



**TWO
RIVERS**
WISCONSIN

BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING

Tuesday, August 11, 2026 at 5:15 PM

**City Hall, 3rd Floor, Committee Room
1717 E. Park Street, Two Rivers, WI 54241**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

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

CDA Members: Elizabeth Bittner, Gregory Coenen, Tracey Koach, Keith Lyons, Corey Thuss, Doug Brandt, Katherine Dahlke

3. PUBLIC INPUT

4. APPROVAL OF MEETING MINUTES

A. Approval of June 23, 2026 BIDC/CDA meeting minutes

- Approval by BIDC
- Approval by CDA

B. Approval of July 21, 2026 BIDC meeting minutes

- Approval by BIDC

5. CDA BUSINESS

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

B. Discussion with Weichert Cornerstone Realty on marketing approach for Sandy Bay Subdivision and recent market interest – Invited

C. Update on timeline for acquisition of Coenen-Buyeske property

D. Review of Qualifications and Broker Opinion of Value for Coenen-Buyeske submitted by Colliers – Wisconsin

6. BIDC BUSINESS - FOR DISCUSSION ONLY

A. Review of Revolving Loan Fund manual

- B. Discussion of timeline on disbursement of funds for Renee's Popcorn
 - 1. Approval of conveyance of property
 - 2. Approval of assumption of mortgage
- C. Update on Business Improvement District Expansion
- D. Update on Hamilton Community Visioning Process

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.

- Potential purchase of residential property, CDA
- Potential sale of City owned land, BIDC

8. RECONVENE IN OPEN SESSION

Possible action on matters discussed in Closed Session

9. NEXT REGULARLY SCHEDULED MEETING

- Tuesday, September 22, 2026, 5:15 PM

10. ADJOURNMENT

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.