

Report to the Community

May, 2007



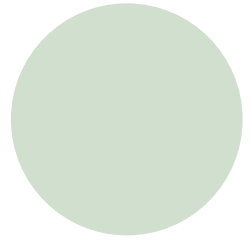
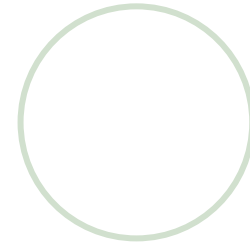
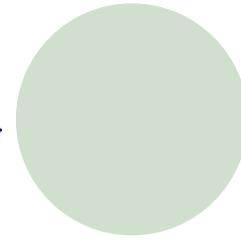
City of
BELOIT, Wisconsin

Larry N. Arft, City Manager



Beloit Experiences Continued Growth and Development

Projects range from major industrial firms locating in the Gateway Business Park, to significant redevelopment and building expansions in the City Center. In addition to this industrial and commercial activity, residential development is also proceeding at a good pace with the City adding over 280 new residential units in 2006; and on-track for a similar level of performance in 2007.



Economic Development: Gateway Area Projects



Kettle Foods:

- 12.2 acres
- 90-100 jobs
- \$18 million investment

- 60,000 sq. ft. snack food production/distribution facility



Kettle Distribution Center/ Public Warehouse

- **50,000 sq. foot Kettle Distribution Center, expandable to 100,000 sq. foot**
- **100,000 sq. foot “spec” warehouse/distribution center**
- **\$7.3 million capital investment**



Specialty Tools Inc.

- **10,000 Square Feet**
- **15 jobs**





- **35 acres**
- **200,000 square foot plastic beverage container manufacturing facility, expanding to 750,000 sq. ft.**
- **60 new jobs initially**
- **Total capital investment will exceed \$20 million**



Kerry Corporate Campus

- 124 acres (phased development)
- 200,000 sq. foot Quality Center of Excellence
- 50,000 sq. foot administrative/Kerry Americas headquarters
- Retained 350 jobs
- Create 250 new jobs
- Capital Investment: \$44 million



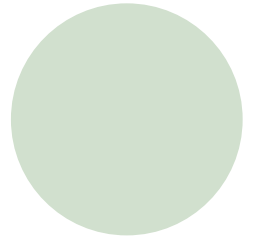
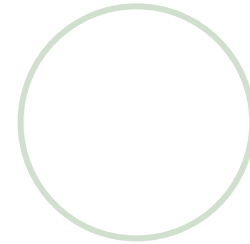
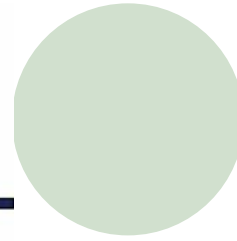
KERRY SITE PLAN



