



**AGENDA  
BELOIT CITY COUNCIL  
100 State Street, Beloit WI 53511  
City Hall Forum – 7:00 p.m.  
Monday, October 20, 2014**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
  - a. Announcement of City of Beloit **Trick-or-Treating Hours**: Friday, October 31, 2014, from 5:00 p.m. to 7:00 p.m.
  - b. Water Resources Division Winter Weather Operation announcement, **Wisconsin Rural Water Association Award**, and staff recognition related to past winter activities (Mathos)
4. PUBLIC HEARINGS
  - a. **2015 Community Development Block Grant (CDBG)** Proposed Budget, 2015-2019 Consolidated Plan, and 2015 Annual Action Plan (Christensen)
  - b. **2015 HOME Investment Partnerships** Proposed Budget (Christensen)
  - c. **2015 Operating, Library, and Capital Improvements** Proposed Budgets (Arft/Miller) (Budget available for review at [www.beloitwi.gov](http://www.beloitwi.gov))
5. CITIZENS PARTICIPATION
6. CONSENT AGENDA

All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.

- a. Approval of the **Minutes** of the regular meeting of October 6, 2014, and the special meeting of October 13, 2014 (LeMire)
- b. Resolution approving an amendment to the Class “B” Beer and “Class B” Liquor License for Merrill and Houston’s Steak Joint, LLC, d/b/a Merrill and Houston’s Steak Joint, located at 500 Pleasant Street for an **Outdoor Premises Extension** (LeMire) ABLCC recommendation for approval 5-0
- c. Resolution approving a **Class “B” Beer and “Class B” Liquor License** for Overby LLC, d/b/a Alumni House, located at 863 Fifth Street, Wayne Overby, Agent (LeMire) ABLCC recommendation for approval 5-0

- d. Application for a **Zoning Map Amendment** to change the zoning district classification of the property located at 3311 Prairie Avenue from C-1, Office District, to C-3, Community Commercial District (Christensen) Refer to Plan Commission
- e. Application for a **Zoning Map Amendment** to change the zoning district classification of the property located at 1901 Gateway Boulevard from DH, Development Holding District, to M-2, General Manufacturing District (Christensen) Refer to Plan Commission
- f. Resolution approving **Conveyance of Rights in Land** to Rock County, Wisconsin (Boysen)
- g. Resolution approving the final payment for **Public Works Contract C14-02**, Bayliss Avenue Rehabilitation Park to Nelson (Boysen)

## 7. ORDINANCES

- a. Proposed Ordinance to amend Section 13.22 of the Code of General Ordinances of the City of Beloit Pertaining to the **Municipal Vehicle Registration Fee** (Miller)  
First reading, suspend rules for Second reading

## 8. APPOINTMENTS – none

## 9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

## 10. CITY MANAGER'S PRESENTATION

- a. **Fall Yard Waste** Program (Boysen/Walsh)

## 11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution approving a **Monopole Wireless Communications Tower** and related accessory equipment in Telfer Community Park located at 2301 Skyline Drive (Christensen) Plan Commission recommendation for approval 5-0
- b. Resolution approving **Site Lease** with Verizon Wireless for ground space at Telfer Park/Pohlman Field (Krueger)

## 12. ADJOURNMENT

\*\* Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

Dated: October 15, 2014  
Rebecca Houseman LeMire  
City of Beloit City Clerk  
[www.beloitwi.gov](http://www.beloitwi.gov)

You can watch this meeting live on Charter PEG digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Tuesday at 1:00 p.m.; Thursday at 8:30 a.m.; and Friday at 1:00 p.m.

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

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**Topic:** Public Hearing on the Community Development Block Grant (CDBG) 2015-2019 Consolidated Plan, 2015 Annual Action Plan and Proposed Budget

**Date:** October 20, 2014

**Presenter(s):** Julie Christensen

**Department:** Community Development Authority

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### Overview/Background Information:

The Department of Housing and Urban Development (HUD) requires each CDBG Formula Grantee to submit a Consolidated Plan every five years, and Annual Action Plan each year. Both Plans include specific objectives for housing, homelessness, public housing and community development and includes information on the CDBG process, affordable housing, and special needs populations. The City's current Consolidated Plan expires at the end of 2014. The Consolidated Plan submitted to HUD must include how the City intends to allocate its CDBG funds over the next five years.

The Annual Plan includes how the City intends to allocate its CDBG funds in over the next year. The process for preparing the CDBG budget includes the following steps: applications are available to agencies interested in applying for the CDBG funds; each applicant is required to present its application to the Community Development Authority (CDA); the CDA makes its recommendation to the City Council on how the CDBG funds should be allocated; a public hearing is held by the City Council; and adoption of the CDBG budget.

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### Key Issues (maximum of 5):

1. A Consolidated Plan Steering Committee was established to help staff prepare the plan. This committee consisted of local housing and homeless service providers as well as other social service agencies which assist our residents. The Consolidated Plan incorporates the needs that were identified by these agencies and City staff, and provides a strategy for how the City plans to meet these needs over the next five years. The Annual Plan provides more detailed information on how the City plans to use its CDBG funding in the next year to meet the needs of the Community.
2. All recommended projects are consistent with the proposed 2015-2019 Consolidated Plan and 2015 Annual Action Plan. The proposed 2015 CDBG budget is attached to this report.
3. All recommended projects are eligible CDBG activities and meet one of the three national objectives.
4. All projects will be incorporated into the 2015 Annual Action Plan which is submitted to HUD.
5. A notice was published in the Beloit Daily News and Stateline News announcing the beginning of the 30-day review period and the date of the public hearing. One comment was submitted by Joe Schirmer, a State of Wisconsin employee who works with the Lead Grant Programs. (Attached.)

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### Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #4.

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### Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality

**guidelines.):**

- **Reduce dependence upon fossil fuels** – Not applicable
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – Not Applicable
- **Reduce dependence on activities that harm life sustaining eco-systems** – Not Applicable
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The CDA has proposed funding projects which meet the present and future needs of our low and moderate income population.

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**Action required/Recommendation:**

No Action – Hold Public Hearing Only

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**Fiscal Note/Budget Impact:**

Not Applicable

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**Attachments:**

Proposed 2015-2019 Consolidated Plan and 2015 Annual Action Plan, 2015 CDBG Budget, and Public Hearing Notice

## ATTACHMENT A

### 2015 Community Development Block Grant Budget Spreadsheet

	2014 Award	2015 Request	2015 CDA Recommendation
<b>Public Service: 15% cap =</b>	<b>\$113,445</b>		
1 Community Action - Fatherhood Initiative and Skills Enhancement	\$ 25,956	\$ 30,000	\$ 16,000
2 Family Services - Beloit Domestic Violence Center: Emergency Housing	\$ 14,487	\$ 15,000	\$ 8,000
3 Family Services - Home Companion Registry for Senior Personal Care	\$ 18,109	\$ 16,140	\$ 8,445
4 Hands of Faith - Emergency Shelter for Homeless Families	\$ 11,469	\$ 11,500	\$ 7,000
5 HealthNet: Primary Care - Medical, Dental, Vision Clinic	\$ -	\$ 15,000	\$ 8,000
6 Merrill Community Center - Youth and Senior Programs	\$ 25,956	\$ 30,000	\$ 16,000
7 NHS - Homeownership: The Solution to Eliminating Blight in the City of Beloit	\$ 25,956	\$ 30,000	\$ 16,000
8 Salvation Army: Supportive Services	\$ -	\$ 10,000	\$ 5,000
9 Salvation Army: Systems Navigator	\$ -	\$ 15,000	\$ 8,000
10 Staseline Literacy Council - Hispanic Outreach for Comprehensive Literacy	\$ 25,956	\$ 30,000	\$ 16,000
11 Voluntary Action Center - Beloit Senior Chore Service	\$ 8,209	\$ 8,209	\$ 5,000
<b>Services</b>	<b>\$ 156,098</b>	<b>\$ 210,849</b>	<b>\$ 113,445</b>
Surplus/Deficit		\$ (97,404)	
<b>Planning and Program Administration: 20% cap =</b>			
	<b>\$ 151,260</b>		
12 Fair Housing Activities	\$ 5,000	\$ 10,000	\$ 10,000
13 Program Administration (No Application Needed)	\$ 125,000	\$ 135,000	\$ 135,000
<b>Total Planning and Program Administration</b>	<b>\$ 130,000</b>	<b>\$ 145,000</b>	<b>\$ 145,000</b>
<b>Code Enforcement</b>			
14 Community Development Dept. - Code Enforcement / Inspection Program	\$ 115,000	\$ 50,000	\$ 50,000
<b>Total Code Enforcement</b>	<b>\$ 115,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Housing Rehabilitation</b>			
15 Community Development Dept. - Housing Rehabilitation Revolving Loan Program	\$ 171,242	\$ 160,000	\$ 171,555
<b>Total Housing Rehabilitation</b>	<b>\$ 171,242</b>	<b>\$ 160,000</b>	<b>\$ 171,555</b>
<b>Economic Development</b>			
16 Downtown Beloit Association: Storefront Improvements	\$ -	\$ 30,000	\$ 30,000
17 Downtown Beloit Association: Upper Story Development	\$ -	\$ 50,000	\$ 50,000
<b>Total Economic Development</b>	<b>\$ -</b>	<b>\$ 80,000</b>	<b>\$ 80,000</b>
<b>GRAND TOTAL</b>	<b>\$ 572,340</b>	<b>\$ 645,849</b>	<b>\$ 560,000</b>
<b>Available</b>	<b>\$ 572,340</b>	<b>\$ 560,000</b>	<b>\$ 560,000</b>
<b>Surplus/Deficit</b>	<b>\$ -</b>	<b>\$ (85,849)</b>	<b>\$ -</b>
<b>Estimated Program Income</b>			
	<b>2014 Estimated Program Income</b>	<b>2014 Actual Program Income</b>	<b>2015 Program Income</b>
18 Economic Development Revolving Loan Fund	\$31,800	\$ 31,800	\$ 31,800
19 Code Enforcement	\$75,000	\$ 75,000	\$ 75,000
20 Housing Rehabilitation Revolving Loan Fund	\$85,000	\$ 85,000	\$ 85,000
21 Neighborhood Housing Services	\$4,500	\$ 4,500	\$ 4,500
<b>Total Estimated Program Income</b>	<b>\$196,300</b>	<b>\$ 196,300</b>	<b>\$ 196,300</b>
<b>Total CDBG Budget</b>	<b>\$768,640</b>	<b>\$ 756,300</b>	<b>\$ 756,300</b>

Pub Service Cap = (2015 Grant + 2014 PI) x 15%	113,445
Planning Cap = (2015 Grant + 2015 PI) x 20%	151,260

# City of Beloit

2015-2019

## Consolidated Plan

For the  
Community Development Block Grant

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## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The mission of the City of Beloit's CDBG Program is to assist those at risk of becoming homeless, create new jobs, retain existing jobs, assist low to moderate income people, assist special needs populations, such as public housing residents, elderly, homeless, and victims of domestic violence, increase property values, and improve the quality of the housing stock. Activities and programs will also serve to decrease the proportion of rental units and the unemployment rate and help stabilize neighborhoods by keeping people in their homes or helping people secure homes.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

##### **Specific Housing Objectives**

- Develop a variety of housing alternatives in order to satisfy a wider range of housing needs.
- Use the existing programs and resources to improve Beloit's older housing stock.
- Promote the conversion of rental to owner-occupied housing in neighborhoods with unusually high percentages of rental properties.
- Promote homeownership as an alternative to renting for qualified households.
- Support programs that enable homeowners to retain their homes.
- Support neighborhood revitalization efforts.

##### **Public Housing Strategies**

- The Beloit Housing Authority (BHA) will work with Neighborhood Housing Services (NHS) to provide homeownership opportunities for its resident.
- The BHA will work with community partners to provide volunteer opportunities for BHA residents and applicants, which exposes the extremely low-income, low-income, and moderate-income households to opportunities to increase their job training skills, people skills, and self-sufficiency.

- The BHA will encourage extremely low-income, low-income, and moderate-income families to utilize the least restrictive housing opportunities available to them. They have a choice of programs that include public housing, Section 8 rental assistance, Section 8 homeownership, and Family Self-Sufficiency.

### **Specific Homeless Strategies**

- The City will continue to support and strengthen the limited resources of agencies that provide services and facilities for homeless persons in the City of Beloit.
- The City will continue its involvement in the Homeless Intervention Task Force and its Resources Subcommittee.
- The City will continue to support the Beloit Domestic Violence Center and Community Action and their transitional housing programs.
- The City will continue to support non-profits such as NHS and Family Services Association that provide programs to prevent foreclosures such as credit counseling and foreclosure prevention grants.
- The City will support public service programs that provide a comprehensive strategy to address clients' needs including case management, supportive housing, and client advocacy.

### **Economic Development Objectives**

- The City will continue to market the Economic Development Revolving Loan Fund to eligible businesses each year.
- The City will continue to evaluate the business needs downtown and provide programs that would meet their needs.
- The City will use the Economic Development Revolving Loan Fund to increase the number of living wage jobs to low- and moderate-income persons in the community.

### **Community Development Objectives**

- The City will continue its Housing Rehabilitation Loan Program to improve the City's low to moderate-income neighborhoods.
- The City will continue to acquire, rehabilitate, and sell foreclosed homes to low-moderate income families through its Neighborhood Stabilization Program (NSP).

### **Anti-Poverty Strategy**

- The City will support programs that provide assistance to persons to increase their job skills and marketability.

- The Beloit Housing Authority (BHA) will continue its Family Self-Sufficiency Program from 2015-2019.
- The City will support non-profit organizations that provide assistance and advocacy to low to moderate-income residents by providing CDBG funds throughout the planning period.
- The BHA will continue to provide homeownership opportunities to Section 8 participants in cooperation with NHS from 2015-2019.
- The City will support non-profit organizations that provide comprehensive case management and advocacy to low and moderate-income residents.
- The City will use the Economic Development Revolving Loan Fund to increase the number of living wage jobs to low- and moderate-income persons in the community.

### **Non-Homeless Special Needs Strategies and Objectives**

- The City will support existing facilities and programs by providing CDBG funds throughout the planning period.
- The City will make loans to remove architectural barriers from existing housing stock a priority in the Housing Rehabilitation Loan Program.
- The City will support the Senior Chore Service Program and Home Companion Registry, which provide assistance to seniors and disabled homeowners.
- The City will support programs such as Home Companion Registry to enable elderly and disabled residents to remain healthy and in their homes.
- The City will support public service programs that provide case management, client advocacy, and flexibility in order to tailor assistance to unique needs.

### **3. Evaluation of past performance**

#### **Specific Housing Objectives**

- The City of Beloit provided housing rehabilitation loans to low to moderate income homeowners and landlords renting to low- moderate income tenants. This program generates income and consequently continues to be available each year.
- The City of Beloit supported Neighborhood Housing Services' Foreclosure Prevention Program, which helps people stay in their homes.
- The City of Beloit supported the Senior Chore Service program and the Home Companion Registry which helps the elderly and disabled live independently in their homes.

### **Public Housing Strategies**

- The Beloit Housing Authority has partnered with NHS over the past several years to provide training and education opportunities for its Family Self-Sufficiency and Homeownership Voucher program participants.
- The Beloit Housing Authority contracted with Voluntary Action Center to provide volunteer opportunities for its public housing residents.

### **Specific Homeless Strategies**

- The City of Beloit continually provided CDBG funding to homeless programs and services that meet critical needs throughout the previous Consolidated Planning period.
- The City of Beloit supported Neighborhood Housing Services' Foreclosure Prevention Program, which helps people stay in their homes.
- The City has served on the Homeless Intervention Task Force Displacement Action Response Team for over four years, which provides a planned emergency response to mobilize resources in the event of a mass displacement of residents due to unfit conditions or condemnations.

### **Economic Development**

- The City continued to operate the Economic Development Revolving Loan Fund which provides loans to for-profit commercial, industrial or service sector businesses that will locate or expand in the City of Beloit by creating or retaining jobs.
- There has been a lack of interest in this program from businesses in the past two years. One loan was given out during that time. However, interest in smaller business loans has increased. The City plans to modify this loan program to meet this need.

### **Community Development**

The City's Community Development activities included partnering with non-profit organizations, using our CDBG funding to address the most pressing needs in neighborhoods, housing assistance program, property acquisition programs, code enforcement and public infrastructure improvements.

The areas that most needed assistance (our deteriorated and deteriorating areas) were the low- and moderate-income areas as defined by HUD. Those areas had the highest proportion of code violations, the greatest number of investor-owned properties, the greatest percentage of houses older than 50 years old, the lowest property values, and the oldest infrastructure.

