

CITY OF TWO RIVERS  
JOINT MEETING OF TWO RIVERS CITY COUNCIL AND  
COMMUNITY DEVELOPMENT AUTHORITY AND  
BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE AND  
PLAN COMMISSION  
PROCEEDINGS  
Monday, January 25, 2021  
6:30 p.m.  
3<sup>rd</sup> Floor Council Chambers – City Hall

**Call to Order**

The meeting of all boards was called to order by City Council President Andrews at 6:35 p.m.

**Roll Call**

Council Members present: Curt Andrews, Mark Bittner, Kay Koach, Darla LeClair, Bill LeClair, Jay Remiker, Bonnie Shimulunas, Adam Wachowski. Absent and excused: John Casavant.

CDA/BIDC Members present: Curt Andrews, Dan Wettstein, Keith Lyons, Richard Klinkner, Don Karman, Darla LeClair, Greg Coenen, Tracey Koach, Betty Bittner (via Zoom). Absent and excused: Tracy Yaggie.

Plan Commission Members: Rick Inman, Connie Loden (via Zoom) , Eric Pangburn (via Zoom), Adam Wachowski, Public Works Director Jim McDonald, City Manager Greg Buckley.

Also present were: Elizabeth Runge, Community Development Director/City Planner; Jim McDonald, Public Works Director; Brian Dellemann, Electric Utility Director; Ross Blaha, Water Utility Director; Dave Buss, Finance Director; Vicky Berg, Zoning Administrator; Greg Buckley, City Manager.

**Discussion and Possible Action Regarding City-Owned Former Paragon Property, 606 Parkway Boulevard**

**Overview of the Property.** Elizabeth Runge, Community Development Director/City Planner presented information to the boards regarding the condition of the property as well as environmental factors to be considered.

**Discuss Alternative Future Uses for this Site, as Well as Possible Grant Funding to Assist Redevelopment Under Different Scenarios.** Ms. Runge identified possible future uses for the site including a variety of public and private uses along with the option to divide the parcel to create a separate 9.6 acre parcel that could have a different use from the property that holds the buildings. Additionally, possible grant funding sources such as CDBG-PF, Idle Sites, and EDA grants were explored along with the potential match percentages and required uses under each grant type.

**Identify Preferred Future Uses.** Ms. Runge provided a survey asking each member of the group to identify their #1 and #2 preference from the following options:

1. Sell the entire property as a whole, as an industrial property.
2. Sell the entire property as a whole, marketing as a mixed-use property (industry, residential, other).
3. Divide the property and sell industrial site for private industrial use and sell open land (9.6 acres) for other use.

4. Divide the property and retain industrial site for public use (house City services) and sell open land (9.6 acres) for other use (mixed use, residential).
5. Divide the property and retain industrial site and rehabilitate for City owned incubator and other public use, and sell open land (9.6 acres).

The survey results identified option #1, sell the entire property as a whole, as an industrial property, as the first preference. The second preference of the group was option #5, divide the property and retain industrial site and rehabilitate for City owned incubator and other public use, and sell open land (9.6 acres).

#### **Adjournment of the Plan Commission Meeting**

At 8:10 p.m., a motion by Public Works Director Jim McDonald, seconded by Plan Commissioner Rick Inman, to adjourn the Plan Commission meeting. Motion carried.

#### **Closed Executive Session**

The City Council, 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;

- Consider offer to purchase the former Paragon Property, 606 Parkway Blvd.

At 8:12 p.m., a motion was made Council member Mark Bittner, seconded by Council member Bill LeClair, to enter into closed session. Upon roll call votes of the Council and the BIDC/CDA, motion carried unanimously.

#### **Reconvene in Open Session**

At 8:45 p.m., a motion by BIDC member Greg Coenen, seconded by Council member Jay Remiker, to reconvene in open session for possible action on matters discussed in closed session. Motion carried.

Motion by BIDC member Greg Coenen, seconded by BIDC/CDA member Richard Klinkner, to recommend Council direct staff to counter offer or present terms for a new offer as follows: purchase price to be \$1.2 million with a \$25,000 non-refundable down payment; City to make reasonable efforts to obtain an Idle Sites grant up to \$250,000 and a pay as you go TIF grant not to exceed \$250,000 based on value of the property in question and the City's determination that it is financially feasible; closing contingent on a City approved site plan; property to be sold as-is with no contingencies; counter offer expires 2/1/2021 at 12:00 p.m. If the purchaser wishes to purchase the property without the vacant 9.6 acres, the purchase price will be decreased to \$1.1 million. Motion carried with Keith Lyons and Darla LeClair voting no.

Motion by Council member Adam Wachowski, seconded by Council member Jay Remiker, to direct staff to counter offer or present terms for a new offer as follows: purchase price to be \$1.2 million with a \$25,000 non-refundable down payment; City to make reasonable efforts to obtain an Idle Sites grant up to \$250,000 and a pay as you go TIF grant not to exceed \$250,000 based on value of the property in question and the City's determination that it is financially feasible; closing contingent on a City approved site plan; property to be sold as-is with no contingencies; counter offer expires 2/1/2021 at 12:00 p.m. If the purchaser wishes to purchase the property without the vacant 9.6 acres, the purchase price will be decreased to \$1.1 million. Upon a roll call vote, motion failed on a tie vote with Council members Bonnie Shimulunas, Darla LeClair, Bill LeClair, and Kay Koach voting no.

Motion by Council member Bill LeClair, seconded by Council member Bonnie Shimulunas, to direct staff to counter offer or present terms for a new offer with terms consistent with those stated in the prior motion, plus an additional requirement that the purchaser provide a budget that the City deems satisfactory for renovating the building for the intended use along with proof of financing for such renovation. Upon a roll call vote, motion carried with Council members Bonnie Shimulunas, Darla LeClair, and Kay Koach voting no.

**Adjournment**

At 8:53 p.m., a motion by BIDC member Greg Coenen, seconded by BIDC/CDA member Richard Klinkner, to adjourn the BIDC/CDA meeting. Motion carried.

At 8:53 p.m., a motion by Council member Adam Wachowski, seconded by Council member Jay Remiker, to adjourn the Council meeting. Motion carried.

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Jamie Jackson  
City Clerk