



**TWO
RIVERS**
WISCONSIN

BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING

Thursday, September 18, 2025 at 5:15 PM

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

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

BIDC Members Present: Elizabeth Bittner, Thomas Christensen, Gregory Coenen, Tracey Koach, Keith Lyons, Doug Brandt, Darla LeClair, David Kalista (arrived at 5:25 PM)

CDA Members Present: Gregory Coenen, David Kalista, Tracey Koach, Keith Lyons, Doug Brandt, Darla LeClair

Absent: Daniel Wettstein

3. APPROVAL OF MEETING MINUTES

A. Approval of the Minutes of the July 22, 2025 Joint Meeting

- Approval by the BIDC
- Approval by the CDA

The motion to approve the July 22, 2025 minutes was made by Tracey Koach, seconded by Doug Brandt. The motion was approved by voice vote, without dissent.

4. CDA BUSINESS

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

The City Manager stated that the Architectural Control Commission met on August 22, 2025 and approved construction plans for two single family homes at 330 and 338 Rawley Court and construction is underway.

Mr. Kordell stated that Lot 23 sold on August 8, 2025 for \$64,900. Lot 6 sold on August 19, 2025 for \$36,729. Closing is expected on Lots 19 & 20 by the end of October.

B. Consideration to waive minimum house size requirement in Phase 1

Mr. Kordell explained that the resident already owns the last empty lot on Highland Court. In the spring of 2026 he is seeking to build a home smaller than 1700 square feet. Less than 1700 square feet is smaller than the minimum house size required in Phase 1 covenants. City Manager authorized this resident's request two weeks ago when a quorum of the BIDC could not be achieved. The change will apply only to this one specific property.

Motion was made by Darla LeClair and seconded by Elizabeth Bittner to ratify the waiver of the minimum house size requirement. The motion was approved by voice vote, without dissent.

C. Consideration of sale of 3201 Sandy Ridge Drive

Mr. Kordell stated the City has an offer on the table for \$85,000 for the entire 0.851 acres. The CDA rejected that offer and made a counteroffer of \$100,000 with closing due by November 1.

Motion made to counteroffer for \$100,000 made by Greg Coenen and seconded by Keith Lyons. The motion was approved by voice vote, without dissent.

5. BIDC BUSINESS

Status Updates on:

- A.** Pop-Start Pizza
- B.** Violet Inn Lounge & Spa
- C.** The Hook Lanes & Games
- D.** All Energy Management
- E.** D&D Woodcrafters

City Manager provided updates on all current active loans.

6. BIDC AND CDA BUSINESS

A. Review Site Plan for Proposed Use of Property in the Columbus Industrial Park by the City's Public Works Department with Business Park Owners in Attendance

City Manager provided an update on the 18th Street cell tower anticipating installation will be this fall.

7. NEXT REGULARLY SCHEDULED MEETING

- Tuesday, October 28, 2025, 5:15 PM

8. 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.

-- Discuss sale of City-owned industrial property

9. RECONVENE IN OPEN SESSION

To consider possible actions in follow-up to closed session discussions

Motion made by Greg Coenen and seconded by Darla LeClair to reconvene in open session at 5:32 PM. The motion was approved by voice vote, without dissent.

10. ADJOURNMENT

Motion made by Greg Coenen and seconded by Darla LeClair to adjourn meeting at 5:33 PM. The motion was approved by voice vote, without dissent.

Respectfully Submitted,



Kyle Kordell
City Manager
Secretary for the BIDC and CDA