



**TWO  
RIVERS**  
WISCONSIN

# **BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING**

**Tuesday, February 24, 2026 at 5:15 PM**

**Council Chambers - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241**

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## **MINUTES**

### **1. CALL TO ORDER**

Chairperson Coenen called the meeting to order at 5:15 PM.

### **2. ROLL CALL**

BIDC Members: Elizabeth Bittner, Thomas Christensen, Gregory Coenen, Tracey Koach, Keith Lyons, Doug Brandt, Darla LeClair

CDA Members: Gregory Coenen, Tracey Koach, Keith Lyons, Doug Brandt, Darla LeClair

Absent: Daniel Wettstein

### **3. PUBLIC INPUT**

None.

### **4. APPROVAL OF MEETING MINUTES**

A. Approval of the minutes of the January 27, 2026 Joint Meeting

- Approval by BIDC

- Approval by CDA

Motion to approve the minutes made by Lyons, seconded by Christensen. All in favor.  
Motion carried.

### **5. CDA BUSINESS**

A. Update on Construction Activity, Marketing Activity, and Lot Sales at Sandy Bay Subdivision.  
Approval of offers for Lot 22, Block 2; Lot 5, Block 5; and Lot 6, Block 5

**Discussion:** The CDA reviewed three recent offers for three Sandy Bay lots, which were deemed too low and counteroffers were rejected. All three lots will remain available for more serious offers. No formal action was taken.

B. Further discussion of subdivision expansion

**Discussion:** The CDA reviewed various properties that could be suitable for the next Two Rivers residential subdivision, with reviews of topography, acreage, wetlands, and soil conditions. A consensus was reached to pursue more refined estimates for infrastructure build out and potential lot sizes on land on the north side of Two Rivers. No formal action was taken.

## 6. BIDC BUSINESS

### A. Status Updates on:

1. Spices Restaurant
2. Renee's Popcorn
3. Flavor Hut

City Staff gave the BIDC updates on progress with these three growing businesses, with The Spices opening in the coming days and Renee's Popcorn and the Flavor Hut progressing on expansion plans in Two Rivers. No formal action was taken.

### B. Discussion of offer to purchase acreage in Phase 1 of Woodland Industrial Park

**Discussion:** The BIDC reviewed available City industrial park acreage, future expansion plans of local companies interested in this acreage, and long-term plans to keep the industrial park viable for future companies with new acreage available along Woodland Drive. The BIDC reached consensus for City Staff to start negotiations with a private property owner for future acreage. No formal action was taken.

### C. Review of RLF and TIF fund balances and lending strategy

**Discussion:** The BIDC conducted a review of the City's Revolving Loan Fund and Tax Increment Financing (TIF) fund balances, including current commitments and available capacity. Staff provided an overview of lending strategy, program guidelines, and considerations for future economic development activity. No formal action was taken.

### D. Hamilton Community Visioning Phase 2 February 25th, 5:30pm

**Discussion:** City staff gave an update on resident feedback collected to date for the future community shared vision of the former Hamilton property and a preview of the upcoming Phase meetings.

## 7. NEXT REGULARLY SCHEDULED MEETING

- Tuesday, March 24, 2026, 5:15 PM

## 8. ADJOURNMENT

Motion made by Bittner, seconded by Koach to adjourn the meeting at 6:21 PM.  
All in favor. Motion carried.

Respectfully submitted,  
City Manager Kyle Kordell