



CITY MANAGER'S REPORT

NOVEMBER 7, 2022



CITY MANAGER'S REPORT, NOVEMBER 7, 2022

C. Status Update/Reports

1. Police & Fire Commission
Appoints Assistant Chief Ben
Meinnert as Next Chief of Police



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C. STATUS UPDATE/REPORTS

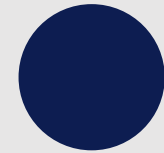
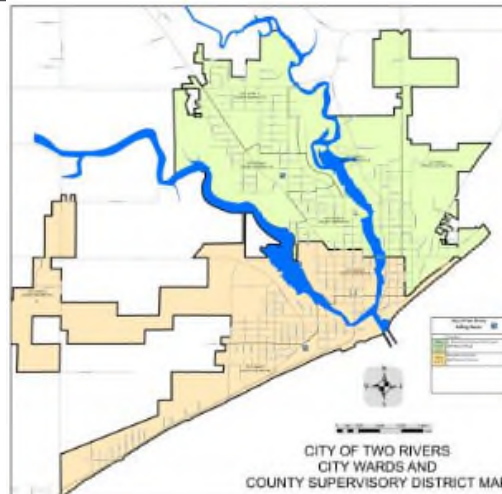
2. GENERAL ELECTION, TUESDAY, NOVEMBER 8, 2022, 7:00 AM – 8:00 PM



Wards 1-5: *(Green on map)*
St. Peter the Fisherman Parish Center
3201 Mishicot Road

Ward 6-8: *(Tan on map)*
Abundant Life Church
1969 Roosevelt Avenue

Still not sure? Look up your polling place by address at <https://myvote.wi.gov/en-us/>



MYVOTE.WI.GOV



- Find your polling place
- See what's on your ballot
- Register to vote
- Nonpartisan resource

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C. Status Update/Reports

3. 17th Street Project Update



Expect sidewalk work to be completed, driveways open and street re-opened to traffic by November 21



4. PERSONNEL UPDATES:



**JODI MILLER, COMMUNITY
SERVICE OFFICER**



**BO SKORNICKA, CERTIFIED
WATER OPERATOR**



**STEVEN GRETZ, ELECTRIC
WATER TECHNICIAN**



C. STATUS UPDATE/REPORTS

5. WASHINGTON PARK PICKLEBALL AND TENNIS COURTS



Base course of asphalt installed on October 29; coring for net supports and fencing, top course of asphalt to be completed this week. Project completion Spring 2022.



CITY MANAGER'S REPORT, OCTOBER 17, 2022

C. STATUS UPDATE/REPORTS

6. LEAF COLLECTION CONTINUES THROUGH NOVEMBER

Leaf Collection & Disposal

(Continues through November or longer if the need warrants and weather permits)

- Mondays East Side
- Tuesdays, Wednesdays, and Thursdays.....North Side
- Fridays.....South Side



CITY MANAGER'S REPORT, OCTOBER 17, 2022

B. Status/Update Reports

7. Upcoming Events:

**Ink & Drink, November 18, 2022,
5:30 pm - 8:30 pm, Hamilton
Wood Type & Printing Museum**

Step-by-step instructions to create
one-of-a-kind posters with vintage type.

No printing experience necessary.



CITY MANAGER'S REPORT, OCTOBER 17, 2022

B. Status/Update Reports

7. Upcoming Events:

**Main Street - Shop Hometown
Two Rivers, Saturday,
November 26, 9:00 AM-4:30 PM**

Shop downtown businesses and stop
at the Two Rivers Main Street office
(1608 Washington St.) to win prizes!



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B. Status/Update Reports

7. Upcoming Events:

Main Street Hometown Christmas Parade, Saturday, November 26, 5:30 PM

The parade begins at 5:30 and travels down Washington Street from 22nd Street to 16th Street.

Santa puts in an appearance!

Businesses, schools, groups and organizations are invited to participate! Apply by Nov. 11.



C. STATUS UPDATE/REPORTS

8. OTHER

Proposed Tax Incremental Financing, Property Sale, Cash Grant and Developer's Performance Agreement
--To assist with redevelopment of a portion of the former Eggers Industries downtown plant site, now owned by the City



**TWO
RIVERS**
WISCONSIN

PRIME WATERFRONT REDEVELOPMENT SITE

For more information
contact:

Community
Development Office
City of Two Rivers
Telephone 920-793-5564

www.two-rivers.org



C. STATUS UPDATE/REPORTS

8. OTHER

On tonight's agenda:

Proposed Tax Incremental Financing, Property Sale, Cash Grant and Developer's Performance Agreement
--To assist with redevelopment of a portion of the former Eggers Industries downtown plant site, now owned by the City

Developer, YBR Properties, LLC proposes for purchase just over one acre of the 3.5 acre site, to construct a new, 50-unit market rate apartment building at an estimated cost of \$13 million.

YBR Properties, LLC, working with CR Structures as the construction contractor, is also the developer for the Brin project and Banta Village in Menasha (See photos on next slide)



C. STATUS UPDATE/REPORTS

8. OTHER

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Other Projects by the Developer
Left: Brin Project, Menasha
Right: Banta Village, Menasha



C. STATUS UPDATE/REPORTS

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KEY TERMS FOR AGREEMENT UNDER CONSIDERATION:

- Sale of a portion of the City-owned property (1-1.4 acres) to Developer
- Option for purchase of second portion of the property by Developer
- Financial Assistance from Tax Incremental District 16 to Developer (to be funded from additional property tax revenue created by project, captured by TID 16:
 1. Up-front grant of \$900,000 from funds to be borrowed by City (to be paid out in four equal installments as project progresses)
 2. "Pay as you go" grant of \$900,000, to be paid from annual TID 16 revenues AFTER first covering debt service on the above borrowing
 3. Possible "incentive bonus payments," totaling up to \$450,000 total, if the project generates TID 16 revenues exceeding what is estimate in TID 16 Project Plan (exceeding \$145,318 annually)



C. STATUS UPDATE/REPORTS

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PROJECT TIMELINE, PER TERMS OF THE PROPOSED AGREEMENT:

- Developer Plans and proof of financing to City by January 1, 2023
- Construction to start by May 1, 2023
- Project completion by December 31, 2024



C. STATUS UPDATE/REPORTS
8. OTHER

Central Park West 365 Project Update



Central Park West 365 Fund-Raising Update



Toward the project goal of **\$800,000**, donations and pledges totaling **\$746,071** have been received to date.

That's just over **93 percent** of goal!

Grant opportunities are still being pursued.

Central Park West 365 Fund-Raising Update



Recent Project
Donation:

Thank You, **Nicolet
National Bank**

For Your Generous
Donation of **\$7,500!**

Central Park West 365 Bid Opening

Bid Opening for Project Construction Held October 26

--For all site work and improvements south of the new stage and lawn area

--Designer's cost estimate: \$946,600

--Two bids received:

Vinton Construction: \$899,719.30

Koenig Construction \$946,950.20

Pending confirmation of pricing on all items to be direct-purchased by the City, contract award will be on the Nov. 21 Council agenda



Good News!



EXPLORE TWO RIVERS



THANK YOU!



[TWO-RIVERS.ORG](https://two-rivers.org)



[EXPLORETWORIVERS.COM](https://exploretworivers.com)