



**TWO  
RIVERS**  
WISCONSIN

# City Manager's Report December 20, 2021



Photo by Julie Schroeder  
Winter Morning Rogers Street Fishing Village

# 9. City Manager's Report

## B. Status/Update Reports

### 1. Proposals to Purchase/Redevelop 2023 Washington Due by Noon Friday, January 14



## 2023 Washington St.

Two Rivers, WI

114 SQ - 1 AVAILABLE IMMEDIATELY

Former gas station/convenience store on desirable Main Street corner is a prime candidate for creative repurposing or redevelopment!

Located at the north end of the Two Rivers Central Business District in proximity to boutique shopping, this property presents a redevelopment opportunity. The building features an open interior, large beverage cooler, one bathroom, and outdoor space/parking.

Don't miss your chance to own a high-traffic slice of downtown Two Rivers.

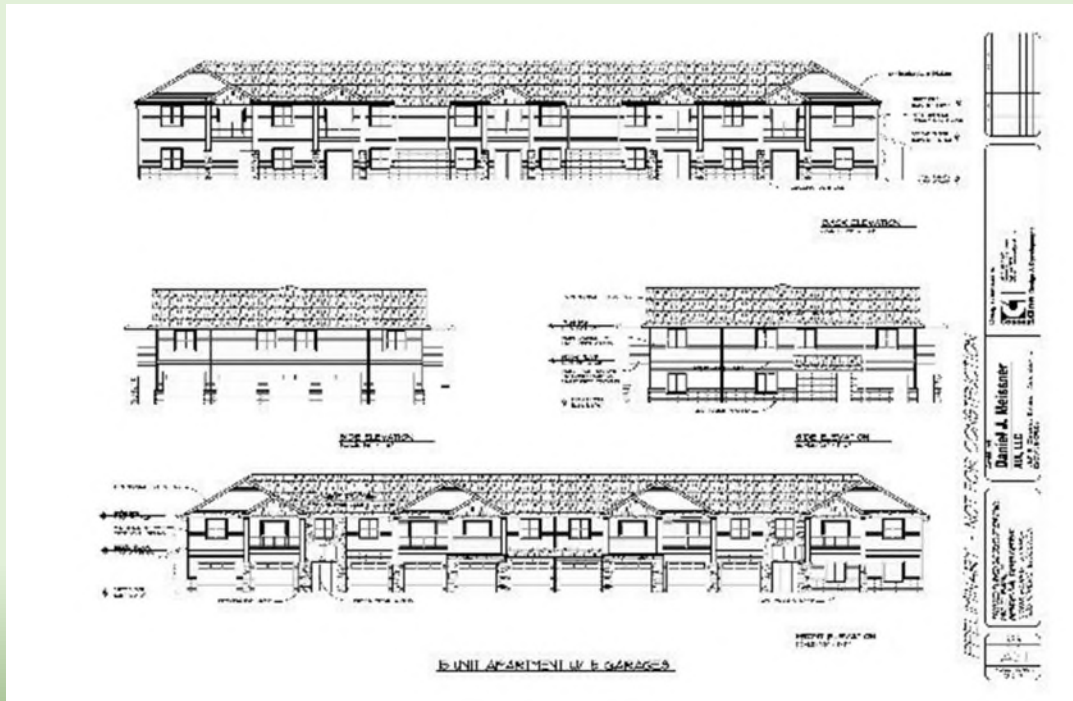
Property Type:	Retail	Year Built:	1950
Subtype:	Convenience Store	Foundation:	Slab
Building Size:	1644 sq. ft.	Heat Type:	Forced Air
Lot Size:	0.195 acres	Heat Fuel:	Natural Gas
Parking Spaces:	Approx. 8-10	Air Conditioning:	Yes
Zoning:	U1	TID:	Yes



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2. 3000 Forest Avenue: Proposed Mkt. Rate Multifamily Development



Outstanding questions with DNR have been resolved to developer's satisfaction.

Developers plan to present site and architectural plans to Plan Commission on January 10, 2022.

Closing on property purchase is scheduled to happen by January 31.

Closing and project are contingent on TID 15 development assistance; goal is to finalize development agreement by January 17, 2022 meeting. Closed session discussion tonight.

3 15-unit buildings; est. \$7 million investment at former Hansen the Florist site

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## 3. Contract for Sale of 606 Parkway Boulevard (Former Paragon Property)-- Buyer's Due Diligence Period Continues

*City Council on November 29 approved an Agreement with TRIVERS, LLC for the sale of the City-Owned former Paragon property. That agreement provides for:*

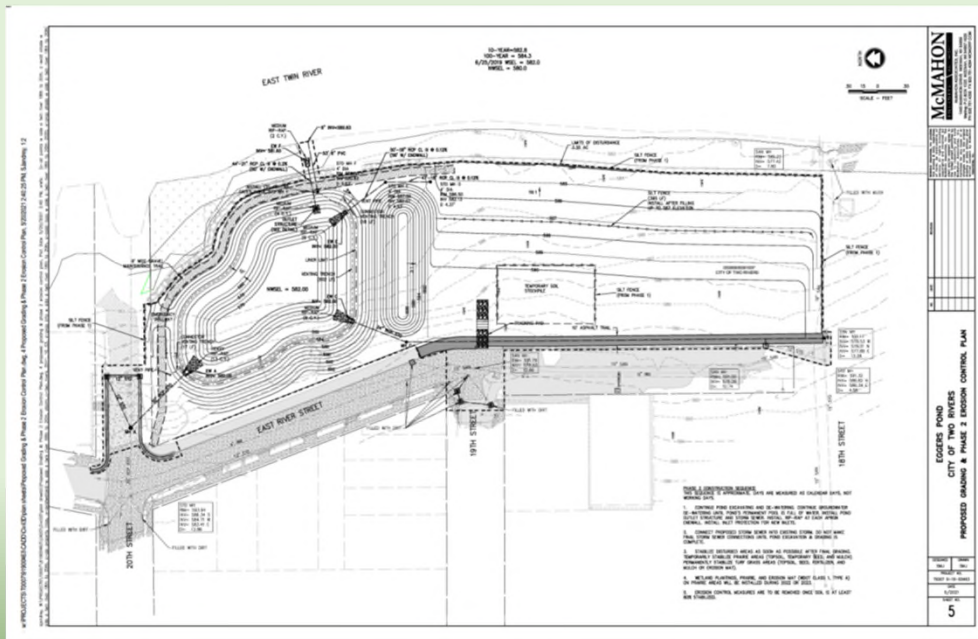
- A 90-day due diligence period for the Purchaser to learn more about the property*
- A \$30,000 earnest money deposit that becomes non-refundable after 45 days (January 13, 2022)*
- Purchase price of \$1,200,000 net to the City*
- City to seek funding assistance through WEDC's Idle Sites Grant Program*