- **Partnerships:** The City worked with NHS, Community Action, Inc. (CAI), and the neighborhood groups to revitalize our existing Central City neighborhoods by providing HOME, CDBG, and NSP funding to acquire, rehab, and sell houses. This strategy has been in the City's Strategic Plan for the last five years. NHS has also partnered with the City of Beloit on the Neighborhood Stabilization Program (NSP). In NSP-1, NHS committed to acquiring four foreclosed houses and rehabbing them, and they also provide all the homebuyer education and down payment assistance for this program in Beloit. In NSP-3, they are providing the homebuyer education and down payment assistance.
- **Housing Assistance Loan Program:** The City of Beloit continued to operate the Housing Assistance Loan Program which offers a financial incentive to low- to moderate-income homeowners to upgrade their homes and for investor-owners to upgrade their rental properties. This program provides following loan and grant products:
  - Owner-Occupied Low Interest and Deferred Payment Loans. This loan program provides loans to homeowners for improvements to their homes.
  - Rental Housing Rehabilitation Loan Program. This loan program is available to property owners to rehab their rental properties.
  - Distressed Property Loan Program. This loan program is an emergency loan program.
  - Construction Loan Program. This loan program is available to a person who wants to rehab a house and then sell it to a low- to moderate-income homeowner.
  - Lead Hazard Control Grants. This grant program is available to remove lead hazards from dwellings.
- **Property Acquisition Programs:** In 2009, the City applied for and received Neighborhood Stabilization Program (NSP) funds. These grant dollars have been used in Census Tracts 16, 17 and 18 for NSP1 and Census Tract 16 in NSP3. Under NSP1, the City has purchased, rehabbed, and resold nine foreclosed homes and purchased seven blighted properties and razed them. The proceeds from the property sales will revolve back into the program for the same activities.

The City continued to purchase properties from Rock County that were foreclosed for non-payment of taxes. Blighted properties are demolished, and the remaining vacant lots are offered to adjoining property owners for a minimal amount. Houses in better condition are rehabbed using a combination of City and grant dollars and sold to owner-occupants. This program is primarily paid for with City CIP dollars.

- **Code Enforcement:** The City continued its City-wide systematic code enforcement program wherein inspectors perform exterior inspections City-wide and interior inspections of all rental properties on a rotating three-year cycle. The City also operates a rental permit program which generates approximately \$75,000 in CDBG program income annually. Additional CDBG funds have been invested in this program in the last 5 – 10 years to allow for greater code enforcement efforts in our deteriorating low-income areas. Approximately 52 percent of this program is funded by City tax dollars. We also have a program for addressing blighted structures through our condemnation authority. When a Building Inspector determines that the cost to repair a structure exceeds 50 percent of its value, the building can be condemned. We work with the property owner to either repair the house or to demolish the house.
- **Public Improvements:** The City has a program of evaluating streets to determine which streets should be reconstructed or resurfaced each year. Other public improvements are made annually to upgrade the water system, parks, and other public facilities. The City invests approximately \$1.0 million in public improvements in our low-income areas each year. This investment is made out of the City's CIP budget.
- **Public Services:** The City of Beloit has always used CDBG funds to meet the City's most pressing needs. In addition to funding its code enforcement program and housing rehab program, the City has funded the Merrill Community Center, Paint program, Domestic Violence Shelter, The Key (transitional housing program for domestic violence victims), Senior Chore Service, Home Companion Registry and others which provide housing services and options to people within our central city neighborhoods. Although many of these programs are available city-wide, the majority of participants are located in our central city neighborhoods.

### **Anti-Poverty Strategy**

- The City supported programs that provide assistance to persons to increase their job skills and marketability.
- The Beloit Housing Authority will continued its Family Self-Sufficiency Program.

- The Beloit Housing Authority continued to provide homeownership opportunities to Section 8 participants in cooperation with Neighborhood Housing Services of Beloit.
- The City will supported non-profit organizations that provided assistance and advocacy to low- and moderate-income residents.
- The City continued to market the Economic Development Revolving Loan Fund to increase the number of living wage jobs to low- and moderate-income persons in the community.

#### **4. Summary of citizen participation process and consultation process**

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs. Information about the goals of the CDBG program and the activities it funds was provided to all interested stakeholders. Public meetings were held to gauge the views of citizens. The City held a public hearing early in the process to give citizens an opportunity to identify issues which needed to be identified in the Consolidated Plan.

#### **5. Summary of public comments**

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs. Information about the goals of the CDBG program and the activities it funds was provided to all interested stakeholders. Public meetings and hearings were held to gauge the views of citizens.

Early in the process, a Consolidated Plan Steering Committee was established including City staff and representatives of CDBG-funded and non-CDBG funded programs. This Committee met three times over a 6 week period to review the Plan in progress and discuss community needs. The representatives included a broad range of programs including, minority, homeless, redevelopment, elderly, youth, AODA, and Latino outreach programs. The public was welcome to attend these meetings. The meetings were publically noticed on the City's main webpage and the City's CDBG webpage on April 12, 2014.

The City also held two public hearings, later in the process, to discuss the Consolidated Plan. A public notice was published on July 5, 2014 notifying the public that a public hearing would take place on July 7, 2014 during the regularly scheduled City Council meeting. Another public notice was published on July 28, 2014, notifying the public that a public hearing would take place on July 20, 2014 at the regularly scheduled Community Development Authority (CDA) meeting. All public notices were published in the Beloit Daily News, the City's website, and the City Manager discussed the public hearings in his weekly e-newsletter to the citizens. The



notice was also mailed to the CDBG mailing list, which includes the non-profit organizations and other interested agencies which provide services to low-moderate income people in Beloit. These meetings gave citizens an opportunity to identify needs to be addressed in the Consolidated Plan and Annual Action Plan. A draft of the plan was also made available for review at City Hall, the Public Library, and the City's website. All public meetings and hearings were held in buildings that are handicapped accessible. Staff was available to provide assistance to Spanish-speaking residents who were interested in the plan documents. The City has bi-lingual staff in the Department who can provide this assistance.

During the City Council meeting on July 7, 2014, the Executive Director of HealthNet provided an overview of the program and stated that they were the only agency to provide free health care to residents of Beloit. All of HealthNet's patients are from the Rock County area and are <=185% of the federal poverty level. From 2012-2013, HealthNet provided service for a total of 991 individuals, with 7,665 patient visits, and a total of over 3 million dollars of care. 1,840 (24%) of patient visits were for residents of the City/Township of Beloit. The Executive Director expressed that by providing this service, they are helping keep the uninsured out of the emergency room. She also stated that medical expenses are the leading cause of people filing bankruptcy and being evicted from their homes. HealthNet is hoping to receive more funding in order to keep providing and expanding their services. The Census Bureau estimates that there are over 15,000 uninsured residents of Rock County.

Matt Finnegan, a citizen of Beloit, as well as a member of the Beloit Property Managers Association (BPMA) commented during the July 7, 2014 Public Hearing at the City Council meeting that he would like to see homeownership increase. He wants to look at more flexible financing for contracts between the City and new homeowners.

Mary Frey, a citizen of Beloit, stated at the CDA meeting that she would like to see a master list of community organizations available to all residents of Beloit. Frey stated that many residents would like to give back to their community, but do not know who to contact or how to do so. Frey also said that if property owners had units that were not being used, there should be an organization that helps them offer those unused units to homeless veterans or other homeless people in the community.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All public comments were accepted and reviewed for inclusion into the Strategic Plan.

## **7. Summary**

The City of Beloit's 2015-2019 Consolidated Plan was developed in order to address needs in the community. We believe that the objectives above will allow us to assist those at risk of

becoming homeless, create new jobs, retain existing jobs, assist low to moderate income people, assist special needs populations, such as public housing residents, elderly, homeless, and victims of domestic violence, increase property values, and improve the quality of the housing stock. Activities and programs will also serve to decrease the proportion of rental units and the unemployment rate and help stabilize neighborhoods by keeping people in their homes or helping people secure homes.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BELOIT	Division of Community and Housing Services
CDBG	Teri Downing	Division of Community and Housing Services

**Table 1 – Responsible Agencies**

### Narrative

The City of Beloit's Department of Community and Housing Services is the lead agency for the CDBG program. During the preparation of the plan, the City of Beloit asked for input from governmental agencies, as well as public and private agencies providing health and social services in the community.

The City of Beloit will continue to form new partnerships with local agencies and non-profit organizations. The City's Continuum of Care System is coordinated by the Homeless Intervention Task Force (HITF) which provides a comprehensive response to the needs of homeless individuals and families.

### Consolidated Plan Public Contact Information

Teri Downing  
Director of Community and Housing Services  
[downingt@beloitwi.gov](mailto:downingt@beloitwi.gov)  
(608)364-6705  
City of Beloit  
100 State St.  
Beloit, WI 53511

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Beloit's consultation was achieved through a variety of methods, including three public meetings with attendees from various local service agencies, several public hearings, and comments from stakeholders and citizens alike.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Beloit's Division of Community and Housing Services has a strong partnership with many housing, social service, economic development, governmental, non-profit, and private agencies within the community. The City of Beloit continually builds relationships and works in conjunction with these agencies and provides support to assist providers with needs in the community. The table in question 2 below represents a comprehensive list of those who participated in the 2015-2019 Consolidated Plan process.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Beloit works together with the Homeless Intervention Task Force (HITF) of Rock and Walworth County. The HITF evolved from several city and county groups that had been meeting on the issue of homelessness in the area. Members include representatives from public, non-profit, and for-profit agencies. Agencies that participate in HITF include:

#### **Community Agencies**

- Caritas
- City of Janesville- Neighborhood Services
- Community Action, Inc.
- ECHO
- Edgerton Community Outreach
- GIFTS
- House of Mercy
- The Lazarus Foundation
- Legal Action of Wisconsin
- Project 16:49
- Red Road House

- Rock County Human Services
- Rock Valley Community Programs
- The Salvation Army- Janesville
- United Way Blackhawk Region
- United Way 2-1-1
- YWCA of Rock County

**Beloit Agencies**

- Beloit Housing Authority (BHA)
- Family Services
- Hands of Faith
- The Salvation Army- Beloit

The HITF meets monthly to discuss strategies for addressing shelter and housing needs for homeless and low income persons. The HITF originally met to discuss the implications of the North Rock County Homelessness Survey that was completed in 1993. It was responsible for the subsequent Homelessness surveys completed in 1996 and 1999. It serves as the Continuum of Care for addressing homelessness and works to meet and identify needs.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Beloit does not receive ESG funds. However, there are agencies in the City of Beloit that do receive these funds and are part of the Continuum of Care. The Salvation Army receives ESG funds that are used to help low income families pay past due rent or security deposits. Community Action and Family Services also receive ESG funds to assist in supportive services and emergency needs of participants. Hands of Faith also receives ESG funds to assist with emergency housing for homeless individuals and families.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

The preparation of the Plan included direct communication with many of the housing and social service agencies in and around the City of Beloit. These include the agencies listed below, as well as members of the general public through public meetings. Over 35 agencies were invited to attend all 3 public meetings to discuss needs in the community.

**Agencies Consulted**

1	Agency/Group/Organization	The Salvation Army
	What section of the plan did this group address?	Housing, Homelessness, Community Development
	How was the group consulted?	A representative attended 2 of the steering committee meetings.
2	Agency/Group/Organization	Aging & Disability Resource of Rock County
	What section of the plan did this group address?	Housing, Homelessness, Non-Homeless Special Needs
	How was the group consulted?	A representative attended 2 of the steering committee meetings.
3	Agency/Group/Organization	Grinnell Senior Center
	What section of the plan did this group address?	Housing, Homelessness, Non-Homeless Special Needs
	How was the group consulted?	A representative attended 2 of the steering committee meetings.
4	Agency/Group/Organization	Community Action Inc. of Rock County
	What section of the plan did this group address?	Housing, Homelessness, Non-Homeless Special Needs, Community Development
	How was the group consulted?	A representative attended all 3 steering committee meetings.
5	Agency/Group/Organization	Neighborhood Housing Services (NHS) of Beloit
	What section of the plan did this group address?	Housing
	How was the group consulted?	A representative attended 1 of the steering committee meetings

6	Agency/Group/Organization	Edgerton Community Outreach
	What section of the plan did this group address?	Housing, Homelessness
	How was the group consulted?	A representative attended 1 of the steering committee meetings
7	Agency/Group/Organization	Hands of Faith
	What section of the plan did this group address?	Housing, Homelessness
	How was the group consulted?	A representative attended 1 of the steering committee meetings
8	Agency/Group/Organization	Family Services
	What section of the plan did this group address?	Housing, Homelessness, Non-Homeless Special Needs
	How was the group consulted?	A representative attended 1 of the steering committee meetings
9	Agency/Group/Organization	House of Mercy
	What section of the plan did this group address?	Housing, Homelessness, Non-Homeless Special Needs
	How was the group consulted?	A representative attended 1 of the steering committee meetings.
10	Agency/Group/Organization	Beloit Housing Authority
	What section of the plan did this group address?	Housing, Homelessness, Non-Homeless Special Needs, Community Development
	How was the group consulted?	A representative attended 2 of the steering committee meetings. A meeting was also conducted with the Director for input into Public Housing specifically.
11	Agency/Group/Organization	United Way
	What section of the plan did this group address?	Community Development

	How was the group consulted?	A representative attended 1 of the steering committee meetings.
12	Agency/Group/Organization	Merrill Community Center
	What section of the plan did this group address?	Non-Homeless Special Needs, Community Development
	How was the group consulted?	A representative attended 1 of the steering committee meetings.
13	Agency/Group/Organization	Stateline Literacy Council
	What section of the plan did this group address?	Non-Homeless Special Needs, Community Development
	How was the group consulted?	A representative attended 1 of the steering committee meetings.
14	Agency/Group/Organization	Downtown Beloit Association
	What section of the plan did this group address?	Community Development
	How was the group consulted?	A representative attended 1 of the steering committee meetings
15	Agency/Group/Organization	CARITAS
	What section of the plan did this group address?	Homelessness, Non-Homeless Special Needs, Community Development
	How was the group consulted?	A representative attended 1 of the steering committee meetings.
16	Agency/Group/Organization	NAACP
	What section of the plan did this group address?	Community Development
	How was the group consulted?	A representative attended 1 of the steering committee meetings.
17	Agency/Group/Organization	Voluntary Action Center
	What section of the plan did this group address?	Community Development



	How was the group consulted?	A representative attended 1 of the steering committee meetings.
18	Agency/Group/Organization	The AIDS Network of Wisconsin
	What section of the plan did this group address?	Non-Homeless Special Needs
	How was the group consulted?	A city employee contacted a spokesperson via phone and spoke with them.
19	Agency/Group/Organization	Housing Assistance Loan Program- Community and Housing Services
	What section of the plan did this group address?	Lead based paint hazards
	How was the group consulted?	A city employee verbally contacted a spokesperson, set up a meeting, and discussed the topic.
20	Agency/Group/Organization	Downtown Beloit Association
	What section of the plan did this group address?	Community Development
	How was the group consulted?	A representative was contacted via phone and email and also attended 1 of the steering committee meetings.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Beloit did not identify any agency types that were not consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Intervention Task Force (HITF) of Rock and Walworth County	The goals of the strategic plan have been coordinated with the goals of the HITF in order to address current needs.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Beloit has a good working relationship with all local agencies and governmental units. Community development personnel regularly attend local and state meetings held by various agencies to keep lines of communication open. Various agencies are contracted to provide CDBG funded public services. The community development department works very closely with these organizations.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Beloit gave its citizens the opportunity to participate in an advisory role in planning, implementing, and assessing CDBG programs. Information about the goals of the CDBG program and the activities it funds was provided to all interested stakeholders. Public hearings were held to gauge the views of citizens. The City held several public meetings and hearings both early and later in the process to give citizens an opportunity to identify needs to be addressed in the Consolidated Plan.

Early in the process, a Consolidated Plan Steering Committee was established including City staff and representatives of CDBG-funded and non-CDBG funded programs. This Committee met three times over a 6 week period to review the Plan in progress and discuss community needs. The representatives included a broad range of programs including, minority, homeless, redevelopment, elderly, youth, AODA, and Latino outreach programs. The public was welcome to attend these meetings. The meetings were publically noticed on the City's main webpage and the City's CDBG webpage on April 12, 2014.

