



**TWO
RIVERS**
WISCONSIN

BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING

Tuesday, June 02, 2026 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: Elizabeth Bittner, Thomas Christensen, Gregory Coenen, Tracey Koach, Keith Lyons, Doug Brandt, Katherine Dahlke

CDA Members: Gregory Coenen, Tracey Koach, Keith Lyons, Daniel Wettstein, Doug Brandt, Katherine Dahlke

3. PUBLIC INPUT

4. APPROVAL OF MEETING MINUTES

- A.** Approval of the minutes of the February 24, 2026 Joint Meeting
 - BIDC
 - CDA
- B.** Approval of the minutes of the April 28, 2026 Joint Meeting
 - BIDC
 - CDA

5. CDA BUSINESS

Action Items:

A. Discussion and approval of potential incentives and pricing strategies to stimulate further interest

Discussion Items:

- A.** Update on Construction Activity, Marketing Activity, and Lot Sales at Sandy Bay Subdivision
- B.** Update on Coenen – Buyeske property and potential developer interest.

6. BIDC BUSINESS

Action Items:

- A.** Discussion of pricing and negotiation strategy for 1429 and 1429B Wentker Court.
- B.** Presentation and request for a variance of site development minimums from Renee's Popcorn.

Discussion Items:

- A.** Updates to potential revolving loan fund requests.
 - 1. Cool City Motel
 - 2. Renee's Popcorn

3. Dali's Café

B. Updates on other projects.

1. Forest Avenue Apartments
2. West River Lofts
3. Flavor Hut

7. NEXT REGULARLY SCHEDULED MEETING

– Tuesday, June 23, 2026, 5:15 PM

8. 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.