Exhibit A - Turtle Creek Development Site



City of
BELOIT, Wisconsin



I-90 Business Park and Milwaukee Road Corridor Projects



Proposed 11,300 sq. ft. addition

State**line** NEWS

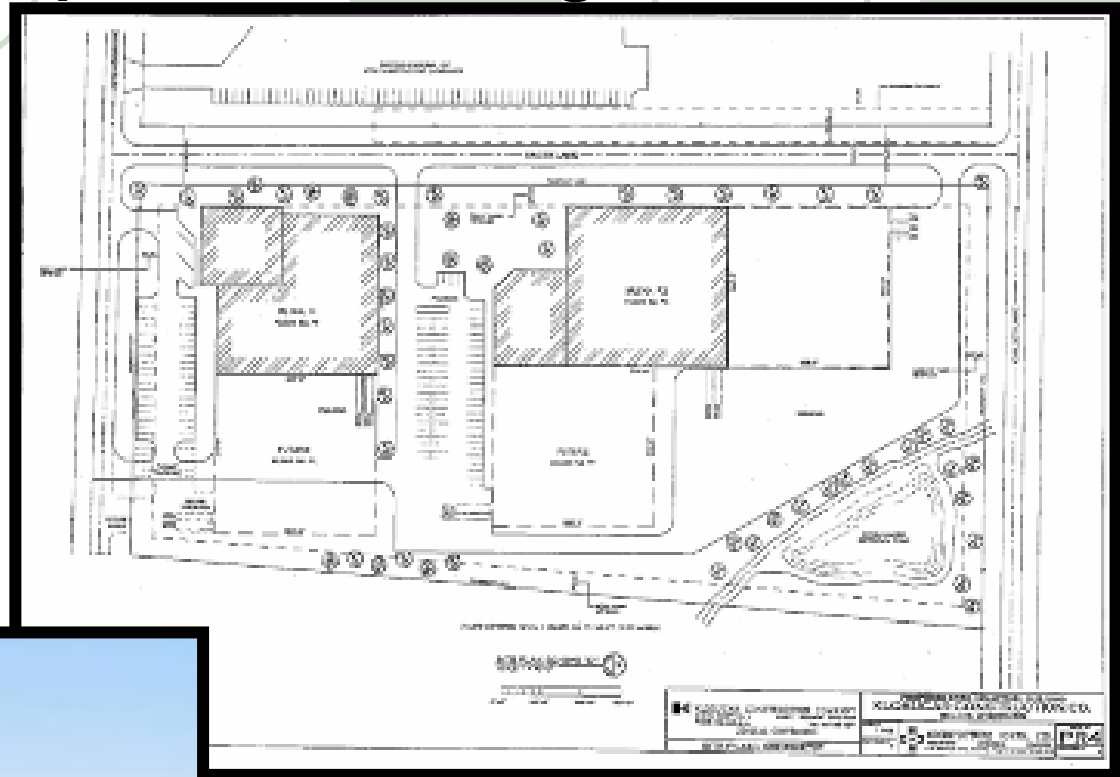


- 2 Acre Site
- 6,333 Sq. Feet
- \$760,000



Sager Lane Spec Building

- P.K. Development is proposing to construct a 40,000 sq. ft. spec building at 2310 Springbrook Ct.



- Construction is to begin Spring, 2007
- A second 40,000 sq. ft. building is a possible future project

Menards Home Improvement Store

- 23 Acre Site
- 162,000 Sq. Ft. Building
- \$9.8 Million



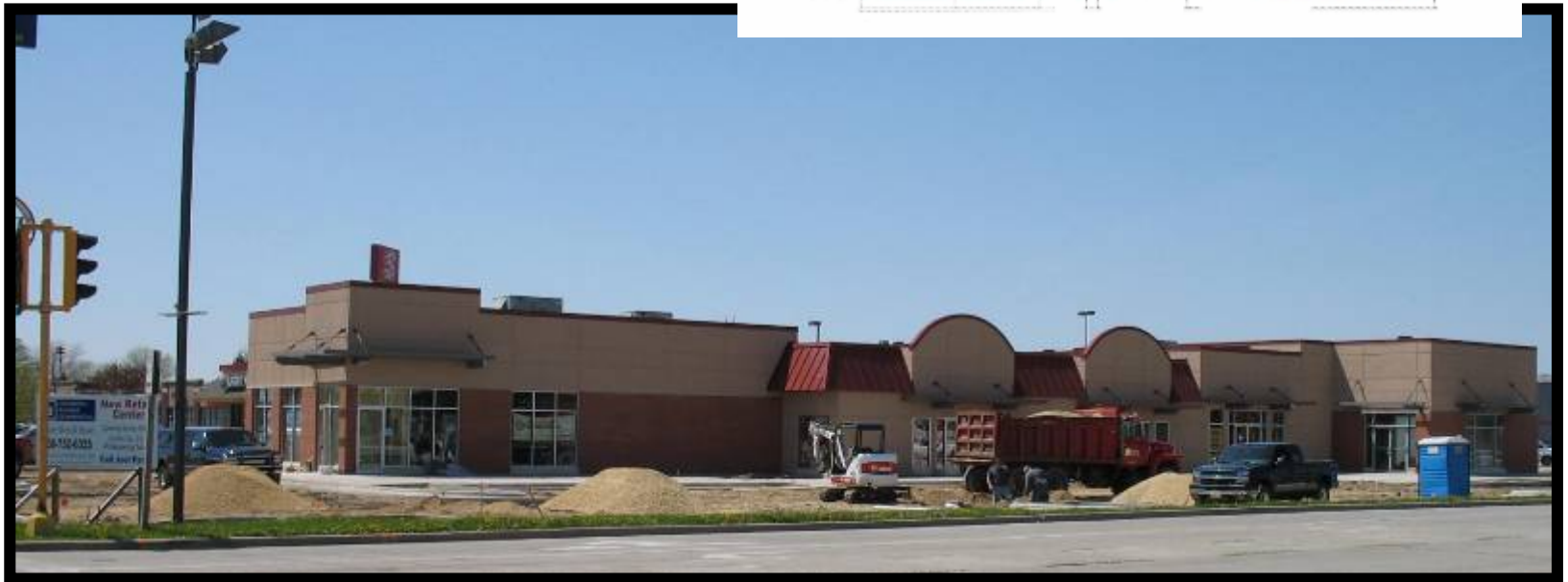
McDonald's / Convenience Store - Milwaukee Road

