



**TWO
RIVERS**
WISCONSIN

BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING

Tuesday, February 24, 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, Darla LeClair

CDA Members: Gregory Coenen, Tracey Koach, Keith Lyons, Daniel Wettstein, Doug Brandt, Darla LeClair

3. PUBLIC INPUT

4. APPROVAL OF MEETING MINUTES

- A.** Approval of the minutes of the January 27, 2026 Joint Meeting
 - Approval by BIDC
 - Approval by CDA

5. CDA BUSINESS

- A.** Update on Construction Activity, Marketing Activity, and Lot Sales at Sandy Bay Subdivision. Approval of offers for Lot 22, Block 2; Lot 5, Block 5; and Lot 6, Block 5
- B.** Further discussion of subdivision expansion

6. BIDC BUSINESS

- A.** Status Updates on:
 - 1. Spices Restaurant
 - 2. Renee's Popcorn
 - 3. Flavor Hut
- B.** Discussion of offer to purchase acreage in Phase 1 of Woodland Industrial Park
- C.** Review of RLF and TIF fund balances and lending strategy
- D.** Hamilton Community Visioning Phase 2 February 25th, 5:30pm

7. NEXT REGULARLY SCHEDULED MEETING

- Tuesday, March 24, 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.



TWO RIVERS
WISCONSIN

BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING

Tuesday, January 27, 2026 at 5:15 PM
Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

Chairperson Coenen called the meeting to order at 5:15 PM.

2. ROLL CALL

BIDC Members: Elizabeth Bittner (via telephone), Thomas Christensen, Gregory Coenen, Tracey Koach, Keith Lyons, Doug Brandt, Darla LeClair

CDA Members: Gregory Coenen, Tracey Koach, Keith Lyons, Daniel Wettstein, Doug Brandt, Darla LeClair

3. PUBLIC INPUT

None.

4. APPROVAL OF MEETING MINUTES

A. Approval of the minutes of the November 25, 2025 Joint Meeting

- Approval by BIDC

- Approval by CDA

Motion to approve the minutes made by Koach, seconded by Lyons. All in favor.

5. CDA BUSINESS

A. Weichert Realtors Cornerstone, review and possible action regarding Sandy Bay Highlands lot prices and price adjustments

City staff stated Phase 3 opened in fall 2024 with 31 new single-family lots and has seen steady demand. The discussion with Weichert Cornerstone focused on evaluating current pricing relative to market conditions and considering modest adjustments to balance sales momentum with maximizing City investment. JoAnne Kouba presented pricing analysis based on sales data. A formal action and vote was made per the CDA determined an adjustment is in the City's best interest.

Motion to increase price of all Phase 3 lot prices by 7.5% was made by Koach, seconded by LeClair. All in favor.

B. Sandy Bay Highlands, review of potential future expansion

Staff discussed long-term planning for the City's next residential subdivision, potentially as a

continuation of Sandy Bay (Phase 4 or another designation), and identified three near properties near Sandy Bay Highlands owned by different parties as possible future options.

6. BIDC BUSINESS

- A. Upcoming Community Visioning Processes for former Hamilton Industries property and Main Street Corridor

Staff reported that Thermo Fisher Scientific supports a City-initiated rezoning of the site from industrial to business zoning. The rezoning is expected to go before the Plan Commission in February, followed by a City Council public hearing. Concurrently, the City will begin a community visioning process with the Main Street organization to develop a shared vision for future redevelopment of the Hamilton Site, including development concepts, infrastructure needs, design standards, and public engagement opportunities.

- B. Woodland Industrial Park, review of potential future expansion

Staff provided a high-level discussion on the long-term future of Woodland Industrial Park, including City-owned land inventory, market interest, and potential future expansion to support growth and strengthen the industrial tax base. No action was requested; general policy direction from the BIDC was sought to inform potential planning and investment in 2026.

- C. Discussion on possible relocation of Renee's Popcorn

Motion to give Staff the flexibility to negotiate a land negotiation on the 18th Street and Hawthorne Avenue lot made by Coenen, seconded by Koach. All in favor.

- D. Review of lending activity with the Two Rivers Revolving Loan Fund

Staff gave a review of all current RLF activity, including the three active loans with their existing balances. The Committee had a general discussion on the importance of creating jobs in Two Rivers and how the RLF can support this goal. The RLF is designed to expand or retain jobs in Two Rivers, so moving forward any applicant to the RLF must show they are creating jobs with the borrowed money.

Motion to reinstate the previous job's requirement criteria of the RLF made by Coenen, seconded by Bittner. All in favor.

- E. Discussion of proposed site plan for former West Eggert development site

Motion made to reject the latest proposal made by Koach, seconded by Lyons. All in favor.

7. NEXT REGULARLY SCHEDULED MEETING

- Tuesday, February 24, 2026, 5:15 PM

8. ADJOURNMENT

Motion to adjourn at 7:19 PM made by Koach, seconded by LeClair. All in favor.

Respectfully submitted,
Kyle Kordell City Manager