents a nearly \$60,000 investment by the property owner. The owner is eager to have the grant funds released; however, a few minor issues still need to be addressed.

Rules for the facade grant program state that grant funds are to be paid out on a reimbursement basis, following project completion. But in this case, given the scope of the project, the Design Committee unanimously recommends that both the City and Main Street deviate slightly from this policy, as follows:

- Release 80% of grant funds that have been earned: 80% of \$29,445 = \$23,556.
- Release remaining 20% after owner has completed the remaining tasks identified by the Design Committee, as long as completed before October 31, 2025. These are minor items related to fascia and soffit work on the north side of the building and some missing siding.

Recommended Action: A motion to approve a variance to the facade improvement program guidelines and authorize partial payout to The Hook Lanes & Games in the amount of \$23,556.