- 6,688 Sq. Feet
- \$2.2 Million



Starbucks Center Project

- Up to 8,500 square feet
- Completion spring, 2007
- Tenants:
 - Starbucks Coffee Co.
 - Jimmy John's Gourmet Subs
 - Verizon Wireless
 - Advance America



Atlanta Bread Company

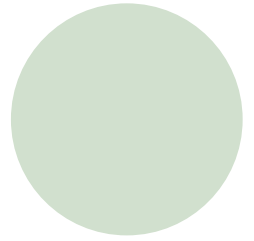
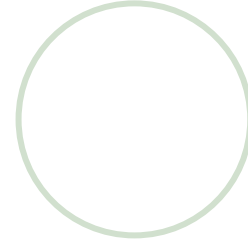
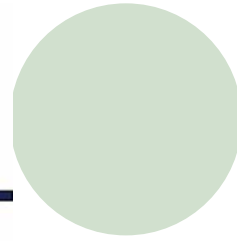


5,700 Sq. Feet





City of
BELOIT, Wisconsin



City Center Development

Beloit College Center for the Sciences

Pre-Construction Projects

1. Propose vacating streets and close to public use
2. Upgrade chiller plant and install new chilled water supply line to Chamberlin & Science
3. Realign service and emergency access drives
4. Realign utilities
5. Replace lost parking and add new
6. Repair open spaces

Construct new Center for the Sciences





Beloit College Center for the Sciences

106,000 square feet

Woolworth Building Renovation



Heritage View



New Mixed Use
Riverfront
Development

- 45,000 sq. ft.
- \$3.5 Million



Ironworks Business Campus Former Beloit Corporation Facility

TENANTS:

- Henry Technologies
- First American Admin. Center
- Beloit Regional Hospice
- State Collection Service
- Seiberling Assoc.
- Corporate Contractors
- Hendricks Development Group
- American Industrial Art
- Amfinity Capital



Regal Beloit Corporation - Expansion

- 27,500 Sq. Ft. Addition
- \$4 Million Investment



O.P. Renovation American Construction Metals

- \$5.5 Million Investment
- 60 jobs



Fairbanks Morse Facility Upgrades



- Investing \$20-\$30 Million over the next five years
- 2006-2007 upgrades of \$6 Million
- 13 new FTE's in 2006
- 25 new FTE's by 2011