The City also held two public hearings, later in the process, to discuss the Consolidated Plan. A public notice was published on July 5, 2014 notifying the public that a public hearing would take place on July 7, 2014 during the regularly scheduled City Council meeting. Another public notice was published on July 28, 2014, notifying the public that a public hearing would take place on July 20, 2014 at the regularly scheduled Community Development Authority (CDA) meeting. All public notices were published in the Beloit Daily News, the City's website, and the City Manager discussed the public hearings in his weekly e-newsletter to the citizens. The notice was also mailed to the CDBG mailing list, which includes the non-profit organizations and other interested agencies which provide services to low-moderate income people in Beloit. These meetings gave citizens an opportunity to identify needs to be addressed in the Consolidated Plan and Annual Action Plan. A draft of the plan was also made available for review at City Hall, the Public Library, and the City's website. All public meetings and hearings were held in buildings that are handicapped accessible. Staff was available to provide assistance to Spanish-speaking residents who were interested in the plan documents. The City has bi-lingual staff in the Department who can provide this assistance.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Steering Committee Meeting #1	Local service agencies and residents of Beloit with interest in housing and homelessness	13 attendees	Priorities were established for housing and homeless needs: rental assistance, staffing needs (case management), and activities that serve the whole neighborhood were identified. See meeting summary for details.	All Comments were accepted.	
2	Steering Committee Meeting #2	Local service agencies and residents of Beloit with interest in non-homeless special needs.	8 attendees	Priorities were established for non-homeless special needs: transportation, systems navigation, care of seniors, programs tailored to unique needs, and water/sewer bill assistance were identified. See meeting summary for details.	All Comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Steering Committee Meeting #3	Local service agencies and residents of Beloit with interest in community development.	11 attendees	Priorities were established for community development needs: youth center activities; transit services, job skills, and education/training were identified. See meeting summary for details.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Steering Committee Meeting Summaries

### **2015-2019 Consolidated Plan Steering Committee**

**Wednesday, April 16, 2014 at 7:30 AM**

The Forum, First Floor

Beloit City Hall, 100 State Street

### **Meeting 1 Summary: Housing and Homeless**

#### **Agencies Represented:**

1. Community Action
2. Hands of Faith
3. Neighborhood Housing Services of Beloit
4. Rock Count ADRC
5. Family Services
6. Edgerton Community Outreach
7. Grinnell Hall
8. Salvation Army
9. House of Mercy

#### **Needs Assessment- Housing**

- Displaced Families
  - Hard time affording rent
  - Unemployment
  - Crisis situations
  - Subsidized housing not available
  - Many times rent is above 30% income- can afford until crisis happens because they have no way to save
  - Need rental assistance to bridge gaps or get into affordable housing
- Affordable Housing
  - Need education- case management with budgeting and financial edu
  - More likely to sustain with supportive services
  - Homeowner/Foreclosure
    - Land Contracts- Landlords taking advantage of people- cycle of same house
- Substandard Housing
  - RA= Inspection= compliance
  - Code enforcement helps keep housing in good condition
  - Some landlords charge more rent due to bad rental history
  - Many struggle to pass background check
  - Some need utility assistance
  - Some families are living without gas and electric
  - Some families are being displaced/evicted due to utilities not being paid
- Homeowners
  - Many do not have the means or education to repair homes- leaking roofs, etc.
  - People are willing to walk away from homes
  - Seniors are not comfortable talking about housing needs

- Delinquent property taxes
  - NHS can help with counseling but has no funds to help
- Overcrowding within homes
  - Families are doubling/tripling up
  - Young mothers with children leave overcrowded home and seek shelter but no rental history
  - Some young adults without children cannot receive funding/help
- Displacement
  - Accessibility issues with buildings for handicapped/disabled
  - Issues with mental illness, behavioral issues
- Neighborhood Conditions
  - Areas in Beloit= dangerous to raise families in
  - Many can only afford houses in the bad neighborhoods
  - Seniors/Families living in these areas can't leave because their home is worth so little now
  - Many stay because they have nowhere else to go
  - Rehab Projects need to help neighborhood get more political organization vs. actual homes being rehabbed

#### **Needs Assessment- Homeless**

- Young Adults/ Young Families- priorities are cable, phone, etc vs. suitable home
  - Need education with money management skills and life skills
    - This education should be introduced much earlier in life- some children get this at home, but many do not
    - If parents were bad financially, children are often the same
- Generational Poverty
  - Mindset of some is that money is not consistent so enjoy it while you have it
  - Some people think luxuries are necessities- priorities mixed up
- Growing Population of Homeless
  - 6% increase overall
  - Many singles can be absorbed into friends/family houses so counts are deceiving- may be many more than we think
  - Children aging out of foster care often have nowhere to go
- Chronically Homeless Population
  - Not very forgiving when it comes to evictions, drugs history, felonies, or criminal history
- Employed Families still not making a living wage

#### **Gaps in Service**

- Lack of 3 bedroom apartments that are affordable
- Lack of mental health services
- Lack of shelter for singles with criminal history or mental illness
- People coming out of criminal justice system
  - They lose their SSI benefits and reapplying can take months

#### **Priorities for Housing and Homelessness**

- Rental Assistance

- Staffing Needs- Case Management
  - Life skills and financial education, counseling
  - Start education with school age children
- Activities that serve the neighborhood, not just the houses

## **2015-2019 Consolidated Plan Steering Committee**

**Wednesday, May 7th, 2014 at 7:30 AM**

The Forum, First Floor

Beloit City Hall, 100 State Street

### **Meeting 2 Summary: Non-Homeless Special Needs**

#### **Agencies Represented:**

1. Beloit Housing Authority
2. Grinnell Hall
3. Community Action
4. Rock Count ADRC
5. Salvation Army

#### **Needs Assessment**

- Public Housing Residents- Beloit Housing Authority: Clint Cole
  - FSS Program
  - Life Skills, budgeting
  - Job skills
  - Some issues with utility payment issues
- Seniors/Elderly- Grinnell Hall: Paula Schutt
  - Senior Chore service
  - Payee program- to help them actually pay bills (not \$) sending out payment
  - Mental health
  - Assistance with minor tasks- grocery shopping, cleaning, minor repairs
    - Many don't qualify for actual programs
  - Water/sewer bill- no assistance
  - Transportation
  - Legal issues because of mental health issues/counseling
  - Gap- many people fall through cracks of qualifications for programs
- Disabled/ Mental Health
  - Transportation
    - Issues with appointments out of town (many times dr. appts.) and mileage costs for volunteer programs
    - Becomes problem when employed- can't make it to strict hour schedule
  - Being denied and waiting for disability payments
  - Appeal process for disability can take up to 1 year
    - Issues with getting proper dr. documentation and keeping it
  - DV issues with developmentally disabled, they don't understand



- Legal issues with evictions- can't find housing
- Lack of case management- public housing has preference but many don't know or don't want to disclose disability status
- TLP and DV
  - Life skills and budgeting training needed
  - Employment skills
  - Transportation becomes an issue again with trying to maintain a job
  - Problems with housing- more police calls, if they go to shelter sometimes don't understand they can't call home and say where they are
- Neighborhood Perspective
  - People returning from prison- un-served population
    - Perpetuate criminal activity= poverty cycle
    - Trying to go back into community, they want to stay away from former acquaintances but have nowhere to go
    - Cannot qualify for housing and other services
    - Often AODA and mental health issues
- AODA issues
  - Public housing- tries to link them with services and/or counseling
  - Salvation Army provides adult rehabilitation centers (ARC)
    - 90 day inpatient treatment
    - Transportation to rehab center
    - Profits from thrift store fund this
    - Public housing will work with residents if they can document that they went to a rehab facility
  - Outpatient services- extremely backed up- takes forever to get in
  - Methadone clinic in Beloit for heroin addiction has been fairly successful
- HIV/AIDS
  - Protected class- can't ask- so orgs often don't know how many people have HIV/AIDS
  - Advancement in medications makes it so there is no outside appearance of having it- hard to tell who does
  - No gap in service that we can identify but need to talk to AIDS Network
- 2.b.- Only PATH- extremely backed up- only 2 workers
  - Waiting list for everything
  - Problems sometimes with handicap accessibility
  - Issue with subsidized housing units going smoke-free, especially for seniors
  - Seniors can't afford after care services
- Systems and Programs are so "specific" that most people fall just outside the boundaries of the programs so they don't qualify
  - Contributes to difficulties in connecting resources
  - Causes confusion
  - Programs geared toward "fixing" problems instead of prevention

### **Geographic Needs**

- Beloit Housing Authority- common needs are same throughout public housing
- ADRC- same needs throughout Beloit/Janesville
  - Starting to see needs of people in outlying communities

- Salvation Army- according to United Way 211 they are the most called
  - Systems navigation and the array of services they provide may be why
  - Some issues with water and services for farm communities/rural areas, services are limited or often denied

**Prioritize Needs**

- Transportation- needed everywhere for all groups
- Systems Navigation
- Seniors- After care services and mental health services needed
- Need programs that are more flexible in order to tailor assistance to unique needs
  - Many gaps of people left out or assistance only provided for one particular problem, need a more holistic/systematic approach

**Gaps in Service**

- Water/sewer bill assistance
- AODA- long waiting lists
  - Many disconnects/hiccups in system
  - Need case management to know where to get help and how to qualify

**2015-2019 Consolidated Plan Steering Committee**

**Wednesday, May 21st, 2014 at 7:30 AM**

The Forum, First Floor

Beloit City Hall, 100 State Street

**Meeting 3 Summary: Community Development**

**Agencies Represented:**

1. Community Action
2. United Way
3. Merrill Community Center
4. Stateline Literacy Council
5. Downtown Beloit Association
6. Caritas
7. NAACP
8. Beloit Housing Authority
9. The Salvation Army
10. Voluntary Action Center

**Needs Assessment: Non-Housing Community Development Needs**

- Public Facilities
  - Environmental Center
  - Something for youth- lack of activities
    - Need for affordable or FREE activities
  - Driver's education is private and expensive

- w/out driver's license they are inhibited to participate in school extracurricular activities
- Scholarship program
- Public Improvements
  - Equipment being taken away in parks and not replaced
    - Need for child friendly equipment
  - Sidewalks around all schools
  - Need for more downtown public parking

### **Non-Housing Community Development Assets**

- Business Activity- table provided by HUD looks accurate
- Workforce and Infrastructure Needs
  - Transportation
  - Need pool of skilled workers
  - Agencies try to connect people with training, but training is not tailored to the needs of the community
  - Need for business innovation center
- Changes that will have an economic impact
  - I39-90 Expansion
  - North Star- needs highly technically skilled employees
    - Chemists, engineers, scientists
  - Kerry is expanding- also needs high tech employees
  - Acculynx- similar to google, high tech computer skills needed
- Skills and Education Corresponding to Employment
  - Need for connection between schools and jobs available, very little preparation for the types of jobs in the community
  - Schools in Community
    - Blackhawk Technical College- some technical skills, but no 4 year degree
    - UW Rock County- engineering, but few 4 year degrees
    - Beloit College- business degrees, some scholarships
    - High Schools- some machining and some industry trades
- Training Initiatives
  - "Work Today" initiative w/ workforce development board
    - Soft skills- attitude, decision making, analysis, critical thinking
    - Added CNC training, welding, and construction
  - Stateline Literacy Council- has training for math and reading and computer lab
  - Job Center in Janesville
    - Need for satellite branch- difficulty getting there
    - Caritas offers free bus tokens
  - Community Action and Library have computer labs
- Local/Regional Plans That Impact Economic Growth
  - I39-90 expansion
    - How do we get people skills for these jobs- roadwork

### **Needs and Market Analysis**

- Racial/Ethnic minorities or low income families concentrated
  - Merrill Neighborhood and near West side- 500% increase in Latino population

- Community Assets in those neighborhoods
  - Merrill Community Center
  - Stateline Literacy Council
  - Grinnell Hall
  - Eclipse Center
  - Caritas may move
  - Library
  - Community Action
  - Veterans Affairs
- Strategic Opportunities in these areas
  - Networking Opportunities
  - Consolidating the resources and services
  - Neighborhood Groups- not as strong anymore
    - Merrill Revitalization Group (MRG)
    - PAWG
    - Near West Side
    - Poole Court Area

### **Anti- Poverty Strategy**

- Jurisdiction goals, programs, and policies
  - Education and Training
  - Transportation
  - Childcare (2<sup>nd</sup> and 3<sup>rd</sup> shift especially)
  - Accessibility to programming
    - Need for evening hours- easier for people to find transportation
- Strategy
  - Bring groups/agencies together and modify business hours
    - Even one night per week
    - Coordinate service hours
  - Centralized intake model
  - System point of entry
  - Commonly shared intake form
  - Council of Agencies
  - Innovation centers
  - Business education summit

### **Prioritize Needs**

- Youth center activities
- Transit services
- Driver's education
- Job skills, education, training that coordinates with available employment
- Satellite Job Center

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The City of Beloit used the 2010 Census, the 2006-2010 ACS default needs assessment data, comments received during public meetings, and input from City employees, as well as local and regional agencies to identify the following housing, homeless, community development, and special needs for the next five years.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	35,775	37,020	3%
Households	13,424	14,143	5%
Median Income	\$36,414.00	\$37,102.00	2%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,565	2,075	2,555	1,865	5,080
Small Family Households *	1,070	580	975	635	2,965
Large Family Households *	200	235	220	200	450
Household contains at least one person 62-74 years of age	290	330	425	535	750
Household contains at least one person age 75 or older	250	490	570	155	185
Households with one or more children 6 years old or younger *	760	450	390	275	460
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2006-2010 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	4	10	15	29	10	0	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	4	4	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	0	0	10	90	0	20	20	0	40
Housing cost burden greater than 50% of income (and none of the above problems)	1,125	255	20	0	1,400	645	210	250	55	1,160
Housing cost burden greater than 30% of income (and none of the above problems)	205	685	235	25	1,150	65	325	420	310	1,120

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	55	0	0	0	55	80	0	0	0	80

**Table 7 – Housing Problems Table**

Data 2006-2010 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,200	260	30	35	1,525	655	230	270	55	1,210
Having none of four housing problems	480	910	790	460	2,640	95	670	1,465	1,320	3,550
Household has negative income, but none of the other housing problems	55	0	0	0	55	80	0	0	0	80

**Table 8 – Housing Problems 2**

Data 2006-2010 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	740	345	125	1,210	225	120	265	610
Large Related	110	140	4	254	60	90	30	180
Elderly	155	224	80	459	215	174	240	629
Other	375	235	45	655	220	150	145	515



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,380	944	254	2,578	720	534	680	1,934

**Table 9 – Cost Burden > 30%**

Data 2006-2010 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	740	90	20	850	215	15	50	280
Large Related	85	20	0	105	60	15	20	95
Elderly	110	100	0	210	180	79	115	374
Other	240	50	0	290	200	95	65	360
Total need by income	1,175	260	20	1,455	655	204	250	1,109

**Table 10 – Cost Burden > 50%**

Data 2006-2010 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	80	0	0	4	84	0	20	20	0	40
Multiple, unrelated family households	0	0	0	10	10	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	80	0	0	14	94	0	20	20	0	40

**Table 11 – Crowding Information – 1/2**

Data 2006-2010 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Unable to find accurate resources in order to attain information.

**Describe the number and type of single person households in need of housing assistance.**

According to the Analysis of Impediments, created in 2012, approximately 299 households are single person male households (no children, no wife) and 728 are female single person households (no children, no husband. Of the male single person households, 38 (13%) are considered very low income and 72 (24%) are considered low income. Of the female single person households, 126 (17%) are considered very low income and 206 (28%) are considered low income. In total, there is an estimated 1,027 single person households that may be in need of housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the Beloit Housing Authority (BHA), approximately 25% of the people on the waiting list for public housing have at least 1 family member who is disabled. With about 700 people on the waiting list, this equates to 175 individuals or families who are disable and in need of housing assistance.

From June 2013 to June 2014, the City of Beloit Police Department made 334 arrests related to domestic violence, sexual assault, and stalking. Included in that number is 17 rape by force arrests. According to the National Coalition Against Domestic Violence (NCADV), only approximately ¼ of all physical assaults, 1/5 of all rapes, and ½ of all stalkings perpetuated against females by intimate partners are reported to the police. Even if only half of these assaults are under reported, it is estimated that from 2015-2019 there will be approximately 3,340 cases of domestic violence, sexual assault, and stalking in the City of Beloit. Using the NCADV estimate that only 1/5 of all rapes are reported, of these 3,340 cases of domestic violence, assault, or stalking, 425 will be forcible rape.

More housing assistance is needed for these victims of domestic violence. Lack of affordable housing and long waiting lists for assisted housing force victims to choose between abuse at home or being homeless. Victims are often financially isolated because there abuser controls all of their financial resources, making it harder to leave. Efforts to address this include more

shelters for victims of domestic abuse, increasing the supply of affordable housing, and providing victims with supportive services.

**What are the most common housing problems?**

The most common housing problem is cost burden. According to the 2006-2010 CHAS data, there are 4,512 or 31.91% of homeowners and renters with a housing cost burden greater than 30% of income and 2,564 or 18.13% of homeowners and renters with a housing cost burden greater than 50% of income.

**Are any populations/household types more affected than others by these problems?**

Homeowners and renters with 0-30% AMI are most affected by cost burden. Small related and single family households are also affected more with housing problems including cost burden and crowding.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Characteristics of low-income individuals and families who are currently housed, but are at imminent risk of either residing in shelters or becoming unsheltered often include lack of life skills, lack of financial planning, generational poverty, and trouble making a living wage. In the second steering committee meeting, it was expressed by several agency representatives that many low income and young families are one crisis away from becoming homeless and displaced. For example, if the family car breaks down, they are forced to choose whether to fix the car or pay rent. If they choose to pay rent, then they don't have a car to get to work. Many young individuals and families need education in money management. Many times if parents were bad financially, their children are the same way, creating a cycle of generational poverty.

