

CITY OF TWO RIVERS
BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE
AND
COMMUNITY DEVELOPMENT AUTHORITY
REGULAR MEETING

March 27, 2018
5:15 PM
Committee Room, 3rd Floor City Hall
Minutes

Call to Order

In the absence of BIDC/CDA President Greg Coenen, the meeting was called to order by Vice President Richard Klinkner at 5:15 PM.

Roll Call

BIDC Members present: Betty Bittner, Donald Karman, Richard Klinkner, Darla LeClair, Keith Lyons, Bonnie Shimulunas and Dan Wettstein. BIDC Members absent: Greg Coenen and Tracy Yaggie. Mr. Buckley noted that a quorum of the 9-member BIDC was present.

CDA Members Present: Betty Bittner, Donald Karman, Richard Klinkner, Darla LeClair and Bonnie Shimulunas, CDA Members absent: Greg Coenen and Tracy Yaggie. Mr. Buckley noted that a quorum of the seven-member CDA was present.

Also present were: City Manager Greg Buckley; Economic Development consultant Dan Pawlitzke, City Council member Mark Bittner and citizen Brian Short.

Approval of Minutes of the January 16, 2018 and February 22, 2018 BIDC and CDA Meetings

Mr. Karman moved, supported by Mr. Lyons, to approve the minutes as presented.

Information Only: Status Report on Existing Loans

Committee members reviewed the Finance Department's report on the status of existing loans.

Information Only: Local Development Activities

The City Manager reported on possible expansion projects at Riverside Foods, WG&R Bedding and Lakeshore Industrial. He also noted the recent sale of Rusch Machine of Two Rivers to Baileigh Industries of Manitowoc.

Information Only: Economic Development Strategic Plan

Mr. Buckley reported that the City Council would soon be reviewing a final listing of goals and strategies, for adoption as the final component of this plan. He noted that the

plans recommendations include eliminating the overlapping memberships of the BIDC and CDA, to form two wholly separate entities.

Information Only: Economic Opportunity Zones

Mr. Buckley reported that he had submitted applications for Two Rivers' two qualifying low-income census tracts (53 and 54) to be considered for nomination by WHEDA and the Governor's Office. Governor Walker announced his nominations of 120 such zones on March 21, and Census Tract 54 was included. The City Manager noted that Census Tract 54 includes both the Columbus and Woodland industrial parks and major redevelopment sites including the former Paragon plant and former Eggers west plant.

The zones now need to be approved by the U.S. Treasury. Final regulations for this program, which offers favorable capital gains tax treatment for investments in low income census tracts, are still being developed.

The City Manager credited Peter Wills of Progress Lakeshore and State Representatives Andre Jacque and Paul Tittl for their support of the City's application. One census tract in Manitowoc was also nominated by the Governor.

Discussion of Economic Development Revolving Loan Fund—Revisions to Loan Manual, Marketing and Outreach

Mr. Buckley reported that he had contacted the consultants at Redevelopment Resources about possible assistance with both of these efforts. He has received proposed revisions to the Loan Manual from Patrick Cannon of Redevelopment Resources; after those revisions are finalized, he would like to schedule informational mailings, e-mailings and a possible lunchtime meeting for local businesses, to better publicize the RLF program.

The City Manager then asked for BIDC volunteers to serve as an *ad hoc* committee to assist in reviewing changes to the Loan Manual. BIDC members Bittner, LeClair, Lyons and Shimulunas volunteered to assist in this effort.

Closed Executive Session

Ms. Bittner moved, supported by Mr. Wettstein, to enter into closed session at 6:04 PM:

--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 Paragon Partners Loan Status
- Discuss HMF Innovations Loan Status
- Discuss Other Outstanding Loans
- Discuss Potential Loan Applications

The motion was approved by the following roll call vote. Voting yes: Bittner, Karman, Klinkner, LeClair, Lyons, Shimulunas and Wettstein. Voting no: none.

Note: City Council member Bittner was present during the closed session.

Reconvene in Open Session

Mr. Karman moved, supported by Mr. Lyons, to adjourn the closed session and reconvene in open session at 6:31 PM. The motion carried by voice vote, without dissent.

Adjournment

Mr. Karman moved, supported by Ms. Bittner, to adjourn the meeting at 6:32 PM. The motion carried by voice vote, without dissent.

Respectfully Submitted,

Gregory E. Buckley
City Manager