Ace Hardware Relocation

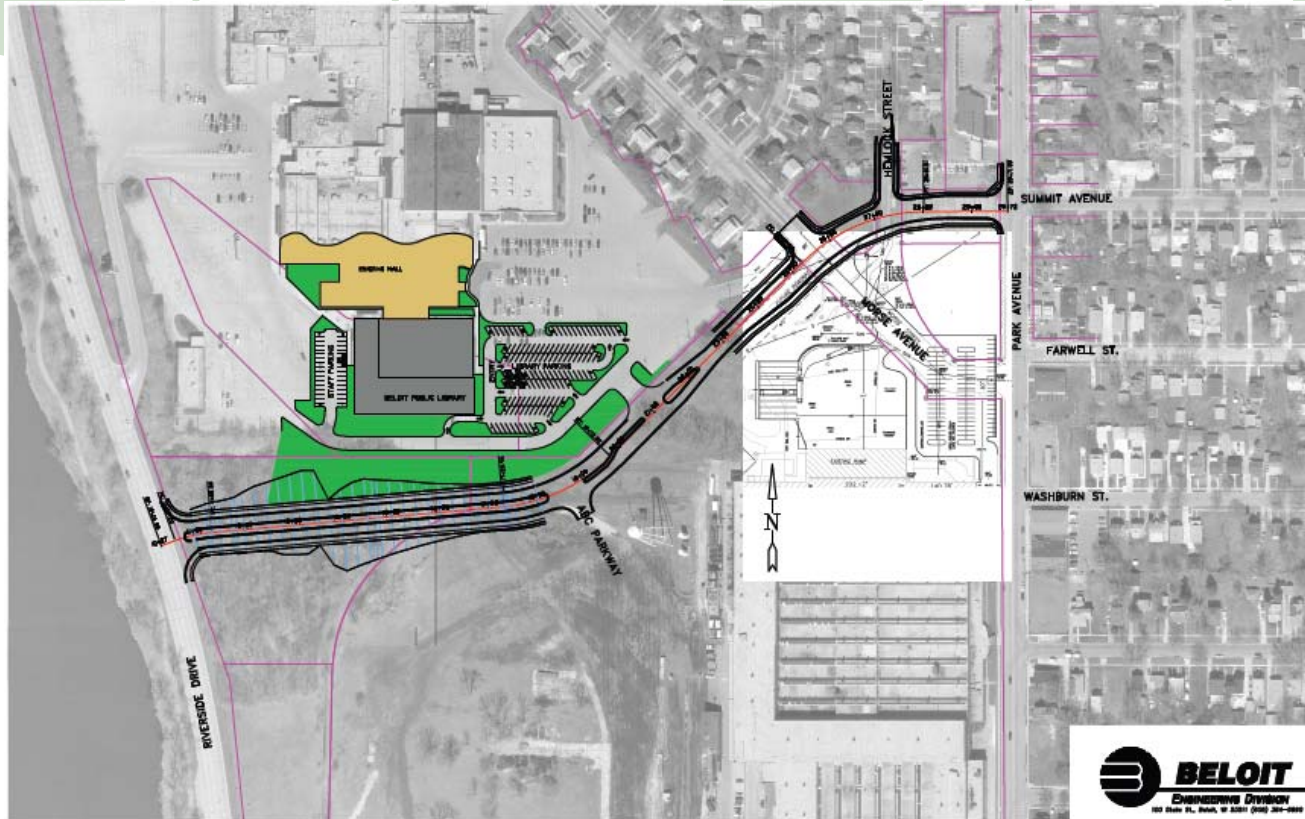


- 400 Block of Broad Street
- Opens Riverfront
- Creates a Downtown Retail Anchor
- 15,000 Sq. Ft.
- \$1 Million Investment



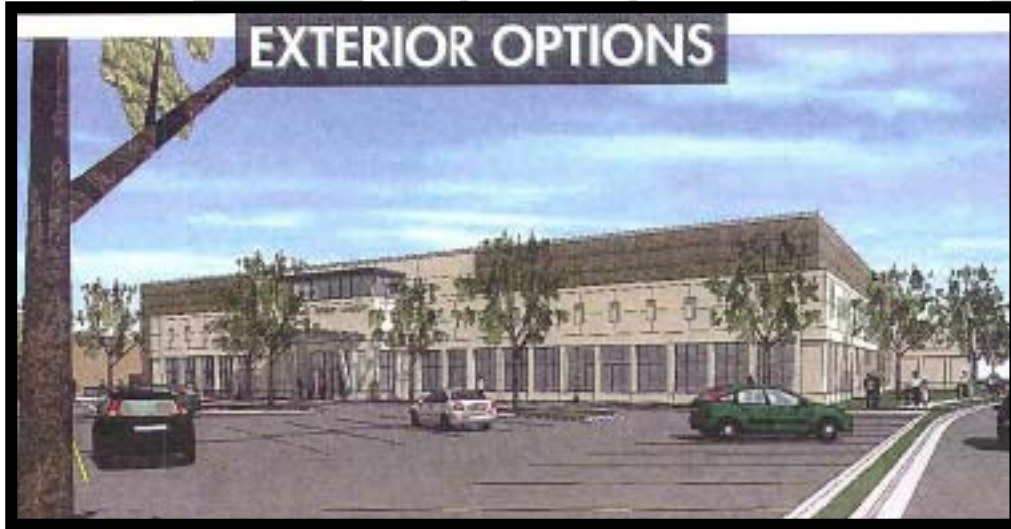
- **1841 Riverside Drive**
- **2,767 Square Feet**
- **\$674,293 Investment**

Eclipse Center Development



- Former Beloit Mall is being redeveloped for commercial office and institutional facilities
- New 50,000 sq. foot Municipal Library will highlight the development
- Total investment uncertain

Eclipse Center Library Project



- Library relocation and reconstruction

- Finalize site selection and plans for new bus transfer facility



Casino Project

- 1/28/05 - Draft Environmental Impact Statement Completed
- 1/31/05 - City extends option on land proposed for development
- 2/07/05 - City reaffirms support for project
- 2/22/05 - Public meeting for comments: 7pm at Aldrich Middle School
- 3/14/05 - Written comments due by, and public comment period ends
- 10/30/05 - Response to comments by BIA and Tribes
- 7/2006 - Final Environmental Impact Statement Published
- 11/10/06 - IES referral to Washington, D.C.
- 1/08/07 - Final Determination by Regional Office
- TBA - Application approved by BIA and Department of the Interior
- TBA - Negotiation of Compact with Governor Doyle

City of Beloit 2006 Economic Development Re-Cap

These figures are for completed projects only and do not include projects under construction.