There are no agencies in Beloit that are currently providing rapid re-housing assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of Beloit does not provide estimates of at-risk populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Some characteristics that have been linked with instability and an increased risk of homelessness include substance abuse, mental illness, being a victim of domestic violence, having a criminal background, poor money management, prior evictions, unstable job history, disabilities, language barriers, discrimination, lack of credit history, and generational poverty.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten (10) percentage points higher than the percentage of persons as a whole.

Housing problems would involve one or more of the following issues: 1) *Lacks complete kitchen facilities*; 2) *Lacks complete plumbing facilities*; 3) *More than one person per room*; 4) *Cost burden greater than 30%*.

Of the 9,645 households that were reported in the 2006-2010 CHAS, 6,625 (68.69%) were White, 1,620 (16.80%) were Black/African American, 30 (0.003%) were Asian, 32 (0.003%) were American Indian or Alaskan Native, and 1,185 (12.29%) were Hispanic.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,155	325	135
White	1,200	250	90
Black / African American	540	75	35
Asian	0	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	390	0	10

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,670	615	0
White	1,075	515	0
Black / African American	370	85	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	220	15	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,095	2,145	0
White	785	1,570	0
Black / African American	165	185	0
Asian	0	20	0
American Indian, Alaska Native	10	8	0
Pacific Islander	0	0	0
Hispanic	110	355	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	220	1,285	0
White	160	980	0
Black / African American	25	140	0
Asian	0	30	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	35	50	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

American Indians or Alaska Natives (100%) and Hispanics (97.5%) making less than 30% of the area median income disproportionately experience one or more of the four housing problems, outlined previously in the introduction, when compared to the jurisdiction as a whole (82.41%).

Hispanics (93.62%) making 30-50% of the area median income disproportionately experience one or more of the four housing problems when compared to the jurisdiction as a whole (73.09%).

American Indians or Alaska Natives (55.56%) making 50-80% of the area median income disproportionately experience one or more of the four housing problems when compared to the jurisdiction as a whole (33.80%).

Hispanics (41.18%) making 80-100% of the area median income disproportionately experience one or more of the four housing problems when compared to the jurisdiction as a whole (14.62%).

American Indians or Alaska Natives and Hispanics are the most affected racial/ethnic groups in regards to housing problems when compared to households that make the same area median income. However, American Indians and Alaskan Natives only make up 0.003% of the total households within the City of Beloit.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten (10) percentage points higher than the percentage of persons as a whole.

Severe Housing Problems would involve one or more of the following issues: 1) *Lacks complete kitchen facilities*; 2) *Lacks complete plumbing facilities*; 3) *More than 1.5 persons per rooms*; 4) *Cost Burden greater than 50%*.

Of the 9,645 households that were reported in the 2006-2010 CHAS, 6,625 (68.69%) were White, 1,620 (16.80%) were Black/African American, 30 (0.003%) were Asian, 32 (0.003%) were American Indian or Alaskan Native, and 1,185 (12.29%) were Hispanic.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,765	710	135
White	1,045	405	90
Black / African American	370	245	35
Asian	0	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	335	55	10

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	390	1,895	0
White	295	1,295	0
Black / African American	80	375	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	215	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	325	2,910	0
White	250	2,110	0
Black / African American	45	305	0
Asian	0	20	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	15	450	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	90	1,415	0
White	70	1,070	0
Black / African American	0	170	0
Asian	0	30	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	20	65	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

American Indian or Alaska Natives (100%) and Hispanics (83.38%) making less than 30% of the area median income disproportionately experience one or more of the severe housing problems, outlined previously in the introduction, when compared to the jurisdiction as a whole (67.62%). However, American Indians and Alaskan Natives only make up 0.003% of the total households within the City of Beloit.

Hispanics (23.53%) making 80-100% of the area median income disproportionately experience severe housing problems when compared to the jurisdiction as a whole (5.98%).

All other racial or ethnic groups in the other income brackets (30-50% AMI and 50-80% AMI) experience severe housing problems proportionately. No disproportionate need exists for these income brackets in regards to severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Housing cost burdens exist when a household pays more than 30% of their income for housing. A severe housing cost burden exists when a household pays more than 50% of their income for housing. A disproportionately greater number of housing cost-burdened households are defined as when a racial or ethnic group at any income level experiences housing problems at a rate greater than ten (10) percentage points of the income level as a whole.

Of the 9,645 households that were reported in the 2006-2010 CHAS, 6,625 (68.69%) were White, 1,620 (16.80%) were Black/African American, 30 (0.003%) were Asian, 32 (0.003%) were American Indian or Alaskan Native, and 1,185 (12.29%) were Hispanic.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,835	2,844	2,450	160
White	7,235	1,760	1,605	115
Black / African American	695	695	490	35
Asian	120	0	0	0
American Indian, Alaska Native	24	10	4	0
Pacific Islander	0	0	0	0
Hispanic	655	375	320	10

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

### Discussion:

Within the <=30% area median income, Asians (100%), have a disproportionate need compared to the jurisdiction as a whole (61.83%). However, Asians only make up 0.003% of the total households within the City of Beloit. Within the 30-50% area median income, Black/African Americans (36.29%) have a disproportionately greater need compared to the jurisdiction as a whole (19.90%).

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

In regards to housing problems and severe housing problems, American Indians or Alaska Natives in all income levels, except 30-50% AMI, show a disproportionately greater need than those in the same income levels. However, because American Indians or Alaska Natives make up only 0.003% of households in the City of Beloit, these numbers are skewed when compared to other racial/ethnic groups. Hispanics also show a disproportionately greater need in all income levels, except 50-80% AMI, than those in the same income levels.

In regards to housing cost burdens, Asians with income that is <30% AMI have a disproportionately greater need than those in the same income bracket. However, because Asians make up only 0.003% of households in the City of Beloit, these numbers are skewed when compared to other racial/ethnic groups. Black/African Americans with incomes that are 30-50% AMI also have a disproportionately greater need, in regards to housing cost burdens, as those in the same income levels.

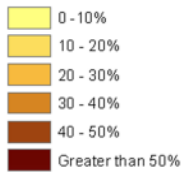
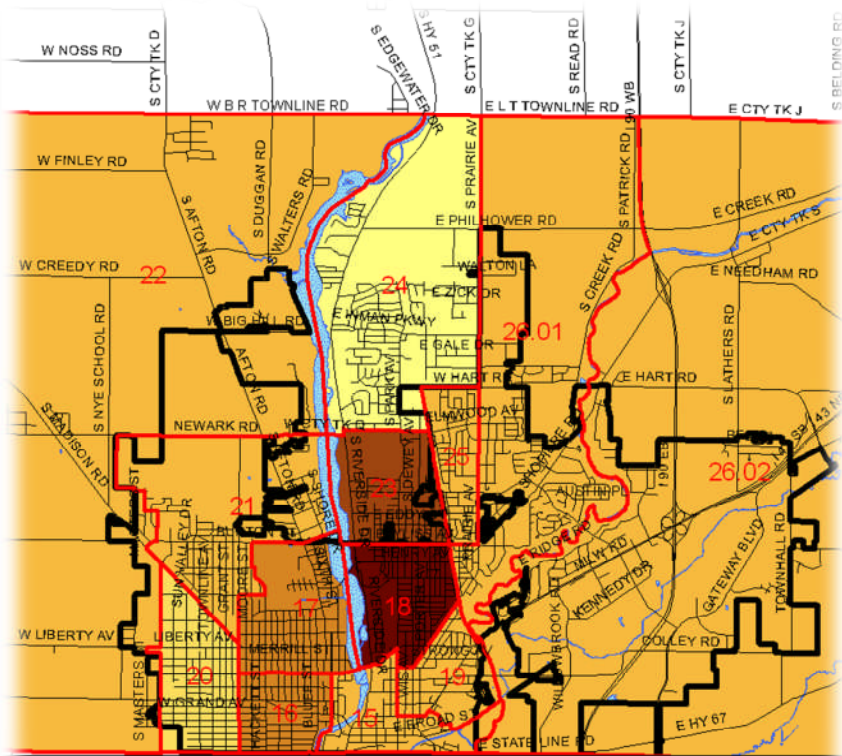
### **If they have needs not identified above, what are those needs?**

No other needs were identified other than the ones above.

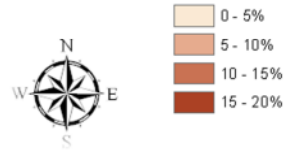
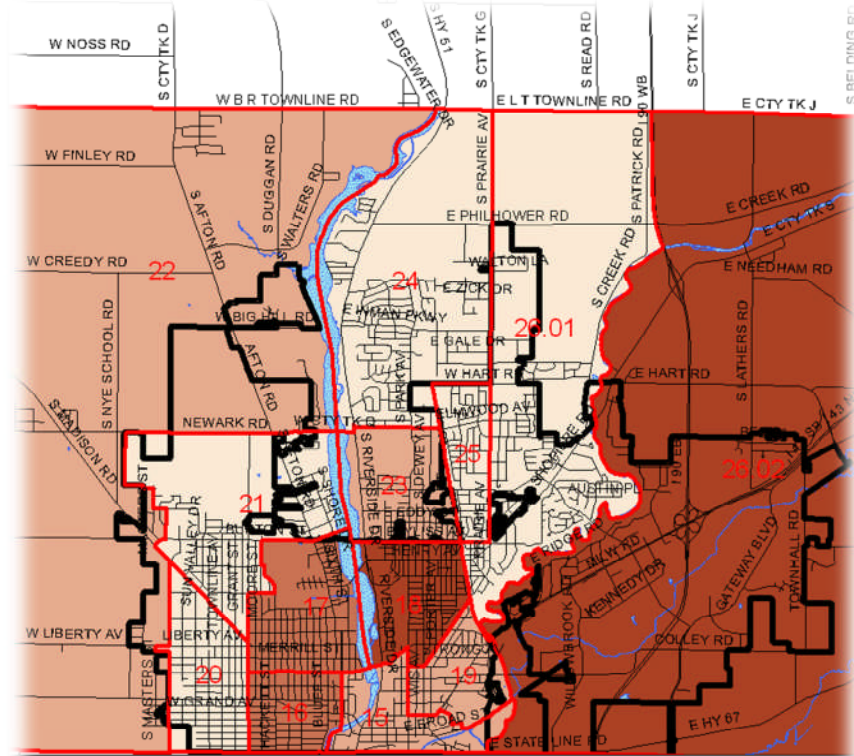
### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Areas of minority concentrations are census tracts where the percentage of racial minority population exceeds the overall percentage of racial minority population for the City of Beloit. According to our Analysis of Impediments, created in 2012, there are minority concentrations within census tracts 16, 17, 18, and 23. With the exception of census tract 16, the previously mentioned census tracts have been areas of minority concentration since 1990. The Analysis of Impediments also identified areas of Hispanic or Latino concentrations within census tracts 16, 17, 18, 19, and 23. Both minority concentrations and Hispanic or Latino concentrations tend to be in areas close to the center of the City, which is the oldest part of the City. Attached are maps from 2010 showing minority concentrations within the City of Beloit and Hispanic or Latino concentrations within the City of Beloit.

### Areas of Minority Concentration 2010



### Areas of Hispanic or Latino Concentration 2010



## NA-35 Public Housing – 91.205(b)

### Introduction

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	93	593	0	588	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

#### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,241	10,593	0	10,547	0	0	
Average length of stay	0	0	3	6	0	6	0	0	
Average Household size	0	0	2	2	0	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	13	85	0	85	0	0
# of Disabled Families	0	0	19	186	0	184	0	0
# of Families requesting accessibility features	0	0	93	593	0	588	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	37	140	0	139	0	0	0
Black/African American	0	0	55	453	0	449	0	0	0
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	27	0	27	0	0	0
Not Hispanic	0	0	89	566	0	561	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)



**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The majority of tenants and applicants on the waiting list are low-income and for many, their only source of income is social security or supplemental security income (SSI). There is a great need for affordable housing.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate need of residents of Public Housing and Housing Choice vouchers is education, job training, and resources such as child care. Increasing employability of these residents will increase self-sufficiency.

**How do these needs compare to the housing needs of the population at large**

The difference between the needs of residents of public housing and the population at large is that residents of public housing are low to moderate income individuals or families, often with very little opportunity for advancement and economic security. Public Housing residents often do not have the education or skills for higher paying jobs. Many times, the jobs that they do have provide inadequate benefits and no room for advancement. Both public housing residents and the population at large experience housing cost difficulties. Most people are on a fixed income and there is not enough affordable housing available in the City of Beloit. The 2006-2010 CHAS data shows that the most common housing problem is cost burden.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homeless needs are found in a variety of ways, including the Point in Time Count, regular meetings of the Homeless Intervention Task Force (HITF), which is Beloit’s Continuum of Care, and regular communication and discussion with local outreach workers, emergency shelters, and supportive and transitional housing programs.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Please see data below. These numbers are based off the July 2014 point in time count. All numbers are reflective of both Rock and Walworth counties.

<b>Chronically Homeless</b>	<b>Total Clients</b>
Yes	208
<b>Mental Health Problem</b>	<b>Total Clients</b>
Mental Health Problem (HUD 40118)	1,028
<b>Chronic Substance Abuse</b>	<b>Total Clients</b>
Alcohol Abuse (HUD 40118)	138
Both alcohol and drug abuse (HUD 40118)	54
Drug Abuse (HUD 40118)	94
<b>Veterans</b>	<b>Total Clients</b>
Yes (HUD)	248
<b>HIV/AIDS</b>	<b>Total Clients</b>
HIV/AIDS (HUD 40118)	7
<b>Victims of Domestic Violence</b>	<b>Total Clients</b>
Yes (HUD)	974
<b>Unaccompanied Youth</b>	
	34
<b>Family Count</b>	
	2,645
<b>Count Adults in Families</b>	
	4,763

<b>Children in Families</b>	
	3,866
<b>Count Singles</b>	
	2,235

The Homeless Intervention Task Force (HITF) does a point in time count twice a year to count how many homeless people are in Rock County. This count includes people who were found during the point in time count, as well as people currently in shelters. The Summer Homeless Count was held on July 30, 2014. 49 volunteers, including City staff, went out into the streets of Rock County from 11:30pm to 4:00am. 10 people were found out on the streets; we were only able to provide them with a care packages due to lack of motel room availability. 149 people were being housed in a motel voucher or emergency shelter program. 243 people were being housed in a transitional living program (all participants were homeless upon entry to program). Data is provided below.

#### Nature and Extent of Homelessness: (Optional)

Data below is based on the July 2014 point in time count. Numbers are reflective of both Rock and Walworth counties.

Race	All Clients	Ethnicity	All Clients
American Indian or Alaska Native (HUD)	139	Don't Know (HUD)	37
Asian (HUD)	66	Hispanic/Latino (HUD)	1,005
Black or African American (HUD)	2,040	Non-Hispanic/ Non-Latino (HUD)	8,931
Don't Know (HUD)	41	Refused (HUD)	4
Native Hawaiian or Other Islander (HUD)	10	Unknown	659
Other	167	Sum:	10,636
Other Multi-Racial	32		
Refused (HUD)	16		
Unknown	365		
White (HUD)	7,757		
Sum:	10,633		

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The special needs population in Beloit includes elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

### **Describe the characteristics of special needs populations in your community:**

According to the U.S. Census Bureau, there is an estimated 5,663 persons of 62 years of age or older in the City of Beloit. Of these, approximately 2,149 are 75 years of age or older. While it is not true for all elderly, many of these residents need help with daily activities, such as cooking, cleaning, grocery shopping, and transportation to visit family or go to the doctor's office.

