



**TWO
RIVERS**
WISCONSIN

BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING

Tuesday, June 23, 2026 at 5:15 PM

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

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

BIDC Members: Elizabeth Bittner (remote via phone), Thomas Christensen, Gregory Coenen, Tracey Koach (remote via phone), Keith Lyons, Corey Thuss, Doug Brandt, Katherine Dahlke

CDA Members: Elizabeth Bittner (remote via phone), Gregory Coenen, Tracey Koach (remote via phone), Keith Lyons, Corey Thuss, Doug Brandt, Katherine Dahlke

3. PUBLIC INPUT

None.

4. APPROVAL OF MEETING MINUTES

A. Approval of June 2, 2026 meeting minutes

- Approval by BIDC

Motion made by Bittner, seconded by Dahlke to approve June minutes. All in favor.

- Approval by CDA

Motion made by Dahlke, seconded by Thuss to approve June minutes. All in favor.

5. CDA BUSINESS

A. Update on Construction Activity, Marketing Activity, and Lot Sales at Sandy Bay Subdivision

No good offers have been received this Year for lots in Sandy Bay and CDA members spoke about how the current marketing strategy doesn't seem to be producing good results. Weichert Realty was unable to attend this meeting this evening although they told City Staff that it suggests a 2% reduction in listing price. Weichert Realty is also marketing lots to new builders who haven't previously built in the Highlands.

Coenen made a motion to request from Weichert Realty a list of all the builders they have talked to about Sandy Bay Lots along with a list of all individual inquiries received since January 1, 2025, seconded by Dahlke.

With a motion on the table, CDA members suggested that Weichert Realty should be part of this conversation in person. The CDA has a contract with Weichert Realty and a RFP for a new realtor could be necessary if sales performance doesn't improve.

The CDA held a vote and all members were in favor. Motion passed.

- B. Discussion with Weichert Cornerstone Realty on marketing approach for Sandy Bay Subdivision and recent market interest
Weichert Realty was unable to attend this evening but the CDA is hopeful they will be able to attend the next CDA meeting.

6. BIDC BUSINESS

- A. Review of Revolving Loan Fund manual
BIDC members reviewed the manual, which was last reviewed and adopted in 2019. Feedback was the manual is solid but staff will share as a Word.doc and give all members one month to review and make suggested edits.
- B. Updates to potential revolving loan fund requests
 - 1. Cool City Motel
Staff gave an update on the windows and doors replacement project using TIF funding approved by the City. This growing small business has achieved sufficient cash flow to accomplish remaining property upgrades without any Revolving Loan Fund assistance. Thus, the Motel has withdrawn the RLF request.
 - 2. Potential Downtown Restaurant
Staff are working with the property owner on renovation of the property at 1516 Washington Street. Quotes are coming in and contractor prices for these renovations are coming in lower than initially priced out, which is a promising development.
- C. Updates on other projects
 - 1. Forest Avenue Apartments
Staff explained that an accepted quote has been received for demolition of the existing vacant greenhouse building and we eagerly hope for demolition this summer.
 - 2. West River Lofts
The proposed Developer has secured a primary financial lender for a 50+ unit multifamily development at the former West Eggers site with plans progressing for soil testing and an application for WHEDA support underway.
 - 3. Flavor Hut
The owners have an accepted contract to build a new 12,000 sf facility in the Woodland Industrial Park on a parcel that is owned by the BIDC. This would be a TIF-district supported development.

7. CLOSED EXECUTIVE SESSION

The Business and Industrial Development Committee and Community Development Authority reserve the right to enter into closed session per Wisc. Stats. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Motion made to enter into closed session by Dahlke, seconded by Lyons. All in favor.
Entered into closed session at 5:58 PM.

- Discussion of potential property acquisition and review of business assistance

8. RECONVENE IN OPEN SESSION

Possible action on matters discussed in Closed Session

Motion made to reconvene in open session made by Lyons, seconded by Thuss. All in favor.
Reconvened in open session at 6:35 PM.

Motion made by Brandt, seconded by Koach, to authorize City Staff to proceed with the purchase and annexation of 24.642 acres of land in the Town of Two Rivers for approximately \$209,465. Roll Call Vote: All in favor (except Coenen who abstained from the vote).

Motion made by Thuss, seconded by Brandt, to authorize City Staff to proceed with a grant of property access for Keller Construction to begin initial site preparation at 2708 18th Street. All in favor (except Dahlke who abstained from the vote).

9. NEXT REGULARLY SCHEDULED MEETING

- Tuesday, July 28, 2026 at 5:15 PM.

10. ADJOURNMENT

Motion made by Dahlke, seconded by Lyons to adjourn the meeting at 6:38 PM. All in favor.

Respectfully submitted,
City Manager Kyle Kordell