- New Businesses – 6
- Business Expansions - 9
- New Jobs – 584
- Total New Square Footage Developed
 - 728,788 sq. ft.
- Total Investment = \$93,793,000



Residential Development



Housing Starts in 2006

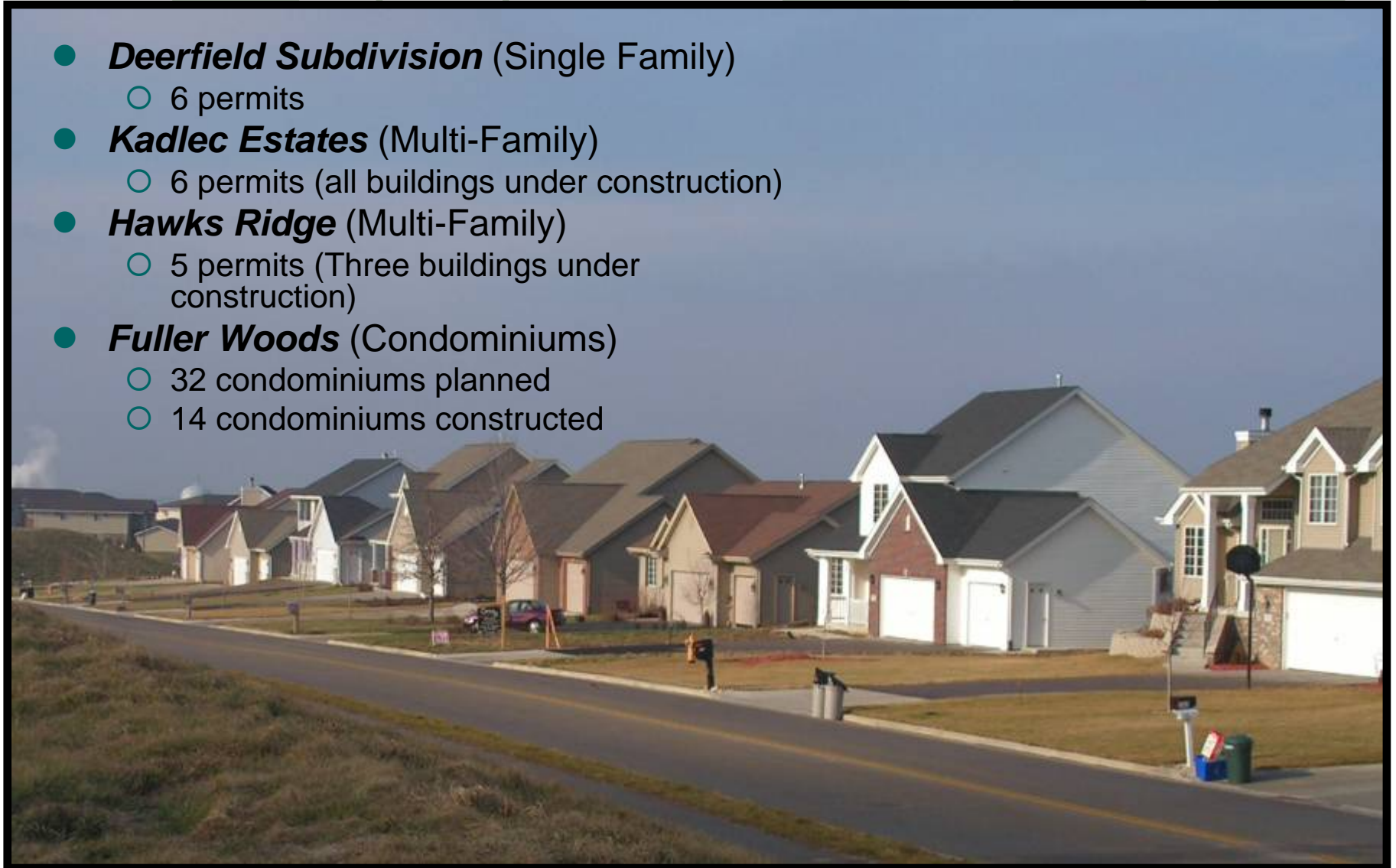
*DU = "Dwelling Unit"