There is an estimated 5,884 disabled persons living in the City of Beloit. This is approximately 16% of the population. Many mentally and physically disabled persons struggle with finding transportation, employment, and housing. The Beloit Housing Authority does give preference to disabled persons and elderly, however, often disabled persons do not want to disclose that they have a disability.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

According to the providers that attended the steering committee meetings, the following needs were identified for the non-homeless special needs population: transportation, systems navigation (to help individuals find resources that are available), financial and life skills, employment training, outpatient medical services, and programs that are more flexible in order to tailor assistance to individual's unique needs. Additional needs were determined specifically for elderly and frail elderly populations, including: assistance with daily chores and minor household repairs and upkeep and mental health services.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The AIDS Network of Wisconsin has an office located in Beloit which provides free testing for HIV/AIDS and HCV. They also provide care for those who have already tested positive. According to a spokesperson from the AIDS Network of Wisconsin, the fastest growing HIV/AIDS population is amongst Black/African American men. In Rock County, there are 74 confirmed cases of HIV and 87 confirmed cases of AIDS. The AIDS Network of Wisconsin also estimates at least 222 individuals in Beloit are unaware they have HIV. The AIDS Network

performs outreach in the community, as well as provides prevention services, such as free and anonymous testing for HIV/AIDS and other sexually transmitted diseases. Needle exchange, free condoms, and free educational information are also provided by the AIDs Network of Wisconsin. They have case managers on site to connect clients with services and resources. The AIDS Network also provides a food pantry for low income residents who test positive for HIV/AIDS.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The City of Beloit continues to improve its public facilities to the best of its abilities. These facilities may include parks, senior centers, youth centers, environmental centers, health facilities, as well as many others. The following public facility needs have been identified as a priority:

- Affordable or free activities for youth in middle or high school, as there is a gap in activities available to them.
- Providing driver’s education classes at a lower cost. Currently, driver’s education classes are private and expensive. Without a driver’s license, youth are inhibited to participate in extra-curricular activities.
- Creating a satellite location for the Rock County Job Center. Currently, the Job Center is located in Janesville, WI. Many residents have a hard time getting to and from the Job Center to look for employment. If a satellite location was available, residents of Beloit would have much easier access to the resources they provide.

### **How were these needs determined?**

These needs were determined through discussion with stakeholders and agency representatives during the third steering committee meeting.

### **Describe the jurisdiction’s need for Public Improvements:**

The City of Beloit’s public improvement needs include adding sidewalks around some schools, creating more downtown public parking, and updating equipment in parks to make it more child-friendly and safe.

### **How were these needs determined?**

These needs were determined through discussion with stakeholders and agency representatives during the third steering committee meeting.

In addition, the City’s Engineering Division along in consultation with other City Departments has a program of evaluating public improvement needs each year to upgrade the water system, parks, and other public facilities. In an average year, the City invests at least \$1.0 million in public improvements in our low-income areas. This investment is paid for out of the City’s CIP budget.

**Describe the jurisdiction's need for Public Services:**

Public Services needed in the City of Beloit include senior services, youth services, transportation services, services for victims of domestic violence, health services, substance abuse services, employment and job skill training, child care services, mental health services, fair housing counseling, and life skills/financial training services. Public services that the City of Beloit will focus on include: comprehensive case management strategies, neighborhood stabilization activities, education in financial budgeting and life skills, employment training that corresponds with local employment opportunities, code enforcement, housing rehabilitation, and economic development activities, with priority given to technical job training.

**How were these needs determined?**

These needs were determined through discussion with stakeholders and agency representatives at the third steering committee meeting, as well as discussion with City of Beloit employees.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section provides information on the condition and affordability of the housing market in the City of Beloit. The 2006-2010 American Community Survey (ACS) data shows that the City of Beloit has a total of 15,747 housing units, with the large majority (72%) being 1-unit detached structures.

According to the 2006-2010 CHAS data, the majority of housing units were built between 1950 and 1979; 6,188 units (43.75%). The second largest category of housing units was built before 1950; 5,263 units (37.21%). Housing units built between 1980 and 1999 total 1,615 (11.42%) and units built in 2000 or later total 1,077 (7.62%). This means that 81% of the available housing stock (owner and renter occupied) in the City of Beloit was built before 1980. With the majority of the housing stock built before 1980, 11,451 units, there is a great risk for lead-based paint hazards.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,338	72%
1-unit, attached structure	547	3%
2-4 units	1,727	11%
5-19 units	855	5%
20 or more units	1,138	7%
Mobile Home, boat, RV, van, etc	142	1%
<b>Total</b>	<b>15,747</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	114	2%
1 bedroom	268	3%	1,369	29%
2 bedrooms	2,210	24%	1,861	39%
3 or more bedrooms	6,868	73%	1,453	30%
<b>Total</b>	<b>9,346</b>	<b>100%</b>	<b>4,797</b>	<b>100%</b>

Table 27 – Unit Size by Tenure

Data Source: 2006-2010 ACS

#### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The residents that receive assistance with housing are in the low to moderate income level. Beloit Housing Authority (BHA) does give a preference to elderly and disabled persons. They also give a preference to people who live in the City of Beloit, work in the City of Beloit, or those who are in school or a job training program.

#### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

It is not expected that any units will be removed from the public housing inventory in the near future. Given the length of the waiting lists, we do not anticipate a decrease in the number of public housing units.

**Does the availability of housing units meet the needs of the population?**

There is a greater need for affordable housing for low to moderate income residents in the City of Beloit. Public Housing and Section 8 always have a very long waiting list, sometimes upwards of 700-800 people.

**Describe the need for specific types of housing:**

Large family sized units are needed to accommodate the families in Beloit. Currently many families in Beloit are doubling or tripling up on bedrooms because there is not enough large family sized units available and affordable to them.

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing units are considered affordable if the household occupant pays no more than 30% of its income on housing costs. If the household spends more than 30% of its income on housing costs, the household is considered to be cost-burdened. Cost burdened households have less financial resources to meet other basic needs such as food, clothes, transportation, medical expenses, etc. Cost burdened households also have less financial means to properly maintain the housing structure. These households are at a greater risk of eviction, foreclosure, and code violations from the City's Code Enforcement Program.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	67,500	89,800	33%
Median Contract Rent	431	548	27%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,703	35.5%
\$500-999	3,080	64.2%
\$1,000-1,499	11	0.2%
\$1,500-1,999	3	0.1%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>4,797</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2006-2010 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	625	No Data
50% HAMFI	1,980	1,450
80% HAMFI	4,150	3,370
100% HAMFI	No Data	4,779
<b>Total</b>	<b>6,755</b>	<b>9,599</b>

Table 30 – Housing Affordability

Data Source: 2006-2010 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$449	\$572	\$755	\$952	\$1,009
High HOME Rent	\$459	\$584	\$771	\$972	\$1,030
Low HOME Rent	\$459	\$584	\$736	\$850	\$948

**Table 31 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

There is a great need for sufficient housing for those individuals in the low to moderate income level. There are upwards of 700-800 individuals on the waiting list for public housing and section 8. Data from the 2000 Census and the 2006-2010 ACS show that median home value in 2000 was \$67,500. Median home value in 2010 was \$89,800. While home values have gone up 33%, this makes it more difficult for people trying to purchase their first home. The vast majority of renters (64.2%) are paying \$500-\$999 monthly for rent. For rental units, only 625 (9.25%) are considered affordable for households earning 30% HAMFI.

### How is affordability of housing likely to change considering changes to home values and/or rents?

From 2000 to 2010, median home values went up 33% and median contract rent went up 27%. With housing and rent values rising, more and more households are paying more than 30% of its income, creating more cost-burdened households.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the 2006-2010 ACS, the Area Median Rent (AMR) in Beloit was \$548/month in 2010. The average fair market rent was \$747/month, the average high HOME rent was \$763/month and the average low HOME rent was \$715/month. Given that the AMR in Beloit is lower, it appears that rent is affordable. However, when we look at incomes compared to rent, we see that housing is not affordable and cost burden is still the most common housing issue in the City. Based on this information, the City will continue to support programs that maintain our current housing stock. The City will also support programs that would increase income and financial management, such as education and training, utility assistance, and financial budget training.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The table below shows the number of housing units, by tenure, based on the number of conditions or characteristics the unit has. The table also includes the calculations for the percentage of total units that category represents.

Renter-occupied units have a higher percent of units with a substandard condition; however, almost all of those units have only one substandard condition.

### Definitions

Selected conditions are similar to housing problems in the Needs Assessment and include (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,724	29%	2,634	55%
With two selected Conditions	32	0%	50	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,590	71%	2,113	44%
<b>Total</b>	<b>9,346</b>	<b>100%</b>	<b>4,797</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2006-2010 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	533	6%	544	11%
1980-1999	819	9%	796	17%
1950-1979	4,401	47%	1,787	37%
Before 1950	3,593	38%	1,670	35%
<b>Total</b>	<b>9,346</b>	<b>100%</b>	<b>4,797</b>	<b>100%</b>

Table 33 – Year Unit Built

Data Source: 2006-2010 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,994	86%	3,457	72%
Housing Units build before 1980 with children present	245	3%	4,200	88%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Unknown	Unknown	557
Abandoned Vacant Units	Unknown	Unknown	Unknown
REO Properties	Unknown	Unknown	88
Abandoned REO Properties	Unknown	Unknown	Unknown

**Table 35 - Vacant Units**

By using water meter data, the City of Beloit estimates that approximately 557 units or (4%) of the housing stock in the City is vacant. This is the City’s best estimate; however, this number may not be accurate due to system deficiencies when defining an inactive property.

The City of Beloit does not have a listing of vacant properties; however the City is currently researching options to adopt a vacant property registration program. The City’s Code Enforcement staff has reported an increase in properties that are abandoned and have severe code violations. Many of these properties are in great need of rehabilitation and some require demolishing. We are looking to propose the Vacant Property Registration Program in the next two years.

### Need for Owner and Rental Rehabilitation

The age of housing is commonly used by State and Federal housing programs as a factor to estimate the condition of housing stock. Typically, most homes begin to require major repairs and rehabilitation at around 30 years of age. Approximately 72% of homes in the City were 30 years or older as of 2010, according to the 2006-2010 CHAS data.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The City of Beloit Housing Services Division estimates the percentage of homes that may be affected by lead-based paint to be 81% of the total housing stock. This equates to approximately 11,457 units. These numbers are estimated based off the 2006-2010 ACS and the 2006-2010 CHAS which revealed that 81% of the units were built before 1980. It also

showed that approximately 31.4 percent of the homes built before 1980 have children present. This equates to approximately 4,445 units with children present.

With approximately 11,457 units with lead based paint hazards, this equates to the following when translated by income:

- 2,078 extremely low income households or (18.14%) of extremely low income households have a lead-based paint hazard.
- 1,681 very low income households or (14.67%) of very low income households have a lead-based paint hazard.
- 2,070 low income households or (18.07%) of low income households have a lead-based paint hazard.
- 1,511 moderate income households or (13.19%) of moderate income households have a lead-based paint hazard.

These numbers were estimated based on the total number of households within the extremely low, very low, low, and moderate income levels multiplied by the 81% of housing stock built before 1980.

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	2,565	2,075	2,555	1,865	5,080

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Beloit Housing Authority (BHA) currently oversees 131 public housing units. There is a greater need for public housing in the City of Beloit and there are often very long waiting lists for public housing.

### Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			131	598				0	0	0
# of accessible units										
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The current supply of public housing includes 131 units. Of these units, 41 units are designated specifically for elderly and disabled persons. There are also 6 handicap accessible units. These units are comprised of apartments, townhouses, duplexes and single family houses.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The physical condition of the public housing units is good. Within the last 5 years, the units were completely gutted and renovated. These renovations were through a Low-Income Housing Tax Credit project. Updates to public housing units included new roofing



and siding, flooring, mechanicals, lighting, appliances, and in some cases construction of additions and garages. Renovations also focused on energy efficiency.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
All Public Housing Developments (Pending additional information from BHA)	88

Table 37 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Within the past three years, all public housing has undergone an extensive modernization through a Low-Income Housing Tax Credit project, including new construction of Parker Bluff; a 41-unit apartment building for senior and disabled individuals. Additional public housing updates included cosmetic and physical upgrades to the family housing sites. These upgrades included roofing and siding, flooring, mechanicals, lighting, appliances, and in some cases, construction of additions and garages.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The BHA has a full time Family Self-Sufficient Coordinator, whose primary duty is to identify the individual needs of the diverse population of Public Housing and Housing Choice Voucher participants, and directly link them to the appropriate services to address those needs. This is accomplished by the creation of partnerships with local and state agencies, who serve low to moderate-income families, the elderly, and persons with disabilities to provide services. In many cases, these agencies conduct programs on-site at the BHA, which enables more residents to have access to their services. A large focus of BHA’s Family Self-Sufficiency program is to provide homeownership opportunities for program participants, allowing them to cycle off of public assistance programs so others can allow the BHA to serve additional low-income individuals and families.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The City of Beloit has several organizations that provide supportive services and housing opportunities to the area’s homeless populations. These organizations provide a wide variety of programs to assist homeless individuals and families attain the goal of permanent housing and self-sufficiency.

### Facilities and Housing Targeted to Homeless Households

This data includes both Rock and Walworth County.

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	106	32	134	21	
Households with Only Adults	28		76	108	
Chronically Homeless Households					
Veterans					
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

### Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Beloit Area Community Health Center is a medical facility that uses a sliding scale based on your annual income and family size. They provide dental care, health education, pregnancy testing, family planning, teen health and youth programs, child exams, school and sports exams and physicals, treatment for chronic illness, geriatric counseling and treatment, mental health counseling, AODA counseling, confidential STD/HIV testing, comprehensive care of HIV positive patients, and social service referrals.

HealthNet of Rock County is a non-profit, volunteer based health and dental clinic offering services free of charge to uninsured residents of Rock County that are at or below 185% of the federal poverty level. They provide general primary medical care and pediatrics, mental health care, dental care, vision care, and prescription medications.

Family Services also provides an array of services that focus on prevention, mental health counseling and advocacy, case management, advocacy for sexual assault victims and abused/neglected children, education, and therapy. This agency is accredited by the *Council on Accreditation*.

The Rock County Job Center, operated by the Wisconsin Department of Workforce Development and the Wisconsin Job Center System, is a Wisconsin-centered employment exchange linking employers in all parts of the state and communities with anyone looking for a job. The Rock County Job Center is located in Janesville, WI, but JobCenterofWisconsin.com is available at no cost to both employers and job seekers and is available 24-hours a day.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The needs of individuals and families that find themselves without shelter in Beloit are met by the following agencies. Many individuals are referred to these programs by other social service agencies in the area such as United Way's First Call or other social service agencies. In addition, many of these agencies have trained staff members who are responsible for assessing the needs of low-income individuals and other individuals with extensive social and housing needs in an effort to prevent persons from becoming homeless.

Hands of Faith provides a 30-day emergency shelter for homeless families by rotating a schedule of overnight accommodations and meals with 20 local churches that also provide volunteer services. The shelter can accommodate approximately 14 families at a time. Hands of Faith collaborated with Family Services to provide funding to families in order to secure housing.

Family Services utilized Homeless Prevention and Rapid Re-housing Program (HPRP) funding to assist these families and the City provided CDBG funding to assist with staff costs to provide case management and supportive services. These funding sources provided rental assistance to the families for up to 18 months in order to transition families out of homelessness and into permanent housing. HPRP funds are no longer available.

Family Services also operates the Beloit Domestic Violence Center. Clients secure their own living quarters and services are provided to these clients for a maximum of 18 months. In addition, Family Services operated The Key transitional living center until 2012. This facility could house four single women without children and could to stay at the center for a maximum of 12 months. The Key also had a food and clothing pantry.

The Sparrow's Nest is a 24 hour shelter for homeless, includes 22 beds for individuals. Users must seek employment during their stay and are limited to four weeks of continuous stay. They must wait 60 days before returning to The Sparrow's Nest.

Community Action of Rock and Walworth Counties provides scattered site Transitional Housing which is homeless individuals and families who reside in Rock and Walworth Counties with an emphasis on 18-21 year old parents in the City of Beloit. Participants receive rent assistance and direct assistance, intensive case management, employment workshops, educational support and life skills trainings. The program lasts 18 months.

NHS of Beloit provides foreclosure prevention counseling and grants in order to prevent homelessness. Voluntary Action Center and Senior Chore service provide a variety of personal and household services to the elderly and disabled in order to keep people in their homes.

Neighborhood Housing Services of Beloit operates the Britton House, a Single Room Occupancy (SRO) program which a project based Section-8 housing facility that provides 45 rooms for men.

Caritas operates a food and clothing pantry and provides services to individuals with HIV/AIDS.

Rock County Human Services provides Emergency Rental Assistance of \$200 per household member to individuals and families who receive an eviction notice for non-payment of rent, and emergency due to fire, flood, natural disaster, energy crisis, or homelessness.

The Salvation Army provides a hot lunch program, distributes surplus food items to those in need and offers emergency vouchers to homeless persons, giving them a place to stay for the night.

The American Red Cross offers motel vouchers to individuals and families who face a crisis such as fire, flood, or other natural disaster and several area churches sponsor free meal programs.

The City continues to participate in the Homeless Intervention Task Force and its subcommittees. This group works collaboratively on a countywide basis to address the needs of homeless individuals and families.

City staff also works with persons who are homeless due to housing that has been deemed unfit, condemned, or that has been damaged by flood, fire, or other disaster. Staff assists these residents in navigating the social service system to connect them with an appropriate agency that can serve their needs.

As a part of HITF and DART, the City was able to coordinate and organized response to two mass displacements in 2013. One was the result of a fire at a 31-unit multifamily residential building that houses elderly and disabled residents, in which all residents were displaced. The

City and DART met with residents nightly to identify needs, and coordinate a caseworker workshop which was set-up for two full days in a local church. Displaced residents were able to meet with caseworkers from the COC/HITF network and connected to resources and programs. The workshops enabled all tenants to be placed in either temporary housing with a program and/or case worker, or permanent housing.