*The principal in TRIVERS, LLC is Art Dumke of Oshkosh, a developer who owns and manages other industrial properties in NE WI. He hopes to redevelop this 315,000 SF building and 27 acres site as a multi-tenant facility for industrial and warehousing uses.*



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### 4. Storm Water Management Pond on Former Eggers East Property--Pre-Construction Meeting Scheduled for December 28, 2021



City last week got DNR approval to dispose of excess soil from pond excavation off-site, to maximize area available for development to the south of the pond.

City continues to work with developer who has shown strong interest in the site for market rate, downtown waterfront housing.

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#### 5. Recent and Upcoming Meetings of the City's Room Tax Commission, Regarding Tourism Promotion and Development

Room Tax Commission on December 9 voted to not pursue any agreement with the Manitowoc Area Visitor and Convention Bureau past the end of the current Tourism Services Agreement, which expires December 31, 2021.

Room Tax Commission continues to explore alternatives, including both interim arrangements and long-term arrangements for marketing and developing local tourism. Next meeting: Tuesday, December 21, 10:00 AM.



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#### 6. Update on Home Site Sales at Sandy Bay Highlands Conservation Subdivision



#### **Banner Year for Lot Sales at Sandy Bay Highlands**

Here's hoping that 2022 will be a banner year for new home construction!

Eight lots sold this year, to 6 buyers. (Two have purchased two lots, to be combined into a single home site.)

In addition, a contract was signed late last week for a lot sale that will close in January, to an area developer/realtor, who hopes to start on a spec home shortly after closing.

Potential buyer is seriously looking at a lot now owned by a private party and on the market.



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## 7. Garbage and Recyclables Collection Schedules Not Impacted by Christmas and New Year's Holidays

### 2021 Holiday Garbage & Recycling Pick-Up Schedule

--Friday, Dec. 24, Christmas Eve - No Change

--Friday, Dec. 31, New Year's Eve - No Change



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- 8. Winter Parking Ban Update

## ENFORCEMENT OF WINTER PARKING BAN STILL "ON HOLD"

--No enforcement planned for the foreseeable future, given an extended forecast that looks pretty dry.

**Next scheduled Facebook update: Friday, December 24.**  
Ban could be enforced if snowy weather enters the forecast.

Watch the Two Rivers Police Department and Two Rivers City Hall Facebook pages for updates.



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 9. Recent Events

\*\*Basket Raffle - Profit \$1,089  
 \$525.94

\*\*Sweet Treats Sale - Profit

City to City Candy Cane Hunt was a huge success. Many emails and pictures of happy faces and responses stating that this could be a family tradition and hopes it continues for years to come.



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### 10. Upcoming Events:

Woodland Dunes Winter Solstice Immersion Walk, December 21, 2021, 6:30 PM

*A guided walk on the shortest day of the year. Walk in silence and immerse yourself in the sounds, sights and smells of the natural world as it envelops you. Then warm up with hot tea around an outdoor fire.*



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## 11. Candidacy Packets Available in Clerk's Office for Those Interested in Running for City Council



The 2022 Election season is right around the corner!

Three year term must be filed on or before Tuesday, January 4, 2022 at 5:00 PM in the City Clerk's Office; Nomination Papers for Two year term must be filed on or before Tuesday, January 11, 2022 in the City Clerk's Office. Notification of Non-Candidacy by current Council Members must be filed by Friday, December 24, 2021 at 5:00



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- 12. Other

## LOCAL COMPANY ON THE MOVE; NEW BUILDING FOR ALL ENERGY MANAGEMENT

This Two Rivers company, headed by Ian Sleger, will be moving into a new, 12,000 SF facility at the Woodland Industrial Park next Spring. Site prep work was recently commenced by project contractor Bayland Buildings.

Sleger Holdings, LLC, is investing about \$1.3 million in the project, assisted by a City Economic Development loan and a grant through TIF District No. 14.



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**Installing one of two message boards  
Woodland Dr. Wayside today**



Second message board will be installed at Neshotah Beach



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## **City Hall Closed: December 23, 24 and 31**

### **UPCOMING MEETINGS :**

- **Room Tax Commission: Tuesday, December 21, 10:00 AM**
- **Police and Fire Commission Meeting, Wednesday, December 21, 10:00 AM**
- **Business and Industrial Development/Community Development Authority: Tuesday, December 28, 6:00 PM**
- **City Council: Monday, January 3, 6:00 PM**



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## Central Park West

Donations are being accepted now.  
Consider giving as a gift during the holidays.

Please give today.







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**EXPLORETWORIVERS.COM**

*#TrueToTwo*





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