2006 Permit Activity New Construction

● Single Family	57 permits	= 57 DU's
● Two-Unit Condos	9 permits	= 18 DU's
● Multi-Family	10 permits	= 208 DU's
Totals	<hr/> 76 permits	= 283 DU's

Housing Construction

- **Deerfield Subdivision** (Single Family)
 - 6 permits
- **Kadlec Estates** (Multi-Family)
 - 6 permits (all buildings under construction)
- **Hawks Ridge** (Multi-Family)
 - 5 permits (Three buildings under construction)
- **Fuller Woods** (Condominiums)
 - 32 condominiums planned
 - 14 condominiums constructed



Housing Construction Continued

- **Walnut Grove**

- Single Family = 6 permits
- Two-Unit Condominiums = 4 permits

- **Eagles Ridge West**

- 56 single family lots
- Approximately 35 homes constructed or in-process

- **Park Meadow North**

- Single Family = 16 permits
- Two-Unit Condominiums = 3 permits

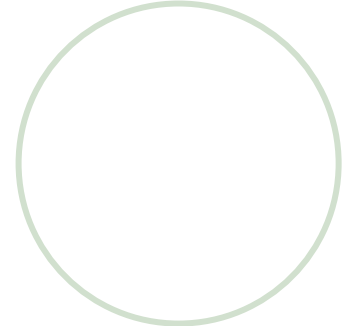
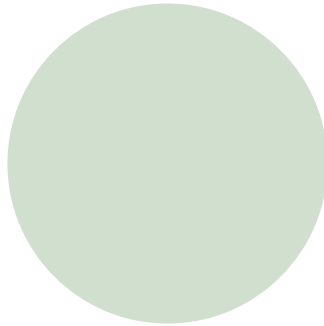
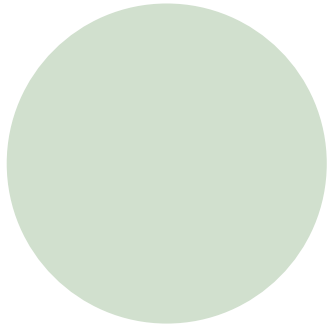


New Subdivisions Currently Under Review for 2007

- Western Hills Subdivision
- Rock Ridge Golf Course and Community
- Elmwood Commons



Capital Improvements Program - 2007





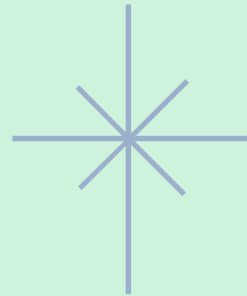
- City Council recently approved a Capital Improvements Program (CIP) for 2007 totaling slightly over \$21 Million for various infrastructure and public building improvements planned on a City-wide basis.

Street Projects Planned for 2007

- Shopiere Road from Interstate 39/90 to Cranston Road (State and County)
- Wisconsin Avenue Reconstruction (White Ave. to Harvey Street)
- East and West Side Initiative Streets (Bushnell Street from Park Ave. to Central Ave. on the East side; and St. Lawrence from Bluff St. to Fourth St. on the West side)
- Burton Street (McKinley to Sixth) (Includes Lenigan Creek Bike Path)
- Inman Parkway Extension (Engineering by County)
- New access road (South end of Mall from Park to Riverside Drive)
- St. Paul Avenue (State Street to Short Street)
- Intermittent street resurfacing and repairs City-wide (includes Cranston Road)
- Gateway Boulevard engineering and design work to continue for future extension to Hart Road

Recreation & Park System Improvements

- Completion of mid-park pavilions in Riverside Park
- Additional improvements and landscaping enhancements in Riverside Park
 - Ace Hardware area reuse plan
 - Boathouse design
- Parking deck removal and shoreline enhancements completed
 - East shore restoration to include river walk with amenities
 - West side to include a canoe/kayak launch area
- Complete Phase 2 improvements to the skate park – Telfer Park
- Various other park enhancements and landscape improvements system-wide



Thank You!

Questions?