A second mass displacement occurred in which a 54-unit building needed to be vacated as a result of the frigid cold temperature and pipes bursting. These events made the building's heating system inoperable, caused flooding, and caused ceilings to fall in. All residents were displaced from this building as well. The City and DART coordinated an organized response to this displacement by creating triage system in which residents could call a main number and speak to a case worker. The case worker would then meet with the tenant and connect them with emergency resources available throughout the COC/HITF network.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Throughout the City of Beloit, there are various subpopulations that are not homeless, but have specific housing needs and may also require special attention due to their current or prospective service needs. The City of Beloit recognizes the following subpopulations as special needs: elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and victims of domestic violence, dating violence, sexual assault, and stalking.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The needs identified for special needs population in regards to supportive housing needs tend to be specific to their special need. For elderly, frail elderly, and persons with physical disabilities, we anticipate seeing a greater need for specialized housing, such as housing specifically for elderly, or handicap accessible housing. Many smoking bans in apartments have displaced people, especially seniors. The Center for Disease Control and Prevention estimates that 9% of those over 65 years of age and older smoke cigarettes on a daily basis. Persons with physical, mental, or developmental disabilities may have trouble maintaining housing due to behavioral issues, trouble finding employment, or being denied for disability. The appeal process on disability can take up to a year and many have trouble obtaining the proper documentation from doctors to apply for disability. Victims of domestic violence often become chronically homeless due to more police calls and uneducated landlords who victim blame if they stay with their abuser. They also have a hard time getting subsidized housing with eviction/s on record. Many times, victims of domestic violence refuse to go to shelters because if they do, they are not allowed to call home. Service providers who attended the steering committee meetings indicated that those with criminal backgrounds have trouble finding housing because of background checks. Many people getting out of prison realize that they do not want to associate with previous acquaintances, however, if they cannot find anywhere else to go, they often return to those people and the chronic criminal cycle begins. The City of Beloit has recognized a need for services for those with criminal backgrounds to help them overcome obstacles in the way of housing. Those with alcohol and other drug addictions often need to participate in a 90 day inpatient care rehabilitation and prove they have tried to help themselves before public housing will work with them.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Community Action’s Shelter Plus Care program partners with [Rock County Human Services](#) to provide rental counseling and assistance to homeless, mentally ill households in Rock County. The program provides a rental subsidy to assist these households in accessing permanent housing, while the Rock County Community Support Program provides intensive case management to assist households in becoming stable.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City will continue to support programs for seniors, such as the Home Companion Registry and Senior Chore Service.

The City will provide deferred housing rehab loans to special needs populations.

The Beloit Housing Authority has 41 housing units for the elderly and disabled and has established a local preference for elderly and disabled residents.

The City will make special needs issues a priority when budgeting CDBG funds. The programs that the City of Beloit supports through CDBG are listed below:

**List programs approved that relate to special needs!**

**TBD**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The programs listed above are the activities that the City of Beloit plans to undertake during the next year to address the housing and supportive service needs identified in accordance.



## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City's zoning and development regulations are comprehensive and progressive and pose no barrier to affordable and fair housing goals for the City. In fact, the opposite is true. The progressive nature of these policies seems to have been designed to support the fair housing efforts of the City. The City's Future Land Use Map (2008) identifies most future residential growth areas as "Planned Neighborhood," which is a land use category that is intended to provide for a variety of housing choices and a mix of non-residential uses. Within Planned Neighborhood areas, the City's stated goal is to accommodate a mixture of housing types, costs, and densities. This will be accomplished through the use of Planned Unit Development (PUD) and Traditional Neighborhood Development (TND) zoning, as well as through conventional zoning districts. Within existing urbanized areas of the City, multi-family dwellings are permitted by-right in two residential zoning districts and above the ground floor in the central business district. Other factors that contribute to the availability of fair and affordable housing include low permit fees, small minimum lot sizes to keep lots affordable, and a zoning provision that allows single-family homeowners to rent up to two rooms to unrelated "roomers."

As stated above, the City strives to provide public policies that pose no barrier to affordable and fair housing for residents. The City's 2012 Analysis of Impediments to Fair Housing Report has concluded that the City has met and continues to meet the goals of affordable and fair housing.

The City's Equal Opportunity Commission (EOC) will solicit bids in 2015 for Fair Housing outreach and education to be done on a quarterly basis throughout the City of Beloit. The City will also be updating its Analysis of Impediments to Fair Housing in 2016.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

To provide long-term solutions for residents continuing to face economic downturn, the City must generate new opportunities for economic success and stability for families city-wide. The following information identifies economic sectors in the City of Beloit where job opportunities exist and identifies reasons why some employment sector positions are not being filled.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	86	26	1	0	0
Arts, Entertainment, Accommodations	1,418	1,507	11	12	0
Construction	465	253	4	2	-2
Education and Health Care Services	2,061	2,709	17	21	5
Finance, Insurance, and Real Estate	580	541	5	4	0
Information	211	115	2	1	-1
Manufacturing	3,210	2,994	26	24	-2
Other Services	490	433	4	3	-1
Professional, Scientific, Management Services	627	1,181	5	9	4
Public Administration	80	26	1	0	0
Retail Trade	1,514	1,580	12	12	0
Transportation and Warehousing	393	226	3	2	-1
Wholesale Trade	569	644	5	5	0
Total	11,704	12,235	--	--	--

**Table 39 - Business Activity**

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	18,456
Civilian Employed Population 16 years and over	15,910
Unemployment Rate	13.79
Unemployment Rate for Ages 16-24	24.51
Unemployment Rate for Ages 25-65	10.30

**Table 40 - Labor Force**

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	2,168
Farming, fisheries and forestry occupations	459
Service	1,985
Sales and office	2,440
Construction, extraction, maintenance and repair	1,120
Production, transportation and material moving	1,642

**Table 41 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,660	77%
30-59 Minutes	2,774	18%
60 or More Minutes	651	4%
<b>Total</b>	<b>15,085</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2006-2010 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,655	527	1,276
High school graduate (includes equivalency)	4,505	871	1,377
Some college or Associate's degree	3,602	344	884

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	2,405	98	305

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	123	288	165	481	418
9th to 12th grade, no diploma	777	970	428	1,126	595
High school graduate, GED, or alternative	1,733	1,608	1,861	3,284	2,147
Some college, no degree	1,727	999	818	1,627	695
Associate's degree	139	310	465	611	117
Bachelor's degree	163	465	429	903	277
Graduate or professional degree	11	99	197	729	308

**Table 44 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,235
High school graduate (includes equivalency)	25,675
Some college or Associate's degree	28,773
Bachelor's degree	39,229
Graduate or professional degree	51,413

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

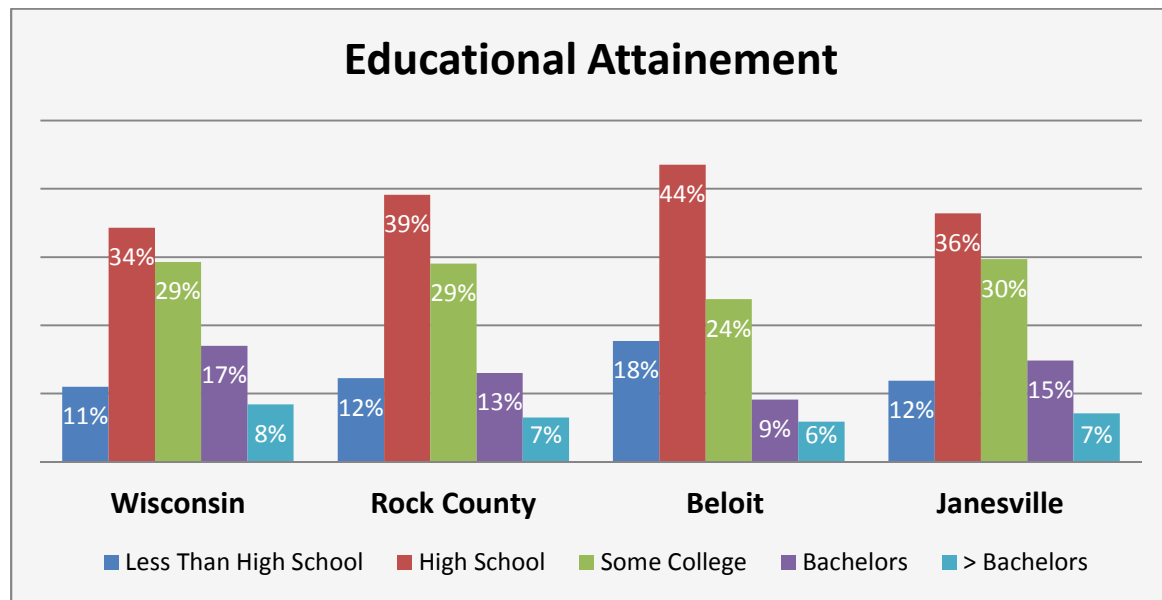
### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sector within the City of Beloit is manufacturing at 26% share of workers. Education and health care services come in second with 17% share of workers. Retail trade and arts, entertainment, and accommodations come in third and fourth with 12% and 11% share of workers respectively.

**Describe the workforce and infrastructure needs of the business community:**

The City of Beloit is lacking in training programs that are specifically tailored to the jobs in our community. We have many skilled jobs, but not enough highly skilled individuals to fill those jobs. According to the *2009 On The Map* from the United States Census, of the 15,584 residents who live in Beloit and journey to work, only 33.5% work inside the City limits, while 66.5% of workers journey outside the City for employment.

Higher education is the most immediate need for the workforce and infrastructure needs of the business community in the City of Beloit. The chart below shows the educational attainment levels of individuals within the City of Beloit, Rock County, Janesville, and Wisconsin. The chart reveals that sixty-two percent (62%) of Beloit’s educated population has obtained an education level of high school or less. For other education attainment levels beyond high school, the City of Beloit has less representation at those attainment levels compared to other locations in the chart. In fact, only thirty-nine percent (39%) of Beloit’s educated population have obtained an education beyond high school. When this is compared to other listed places in the chart, the educated population for the City of Beloit lags behind. For example, forty-nine percent (49%) of the educated population for Rock County have obtained an education beyond high school, fifty-two percent (52%) for Janesville, and fifty-four percent (54%) for Wisconsin.



Source: U.S. Census Bureau; American Community Survey, 2005-2009

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Currently, the skills and education of the current workforce do not correspond well to the employment opportunities available. According to a representative from the Downtown Beloit Association, the biggest complaint from businesses is that there is not a pool of skilled workers. Without a skilled workforce, the residents of Beloit are not meeting the needs of employers in the area, forcing companies to find employees elsewhere.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City of Beloit does have some resources available for workforce training. The educational institutions in the community include local high schools, Blackhawk Technical College, Beloit College, and the University of Wisconsin Rock County. During the third steering committee meeting, agency representatives and service providers spoke about these educational institutions and how they relate to the needed workforce in the community. They expressed many concerns. In high school, adolescents are getting some machining and industry trades education, but only when they choose these classes as an elective, and even then, they are relatively general. Beloit College offers business degrees, but is a private school and is relatively expensive. Limited scholarships are available. Blackhawk Technical College offers some technical degrees; however, they do not offer a four year Bachelor's degree. University of Wisconsin Rock County offers courses in engineering, liberal arts, nursing, and criminal justice, however, in order to get a four year Bachelor's degree, you must collaborate with another UW school. The options of Bachelor's Degree majors are very limited.

Another program that provides workforce training in the Beloit community is Community Action Inc. Community Action offers a Skills Enhancement Program with that focuses on facilitating training that will increase the participants' earned income. Participants work at least 20 hours per week and learn job skills in fields with growing demand and possibility for advancement. Community Action covers the cost of tuition, books, fees, and associated costs such as childcare or transportation. This program allows low-wage workers to secure training and supports their need to get out of dead-end-jobs, and instead enter fields that are growing in demand.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The City of Beloit does not participate in a Comprehensive Economic Development Strategy.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Regional Economic Development activities/organizations that the City of Beloit is involved with include:

- Rock County Development Alliance
- Rock County 5.0
- MepREP (Madison Area Economic Development Partnership)
- Tri-State Alliance

Although the City of Beloit is involved with these partnerships, they are all private ventures and not government programs.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

**What are the characteristics of the market in these areas/neighborhoods?**

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The mission of the City of Beloit in administering the CDBG programs is to assist those at risk of becoming homeless, create new jobs, retain existing jobs, assist low to moderate income people, assist special needs populations, such as public housing residents, elderly, homeless, and victims of domestic violence, increase property values, and improve the quality of housing stock. Activities and programs will also serve to decrease the proportion of rental units and the unemployment rate and help stabilize neighborhoods by keeping people in their homes or helping people secure homes.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 46 - Geographic Priority Areas**

Geographically, Beloit has many of the same common needs throughout the entire city. Both Beloit Housing Authority and the Rock County ADRC expressed that they see somewhat similar needs throughout the community, with no specific geographic areas with extremely high need.

Although the City of Beloit will not be dedicating a certain percentage of funds to any particular area, there are minority concentrations within census tracts 16, 17, 18, and 23 that have a higher need than the City as a whole. All of these census tracts also have high concentrations of very low income households and may be given a high priority.

One area of these areas, in particular, that may be considered a higher need area would be the Merrill area. This area is considered one of the bad neighborhoods and tends to be dangerous to raise families in. Many homeowners in this area do not have the funds or resources to make even minor repairs to their homes. Many seniors and families located in this area are unable to leave because they would have to sell their homes at an enormous loss.

Another area of concern is outlying and rural areas around Beloit. Because people living in the areas are not within City jurisdiction, they are not qualified to receive many funds and resources that are available to residents within City limits.

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City will not be dedicating a set amount of funds to any geographic area of the City. The majority of the programs funded are provided on a City-wide basis.

## **SP-25 Priority Needs - 91.215(a)(2)**

### **Priority Needs**

#### **Table 47 – Priority Needs Summary TBD**

#### **Narrative (Optional)**

Priority needs were identified through discussion with the Consolidated Plan Steering Committee, which was established including City staff and representatives of CDBG-funded and non-CDBG funded programs. This Committee met three times over a 6 week period to review the Plan in progress and discuss community needs. The representatives included a broad range of programs including, minority, homeless, redevelopment, elderly, youth, AODA, and Latino outreach programs. The public meetings were noticed in the Stateline News, available at no cost to all residents, as well as the Beloit Daily News. All public meetings and hearings were held in buildings that are handicapped accessible. A draft of the plan was also made available for review at City Hall, the Public Library, and the City's website. Staff was available to provide assistance to Spanish-speaking residents who were interested in the plan documents. The City has bi-lingual staff in the Department who can provide this assistance.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Expected to decrease
TBRA for Non-Homeless Special Needs	Expected to decrease
New Unit Production	Stagnant
Rehabilitation	Expected to increase
Acquisition, including preservation	Expected to increase

**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) TBD**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG								

Table 49 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Beloit	Public	Grantee	City of Beloit
Others TBD			

Table 50 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X		X
Transportation	X		
<b>Other</b>			
Free Meal Programs	X	X	X

Table 51 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

**SP-45 Goals Summary – 91.215(a)(4) TBD - Budget approval will determine**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 52 – Goals Summary

**Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**



## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City of Beloit is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

### **Activities to Increase Resident Involvements**

The BHA will encourage residents to participate in the management of BHA through opportunities to serve on a resident council or the governing board, the Community Development Authority (CDA).

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

The Beloit Housing Association (BHA) is not designated as troubled.

### **Plan to remove the ‘troubled’ designation**

The BHA is not designated as troubled.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The City updated its Analysis of Impediments to Fair Housing in January of 2012. The report concluded that the City has and continues to meet the goals of affordable and fair housing. The City's zoning and development regulations are comprehensive and progressive and pose no barrier to affordable or fair housing goals for the City.

## **SP-60 Homelessness Strategy – 91.215(d)**

The City will provide funding through the CDBG program to programs that help chronically homeless individuals and families move into permanent housing and assist with any other issues they may have. Specifically, the City will support programs that provide:

- Outreach and assessment
- Supportive services
- Long-term case management and client advocacy
- Transitional housing
- Stabilization strategies to move homeless individuals into economic independence

The Beloit Housing Authority has established a local preference for individuals and families who are participants in the transitional living program for housing rental assistance and those who are victims of domestic violence.

A potential barrier to accomplishing these activities would be the financial viability of the agencies which provide homeless programs. For example, the Domestic Violence Center has struggled over the past several years financially, and continuing the transitional portion of the program, which provides the longer-term support and ensures that people stop the homeless cycle, is essential to achieving the goal of ending homelessness. Another barrier is the public support for these programs. If the public does not support these programs, the City Council could quit funding these programs with CDBG funds.

