

CITY OF TWO RIVERS

Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWO RIVERS, WISCONSIN, DECLARING THE FORMER THERMO FISHER SCIENTIFIC PROPERTY AS A “BLIGHTED PROPERTY” FOR THE PURPOSES OF BLIGHT ELIMINATION, ENVIRONMENTAL REMEDIATION, AND REDEVELOPMENT

WHEREAS, the City of Two Rivers (“City”) is a municipal corporation organized and existing under the laws of the State of Wisconsin, with the authority to engage in blight elimination and redevelopment activities pursuant to the Blight Elimination and Slum Clearance Act, Wis. Stat. § 66.1333; and

WHEREAS, the property locally known as the Thermo Fisher Scientific and former Hamilton Manufacturing Co. site (“the Property”), consisting of approximately 12 acres located in downtown Two Rivers along the East Twin River and Lake Michigan, is currently a vacant, predominantly open industrial lot following the demolition of the former manufacturing facilities; and

WHEREAS, environmental site assessments and oversight by the Wisconsin Department of Natural Resources (WDNR) have documented the presence of hazardous substances and environmental contamination on the Property, specifically including trichloroethene (TCE) in the soil and groundwater; and

WHEREAS, Wis. Stat. § 66.1333(2m)(bm) defines “blighted property” to include any property that, by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, or the existence of conditions that endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, or is detrimental to the public health, safety, morals or welfare; and

WHEREAS, Wis. Stat. § 66.1333(2m)(bm) further explicitly includes property that is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community; and

WHEREAS, the City Council finds that the documented presence of soil and groundwater contamination constitutes an unsafe condition that endangers the environment, prevents the productive use of the land, substantially impairs the sound economic growth of downtown Two Rivers, and is detrimental to the public health, safety, and welfare, thereby meeting the statutory definition of a “blighted property”; and

WHEREAS, the City has developed a vision for the mixed-use redevelopment of the Property to reconnect downtown Two Rivers to the waterfront, which will create new opportunities for

housing, recreation, and business investment, but such redevelopment cannot proceed until the site is successfully acquired, remediated, and repurposed; and

WHEREAS, under the Local Government Environmental Liability Exemption, Wis. Stat. § 292.11(9)(e), a municipality that acquires a contaminated property for the purpose of blight elimination is exempt from certain state environmental cleanup liabilities, allowing the City to safely facilitate the remediation of the Property without bearing the liability of the responsible party.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Two Rivers, Wisconsin, as follows:

1. **Declaration of Blight**: The City Council hereby formally finds and declares that the former Thermo Fisher Scientific property is a “blighted property” within the meaning of Wis. Stat. § 66.1333(2m)(bm), owing to its status as predominantly open land burdened by documented environmental contamination that impairs the sound economic growth of the City and is detrimental to the public health, safety, and welfare.
2. **Purpose of Acquisition**: The City Council affirms that any future acquisition of the Property by the City of Two Rivers, or its designated redevelopment authority, shall be conducted specifically for the statutory purpose of blight elimination, environmental remediation, and urban redevelopment.
3. **Authorization**: The City Manager is hereby authorized and directed to take all necessary administrative steps, in coordination with the Wisconsin Department of Natural Resources and Thermo Fisher Scientific, to conduct further environmental testing, secure appropriate liability exemptions under Wis. Stat. § 292.11(9)(e), and negotiate the potential acquisition and remediation of the Property to return it to productive use.

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this
_____ day of September 2026.

Scott Stechmesser, City Council President

Kyle Kordell, City Manager