



**TWO
RIVERS**
WISCONSIN

BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING

Tuesday, July 23, 2024 at 5:15 PM

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

BIDC Members: Shannon Derby, Scott Stechmesser, Elizabeth Bittner, Thomas Christensen, David Kalista, Tracey Koach, Keith Lyons, Daniel Wettstein

CDA Members: Shannon Derby, Scott Stechmesser, Elizabeth Bittner, Gregory Coenen, David Kalista, Tracey Koach, Keith Lyons

3. SITE PLAN REVIEW FOR PROPOSED HAWK BATTERY STORAGE PROJECT PROPOSED FOR 9.49 ACRE PARCEL ON WOODLAND DRIVE IN THE CITY'S WOODLAND INDUSTRIAL PARK

- A. Presentation by Representatives of Project Developer Tenaska
- B. Site plan review per Woodland Industrial Park Covenants
- C. Consideration of variance from Covenant Section I.C. "Minimum Development Conditions", Subsection (1.), requiring a minimum of 2,500 SF of building per acre purchased

ATTACHMENTS:

- A. Hawk Storage System Land Development Application
- B. Conditional Use Permit
- C. Industrial Park Land Covenants

4. UPDATES ON VARIOUS COMMUNITY DEVELOPMENT PROJECTS

- A. Braun truss plant at Woodland Industrial Park
- B. Other recent interest at Woodland Industrial Park
- C. Violet Inn - redevelopment of former Elks Club downtown property
- D. Sauve's Auto Service expansion
- E. Recent inquiries on City Loan Program
- F. Recent City and Main Street Grants for Business Facade projects

5. STATUS OF SANDY BAY HIGHLANDS SUBDIVISION PHASE 3 PROJECT

- Bids opened July 10; Bid award to be considered by City Council on July 29
- City Council will then consider conveyance of the Phase 3 property to the CDA for marketing and sale as with Phases 1 and 2

6. ADJOURNMENT OF THE BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE

7. CLOSED EXECUTIVE SESSION

The 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

- Consider terms for possible lot sale at the Woodland Industrial Park
- Discuss matters pertaining to land at the Columbus Industrial Park

8. RECONVENE IN OPEN SESSION

Possible action by the Community Development Authority in follow-up to closed session discussions.

9. ADJOURNMENT OF THE COMMUNITY DEVELOPMENT COMMITTEE

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.