The City will continue to fund programs that provide financial assistance to individuals and families to prevent them from becoming homeless such as foreclosure prevention and emergency rental assistance identified through supportive case management.

The City will continue to support programs that provide rental assistance and supportive services to homeless persons or persons at risk of becoming homeless, such as Hands of Faith and Community Action.

The City will continue to support programs that provide credit counseling and foreclosure prevention programs.

The City will also continue serving on the Homeless Intervention Task Force Displacement Action Response Team, which provides a planned emergency response to mobilize resources in the event of a mass displacement of residents due to unfit conditions or condemnations.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

#### **How are the actions listed above related to the extent of lead poisoning and hazards?**

#### **How are the actions listed above integrated into housing policies and procedures?**

The City of Beloit has funds dedicated to promote lead-safe and healthy homes. These funds provide lead hazard control and healthy homes intervention measures to mitigate lead hazards, lead paint poisoning and health hazards in households with children under the age of 6 and/or where children under the age of 6 are likely to reside.

Housing rehabilitation funds are used in conjunction with the lead funds to address other rehabilitation work needed to bring the home to code compliance. Housing Rehabilitation Programs will overlap with the Lead Grant Program and can be combined to provide a greater funding opportunity to address all lead hazards and healthy homes initiatives. A single application stream lines the process for the applicants.

A lead paint inspection and risk assessment is required of all properties to be funded with lead hazard control funds. Presumption of lead based paint based upon age of the property is insufficient. The inspection/assessment is performed by a certified lead risk inspector utilizing an X-Ray Fluorescence (XRF) tool, lead dust sampling, paint chip sampling, and soil testing. Testing is consistent with Chapters 5 and 7 of the HUD *Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing*. The lead paint inspection is conducted in accordance with EPA and HUD Guidelines.

The Rock County Health Department utilizes their current Birth Certificate Program to identify newborns in housing built prior to 1950 and seek to enroll those households in the grant program. Children with identified lead poisoning and elevated blood lead levels are currently referred to health department for follow up and will also be candidates for referral.

The City of Beloit Code Enforcement and Systematic Rental Inspection Programs identify housing with deteriorating paint hazards. When violations are noted, the property owner is referred to the housing loan/lead grant programs for potential assistance to address hazard conditions.

To ensure the units assisted are maintained in a lead-safe manner, procedures to educate households to perform proper cleaning and maintenance of their properties, including providing written guidelines within the lead clearance report, continued case management by the health department with households. Follow-up visual assessments and post construction inspections are performed of each unit at six and eighteen months.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families:**

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

- The Beloit Housing Authority will continue its Family Self-Sufficient Program from 2015-2019.
- The City will support programs that provide assistance to persons to increase their job skills and marketability.
- The City will support non-profit organizations that provide assistance to low and moderate- income residents by providing CDBG funds throughout the planning period.
- The Beloit Housing Authority will continue to provide homeownership opportunities to Section 8 participants in cooperation with NHS from 2015-2019.
- The City will support non-profit organizations that provide comprehensive case management and advocacy to low and moderate- income residents.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

CDBG Subgrantees are required to submit quarterly reports, which contain information on the number of people served, progress made toward meeting their objectives, and their financial status. Community Development staff monitor the Subgrantees on an annual basis to ensure compliance with HUD regulations. Their financial reports are also reviewed at this time. Following these visits, letters are sent to Subgrantees when any problems are identified. Monitoring summaries are shared with the CDA and the City Council when they review and approve the CDBG budget.

On an annual basis, the City reviews the Consolidated Plan and Annual Action Plan to determine the progress made toward the goals, objectives, and activities listed in the report.

## Expected Resources

**AP-15 Expected Resources – 91.220(c)(1,2) TBD – Depending on Budget approval**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Table 53 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

## Annual Goals and Objectives

AP-20 Annual Goals and Objectives **TBD – Depending on Budget approval**

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 54 – Goals Summary

### Goal Descriptions

## Projects

AP-35 Projects – 91.220(d) **TBD – Depending on Budget approval**

Introduction

Projects

#	Project Name

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

**AP-38 Project Summary TBD - Depending on Budget approval**

**Project Summary Information**

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

CDBG programming will be provided City-wide, with priority given to areas with minority or low-income concentrations. Areas of minority concentrations are census tracts where the percentage of racial minority population exceeds the overall percentage of racial minority population for the City of Beloit. According to our Analysis of Impediments, created in 2012, there are minority concentrations within census tracts 16, 17, 18, and 23. With the exception of census tract 16, the previously mentioned census tracts have been areas of minority concentration since 1990. The Analysis of Impediments also identified areas of Hispanic or Latino concentrations within census tracts 16, 17, 18, 19, and 23. Both minority concentrations and Hispanic or Latino concentrations tend to be in areas close to the center of the City, which is the oldest part of the City.

The 2005-2009 American Community Survey data shows low-income census tracts in the City of Beloit as 15, 16, 17, 18, and 21. All of these census tracts also have high concentrations of very-low income households. Roughly 26% of households in the City of Beloit are living at incomes at or below 30% of the County Median Income. However, the City will not be dedicating a set percentage of funds to any minority or low-income area.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	500
Special-Needs	50
Total	570

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	800
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	2
Total	832

Table 57 - One Year Goals for Affordable Housing by Support Type

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Beloit Housing Authority (BHA) will network with local agencies, departments, and businesses to inform the public of available services for extremely low-income, low-income, and moderate-income individuals.

### **Actions planned during the next year to address the needs to public housing**

- The BHA will work with Neighborhood Housing Services (NHS) to provide homeownership opportunities for its resident.
- The BHA will work with community partners to provide volunteer opportunities for BHA residents and applicants, which exposes the extremely low-income, low-income, and moderate-income households to opportunities to increase their job training skills, people skills, and self-sufficiency.
- The BHA will market available programs through local newspapers and radio stations. BHA staff will attend area Senior, Health, and Family events.
- The BHA will encourage extremely low-income, low-income, and moderate-income families to utilize the least restrictive housing opportunities available to them. They have a choice of programs that include public housing, Section 8 rental assistance, Section 8 homeownership, and Family Self-Sufficiency.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The BHA will encourage residents to participate in the management of BHA through opportunities to serve on a resident council or the governing board, the Community Development Authority (CDA). There is currently one Public Housing resident on the CDA.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The BHA is not designated as troubled.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

#### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

- The City will continue to support programs for seniors such as the Home Companion Registry, Senior Chore Service and Grinnell Hall.
- The City will provide deferred housing rehab loans to special needs populations.
- The Beloit Housing Authority has 41 housing units for the elderly and disabled, and has established a local preference for elderly and disabled residents.
- The City will make special needs issues a priority when budgeting CDBG funds. The Beloit Housing Authority will continue to use its funds to provide services and housing to these populations.
- The City will continue to fund programs that provide financial assistance to individuals and families to prevent them from becoming homeless such as foreclosure prevention and emergency rental assistance identified through supportive case management.
- The City will continue to support programs that provide rental assistance and supportive services to homeless persons or persons at risk of becoming homeless, such as Hands of Faith and Community Action.
- The City will continue to support programs that provide credit counseling and foreclosure prevention programs.
- The City will also continue serving on the Homeless Intervention Task Force Displacement Action Response Team, which provides a planned emergency response to mobilize resources in the event of a mass displacement of residents due to unfit conditions or condemnations.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **Discussion:**

The City updated its Analysis of Impediments to Fair Housing in January of 2012. The report concluded that the City has and continues to meet the goals of affordable and fair housing. City staff will continue enforcement activity in 2015. The City's zoning and development regulations are comprehensive and progressive and pose no barrier to affordable and fair housing goals for the City.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

**Actions planned to address obstacles to meeting underserved needs**

**Actions planned to foster and maintain affordable housing**

**Actions planned to reduce lead-based paint hazards**

**Actions planned to reduce the number of poverty-level families**

**Actions planned to develop institutional structure**

**Actions planned to enhance coordination between public and private housing and social service agencies**

### **Discussion:**

None at this time

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	<b>\$500,000**</b>
**Please note that this amount will be updated as the year continues and funds are received and expended.	
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	

#### Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

**Discussion:**



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

October 2, 2014

## **PUBLIC NOTICE**

The City of Beloit will submit its 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and list of projects funded with 2015 Community Development Block Grant (CDBG) funds to the Department of Housing and Urban Development (HUD) on or before November 15, 2014, or at such a date thereafter prescribed by HUD.

This notice is to inform the public that a 30-day comment period on the 2015-2019 Consolidated Plan and 2015 Annual Action Plan and list of projects to be funded begins October 3 and ends November 2, 2014. The 2015-2019 Consolidated Plan, 2015 Annual Action Plan, and 2015 CDBG Budget are available for review in the Community Development Department, Third Floor, City Hall, 100 State Street, between 8:00 AM and 5:00 PM, Monday through Friday. The Consolidated Plan, Annual Plan, and CDBG Budget will also be available during the above timeframe on the City's website at [www.ci.beloitwi.gov](http://www.ci.beloitwi.gov) under City Departments - Community Development and at the Beloit Public Library during normal business hours. A public hearing on the proposed allocation of \$560,000 in new 2015 CDBG funds and approximately \$196,300 in program income will be held on October 20, 2014 during the City Council meeting in The Forum of City Hall. The City Council will take action on this proposal on November 3, 2014.

For further information or to submit comments, contact Teri Downing in the Community Development Department at (608)364-6705 or by email at [downingt@beloitwi.gov](mailto:downingt@beloitwi.gov).

**Published:**

October 3, 2014	City Website
October 4, 2014	Beloit Daily News
October 5, 2014	Stateline News

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

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**Topic:** Public Hearing on the 2015 HOME Investment Partnerships Proposed Budget

**Date:** October 20, 2014

**Presenter(s):** Julie Christensen

**Department:** Community Development Authority

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### **Overview/Background Information:**

In July 2001, the City of Beloit, Rock County and City of Janesville formed the Rock County HOME Consortium. This allows us to receive HOME funds directly from the Department of Housing and Urban Development (HUD) similar to CDBG. We are required to hold a public hearing to seek community input on the proposed use(s) of the HOME funds awarded to the City.

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### **Key Issues (maximum of 5):**

1. According to HOME Investment Partnership Program guidelines, 15 percent of the HOME funds must be allocated to a Community Housing Development Organization (CHDO). In this HOME agreement, it was determined that this 15 percent would be allocated to a CHDO in Beloit. This agreement also established that the City of Beloit would receive 19 percent of the Consortium dollars awarded.
2. For 2015, we are estimating that the Consortium will receive \$479,000. Based on that budget, the City of Beloit's share would be \$91,010, and the CHDO share would be \$71,850.
3. On October 3, 2014, the Community Development Authority (CDA) recommended that the City's dollars be used to fund the City's Housing Rehabilitation Revolving Loan Fund for owner-occupied properties. The CDA is also recommending that the CHDO dollars be used for acquisition-rehabilitation projects.

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### **Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):**

- o Consideration of this request supports Strategic Goal #5.

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### **Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):**

- **Reduce dependence upon fossil fuels** – Not applicable
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – Not Applicable
- **Reduce dependence on activities that harm life sustaining eco-systems** – Not Applicable
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The CDA has proposed funding projects which meet the present and future housing needs of our community.

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### **Action required/Recommendation:**

No Action – Hold Public Hearing Only

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**Fiscal Note/Budget Impact:**

This action does not have any impact on the City's operating budget. The entire program is funded with HOME and CDBG funds.

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**Attachments:**



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**Monday, October 6, 2014**

Presiding: Mark Spreitzer  
Present: Sheila De Forest, Regina Hendrix, Ana Kelly, Chuck Kincaid, and David F. Luebke  
Absent: Charles M. Haynes

1. The meeting was called to order at 7:00 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
  - a. Councilor De Forest presented a proclamation declaring October 5-11, 2014, as **National Fire Prevention Week** to Beloit Fire Chief Brad Liggett. Chief Liggett thanked the Council for the proclamation and said that fire department personnel will be presenting information regarding fire safety to children in schools over the next few weeks. He reminded the public to practice exit drills at home and encouraged everyone to attend the Survive Alive Fundraiser on October 9<sup>th</sup>.  
File 7148
  - b. Chief Liggett presented **Citizen Citations for Bravery** to Brendon Golden, Kerry Mann, and Shamia Valadez and **Good Samaritan Awards** to Jenell Mann, Stephanie Stolz-Nevel, and Renee Wood for their assistance in saving trapped motorists Jim and Shirley Fregeau from an automobile fire. Kelly Fallen, daughter of Fregeaus, thanked these six individuals for their efforts in saving her parents' lives.
4. PUBLIC HEARINGS
  - a. Community Development Director Julie Christensen presented a resolution authorizing a **Conditional Use Permit** to allow an outdoor seating area and outdoor sales, possession and consumption of alcohol in the CBD-2, Central Business District-Fringe, for the property located at 500 Pleasant Street. It was noted that the Plan Commission recommended approval 4-0. President Spreitzer opened and closed the public hearing without participation. Councilor De Forest asked how close the patio is to the bike trail, and City Manager Larry Arft indicated that it is 12 feet away. Councilor Luebke made a motion to adopt the resolution, and Councilor Kincaid seconded. The motion carried 6-0. File 7799/8645
5. CITIZENS PARTICIPATION
  - Beloit College Upward Bound member Tamera Gordon encouraged the Council and the public to donate to or participate in upcoming efforts to package 350,000 meals for children in the Philippines and locally with Kids Against Hunger.
  - Pastor Kevin Pullam, 1151 E Grand Avenue, introduced himself to the Council and the public as the Pastor of Emmanuel Baptist Church. He thanked the Council for their work and said he hopes to collaborate with the Council to continue to make Beloit a better place.
6. CONSENT AGENDA

Councilor Luebke made a motion to adopt the Consent Agenda, and Councilor De Forest seconded. The motion carried that the Consent Agenda be accepted, approved, adopted, or referred and acted upon as required by state and local codes by a vote of 6-0.

  - a. The **Minutes** of the Regular meeting of September 15, 2014, were approved.
  - b. The request to locate a **Wireless Communication Facility** at Telfer Park/Pohlman Field, 2301 Skyline Drive, was referred to the Plan Commission. File 7595

- c. The application for **Class “B” Beer and “Class B” Liquor License** for Overby LLC, d/b/a Alumni House, located at 863 Fifth Street, Wayne Overby, Agent, was referred to the ABLCC. File 8645
- d. The resolution approving a **Temporary Class “B”/“Class B” license** for Our Lady of Assumption Church (OLA), located at 2222 Shopiere Road, for the Gracyalny Concert event on October 18, 2014, was approved. File 8645
- e. The resolution approving a **Temporary Class “B”/“Class B” license** for Our Lady of Assumption Church (OLA), located at 2222 Shopiere Road, for the Taste of OLA event on November 8, 2014, was approved. File 8645

7. ORDINANCES – none

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor Luebke said that he was proud to attend the ribbon-cutting ceremonies at Cunningham and Gaston Schools and welcomed Pastor Pullam to Beloit.
- Councilor De Forest said it was a pleasure to attend the Gaston and Cunningham open houses. She said that she wanted to express gratitude to Nicki Meyer for her work with the Friends of the Riverfront and to Larry Arft for taking the lead to organize youth programming efforts.
- Councilor Kincaid said that he went to the farmers market on Saturday and urged Pastor Pullam to attend the market as well.
- Councilor Hendrix said that Pastor Pullam is her Pastor and noted that the BRAVE (Beloit Residents Against Violence Everywhere) initiative is launching on October 8<sup>th</sup>. She said that it was nice to see the young people in the audience and is happy to see Upward Bound support Kids Against Hunger.
- Councilor Kelly said that she participated in Homecoming week events, a BRAVE meeting, school ribbon-cuttings, parent-teacher conferences, and the career and technology fair.
- Councilor Spreitzer said that he spoke at the Cunningham ribbon-cutting and reminded the public that there are only a couple weeks left of the farmers market. He said that there is a new bridge in Big Hill Park that will allow the trail to extend north to Janesville.

10. CITY MANAGER'S PRESENTATION

- a. City Manager Larry Arft and Finance and Administrative Services Director Eric Miller presented an overview of the proposed **2015 Operating, Library, and Capital Improvement Budgets**. It was noted that the budget document is available for review at [www.beloitwi.gov](http://www.beloitwi.gov). Mr. Arft's budget highlights included a proposed increase in the local vehicle registration fee from \$10 to \$20; a Public Works Department “Tag-it” program that would eliminate billing for extra garbage bags and bulky item pick-up and instead allow residents to purchase prepaid tags; and the proposed purchase of the Girl Scout facility at Big Hill Park. Mr. Arft and Mr. Miller indicated that the budget would be reviewed in detail with the City Council at the upcoming workshop.
- b. Councilor Luebke made a motion to schedule the **Council Budget Workshop** for 8:00 a.m. on Monday, October 13, 2014, in the Community Room at the Beloit Public Library. Councilor Kelly seconded, and the motion carried 6-0.

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Mr. Arft presented a resolution authorizing the **Transfer of Ownership** of a Portion of 232 Shirland Avenue from the City of Beloit, Wisconsin, to the City of South Beloit, Illinois. He said that the City purchased this property a year ago with the intent to transfer ownership of the portion in Illinois to the City of South Beloit. Councilor Luebke pointed out that this is a prime example of cooperation between governments for the common good of the taxpayers. Councilor De Forest said that she is thankful for Mayor Schoonover's leadership. Councilor Kincaid made a motion to adopt the resolution, and Councilor De Forest seconded. The motion carried 6-0. File 8345
- b. Ms. Christensen presented a resolution authorizing the City Manager to acquire **1009 Central Avenue** from Rock County. She indicated that, if the house is habitable, the City would make



efforts to rehabilitate and sell the property. However, she said that if the inside of the house is in terrible shape, it will be demolished. Councilor De Forest said that any rehab may be expensive because the duplex would need to be converted to a single-family dwelling. Councilor Kincaid asked what would happen if the City did not purchase this property, and Ms. Christensen said that Rock County would make efforts to sell it at auction. Councilor Kelly made a motion to adopt the resolution, and Councilor Luebke seconded. The motion carried 6-0. File 8102

- c. Public Works Director Greg Boysen presented a resolution authorizing the Public Works Department to apply for **Accreditation** through the American Public Works Association. He indicated that part of accreditation includes a performance and policy audit to ensure that best practices are being used. City Attorney Elizabeth Krueger presented an amended resolution to the Council. Councilor De Forest asked about the cost and staff time involved in accreditation, and Mr. Boysen indicated that the cost is \$12,000 for the initial process and that he does not anticipate accreditation taking additional staff time. Councilor De Forest said that she does not need national recognition to know that the Public Works Department is great. Councilor Luebke made a motion to adopt the resolution, and Councilor Hendrix seconded. Councilor De Forest made a motion to amend the resolution to remove the statement "or an agreement in substantial conformity with the attached agreement provided the agreement meets with the approval of the City Attorney" from the resolution. Councilor Luebke seconded, and the motion to amend the resolution carried 6-0. The motion to adopt the amended resolution carried 5-1, with Councilor De Forest voting in opposition. File 8660
- d. City Clerk Rebecca Houseman LeMire presented a resolution authorizing the City Manager to execute a **Sales Order Agreement and Maintenance Contract** for election equipment. Ms. LeMire indicated that she has been working with the other clerks in Rock County to review eligible equipment since 2012 and the group decided to purchase the DS200 Digital Image Scanner from Elections Systems and Software, LLC. Ms. LeMire said that this is a county-wide purchase project but that each municipality must execute their agreements individually. She said that the City will take possession of the machines in 2014 with payment and first usage in 2015 and that there are funds proposed in the 2015 Capital Improvements Budget for this purchase. Councilor De Forest said that she was pleased to see that the machine will take a digital image of each ballot. Councilor Kelly inquired about the internal modem, and Ms. LeMire said that it would allow results to be transmitted directly from the polling place to Rock County so that results could be announced quickly after the polls close. Councilor Luebke made a motion to adopt the resolution, and Councilor Kelly seconded. The motion carried 6-0. File 7022

12. At 8:42 p.m., Councilor Hendrix made a motion to adjourn the meeting, and Councilor De Forest seconded. The motion carried 6-0.

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Rebecca Houseman LeMire, City Clerk

[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)

Date approved by Council:



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**

**Special Meeting**

**Beloit Public Library Community Room**

**605 Eclipse Boulevard, Beloit, WI 53511**

**Monday, October 13, 2014**

Presiding: Mark Spreitzer

Present: Sheila De Forest, Charles Haynes, Regina Hendrix, Ana Kelly, Chuck Kincaid, and David F. Luebke

Absent: None

1. Councilor Spreitzer called the meeting to order at 5:11 p.m. in the Community Room, located at the Beloit Public Library.
2. City Manager Larry Arft presented a proposed resolution authorizing an **Appeal to Wisconsin Tax Appeals Commission**. He indicated that this appeal is of the 2014 City of Beloit equalized values from the Wisconsin Department of Revenue, which are based on the 2013 values that the City is also appealing. Councilor Luebke made a motion to adopt the resolution, and Councilor Kincaid seconded. The motion carried 7-0. File 8611
3. Councilor Haynes made a motion to adjourn into closed session pursuant to Wis. Stats. 19.85(1)(e) to **discuss a pending real estate transaction**, the discussion of which would harm the City's competitive or bargaining interests if held in open session. Councilor Kelly seconded. The motion carried, and the Council adjourned into closed session at 5:20 p.m.
4. At 6:06 p.m., Councilor Kincaid made a motion to adjourn the meeting. Councilor Luebke seconded, and the motion carried 7-0.

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Rebecca Houseman LeMire, City Clerk

[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)

Date Approved by Council:

**RESOLUTION**  
**APPROVING AN AMENDMENT TO THE CLASS “B” BEER AND “CLASS B”**  
**LIQUOR LICENSE FOR MERRILL AND HOUSTON’S STEAK JOINT, LLC, D/B/A**  
**MERRILL AND HOUSTON’S STEAK JOINT, LOCATED AT 500 PLEASANT**  
**STREET, FOR AN OUTDOOR PREMISES EXTENSION**

**WHEREAS**, an application has been received to amend the licensed premise description for Merrill and Houston’s Steak Joint, LLC, d/b/a Merrill and Houston’s Steak Joint, 500 Pleasant Street; and

**WHEREAS**, the Alcohol Beverage License Control Committee has recommended approval of the amendment for the purpose of adding an additional outdoor seating area to the licensed premise description; and

**WHEREAS**, the City Council has adopted a resolution approving a Conditional Use Permit to allow this additional outdoor seating area and the outdoor sales, possession, and consumption of alcohol in a CBD-2, Central Business District Fringe, for this property with appropriate conditions, and the Permit becomes effective once all conditions have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Beloit that the amendment to the licensed premise description is hereby approved and the applicant is authorized to amend the alcohol application currently on file in the City Clerk’s Office to include the area of the outdoor premise extension, per the Conditional Use Permit.

Dated this 20<sup>th</sup> day of October 2014.

\_\_\_\_\_  
Mark Spreitzer, City Council President

Attest:

\_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE  
RECOMMENDATION**

**TO:** Beloit City Council

**FROM:** Alcohol Beverage License Control Committee

**DATE:** October 14, 2014

**SUBJECT: Class "B" Beer and "Class B" Liquor License for Merrill &  
Houston's Steak Joint**

The Alcohol Beverage License Control Committee recommends the Beloit City Council approve an outdoor premises extension for 500 Pleasant Street, Merrill & Houston's Steak Joint, Jayme Braatz, Agent.

Motion carried 5-0.

Rebecca Houseman LeMire  
City Clerk



City Clerk  
100 State Street, Beloit, WI 53511  
Ph: 608-364-6680; Fax: 608-364-6649

**APPLICATION FOR AMENDMENT OF "CLASS B" FERMENTED MALT BEVERAGE & INTOXICATING LIQUOR LICENSE  
OUTSIDE PREMISES EXTENSION**

Name of Licensed Premises: Merrill & Houston's Steak Joint, LLC

Address: 500 Pleasant Street

Applicant's Name: Jayne Braatz

Phone Numbers - business and personal: (608) 313.0700 (d) (608) 322.7341 (cell)

Purpose for requesting the outside extension:  
To provide the opportunity to our guests to utilize and enjoy the river views. It will also give us versatility in booking events with the additional amenity.

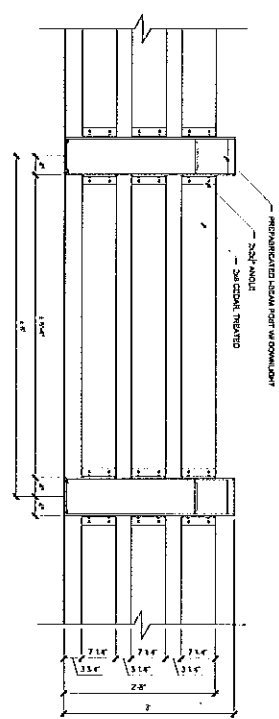
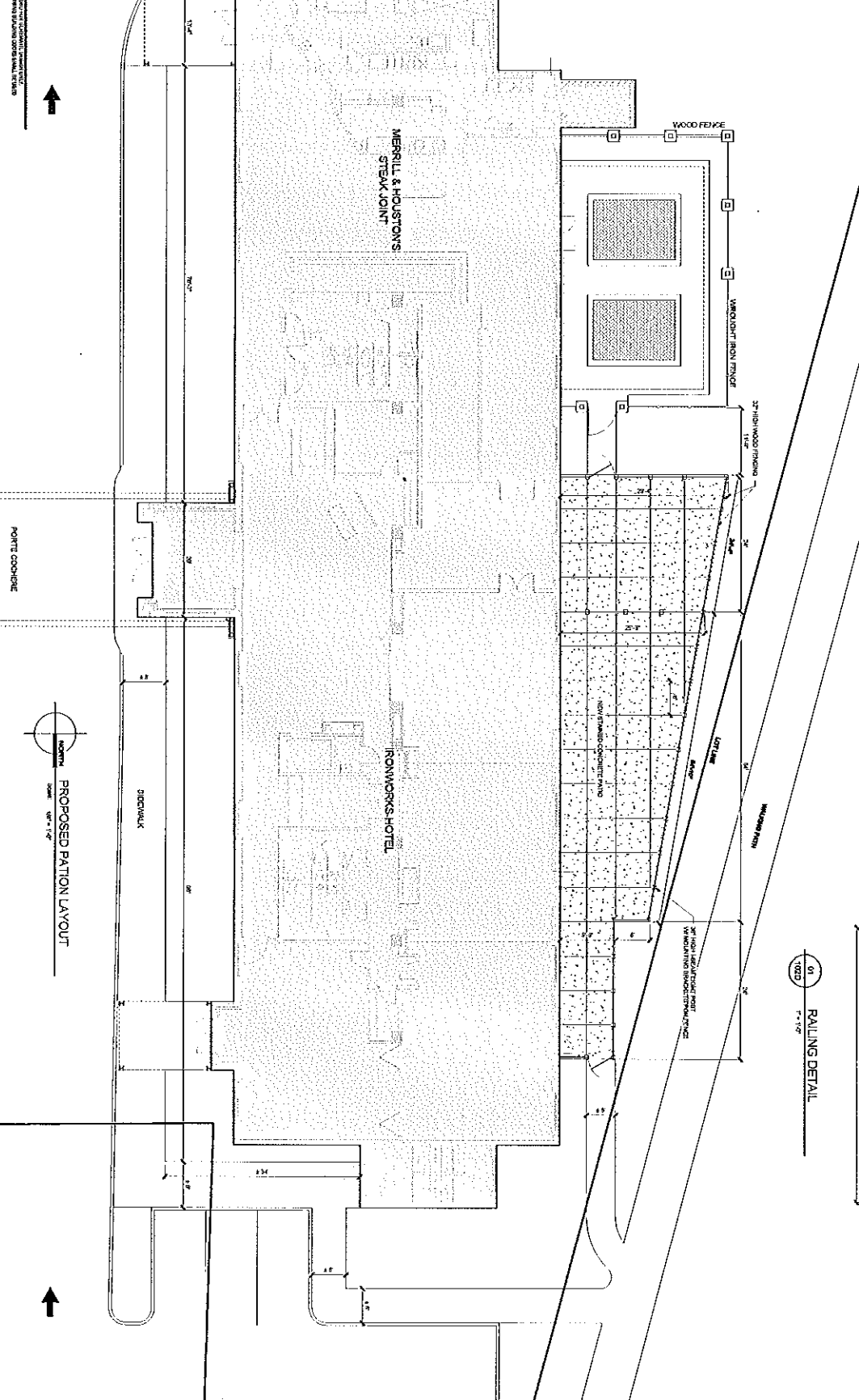
Detailed description of outside extension - include detailed drawing with dimensions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant: Jayne Braatz

Date of Application: 9/3/14

- 1. ABLCC meeting date: \_\_\_\_\_ Note: Applicant must be present.
- 2. City Council Agenda item for approval. Date: \_\_\_\_\_ (Applicant is encouraged to be present).
- 3. Applicant amends application at City Clerk's Office after Council approval. Date of amendment: \_\_\_\_\_.

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**102E**  
 RAND OFFICE #9  
 DATE: 6/29/2014  
 PROJECT: IRONWORKS HOTEL  
 SHEET NO.: 102E

**IRONWORKS HOTEL**  
 500 PLEASANT ST.  
 BELLOIT, WISCONSIN

**HENDRICKS COMMERCIAL PROTECTIVE**  
**CCI**  
 2014 © CCI

**RESOLUTION APPROVING A CLASS “B” BEER  
AND “CLASS B” LIQUOR LICENSE**

**WHEREAS**, an application has been received for a Class “B” Beer and “Class B” Liquor License from Overby LLC, d/b/a The Alumni House, located at 863 Fifth Street; and

**WHEREAS**, the Alcohol Beverage License Control Committee recommended approval of this Class “B” Beer and “Class B” Liquor License for the 2014-2015 license year.

**NOW, THEREFORE, BE IT RESOLVED** that the Class “B” Beer and “Class B” Liquor License for Overby LLC, d/b/a The Alumni House, located at 863 Fifth Street, is hereby approved.

Dated this 20th day of October 2014.

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Mark Spreitzer, City Council President

ATTEST:

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Rebecca Houseman Le Mire, City Clerk



## ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE RECOMMENDATION

**TO:** Beloit City Council

**FROM:** Alcohol Beverage License Control Committee

**DATE:** October 14, 2014

**SUBJECT:** **Class "B" Beer and "Class B" Liquor License  
Alumni House**

The Alcohol Beverage License Control Committee recommends approval to the City Council, of the Class "B" Beer and "Class B" Liquor License of Overby, LLC, d/b/a Alumni House, 8635 Fifth Street, Wayne Overby, Agent.

Motion carried 5-0.

Rebecca Houseman LeMire  
City Clerk



# ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning \_\_\_\_\_ 20\_\_\_\_; ending \_\_\_\_\_ 20\_\_\_\_

TO THE GOVERNING BODY of the:  Town of } Beloit  
 Village of }  
 City of }

County of Rock Aldermanic Dist. No. \_\_\_\_\_ (if required by ordinance)

Applicant's Wisconsin Seller's Permit Number:	456-1028299233	02
Federal Employer Identification Number (FEIN):	46-3309616	
LICENSE REQUESTED ▶		
TYPE	FEE	
<input type="checkbox"/> Class A beer	\$	
<input checked="" type="checkbox"/> Class B beer	\$	
<input type="checkbox"/> Class C wine	\$	
<input type="checkbox"/> Class A liquor	\$	
<input checked="" type="checkbox"/> Class B liquor	\$	
<input type="checkbox"/> Reserve Class B liquor	\$	
Publication fee	\$	
TOTAL FEE	\$	

1. The named  INDIVIDUAL  PARTNERSHIP  LIMITED LIABILITY COMPANY  CORPORATION/NONPROFIT ORGANIZATION.

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): OVERBY LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

Title	Name	Home Address	Post Office & Zip Code
President/Member	<u>Member WAYNE JOHN OVERBY</u>	<u>1226-C-MCKINLEY AVE</u>	<u>Beloit WI 53511</u>
Vice President/Member			
Secretary/Member			
Treasurer/Member			
Agent	<u>WAYNE OVERBY</u>	<u>1226-C-MCKINLEY AVE</u>	<u>Beloit WI 53511</u>
Directors/Managers			

3. Trade Name ALUMNI HOUSE Business Phone Number AGENT 608-322-2546  
 4. Address of Premises 863 5th St. Post Office & Zip Code Beloit WI 53511

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period?  Yes  No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant?  Yes  No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business?  Yes  No
8. (a) Corporate/limited liability company applicants only: Insert state WISCONSIN and date SEPT 2013 of registration.  
 (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company?  Yes  No  
 (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin?  Yes  No

(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) SINGLE STORY 3600 SQ. FT. CONCRETE BLOCK BUILDING

10. Legal description (omit if street address is given above): \_\_\_\_\_
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year?  Yes  No  
 (b) If yes, under what name was license issued? ALUMNI HOUSE MTI Enterprises, LTD
12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864]  Yes  No
13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776]  Yes  No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs?  Yes  No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME

this 23<sup>rd</sup> day of October, 2014

[Signature]  
 (Clerk/Notary Public)

[Signature]  
 (Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

My commission expires 8-21-17

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
<u>9-23-14</u>	<u>10-6-14</u>	<u>---</u>	
Date license granted	Date license issued	License number issued	
		<u>---</u>	

# SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of:  Town  Village  City of BELOIT County of ROCK

The undersigned duly authorized officer(s)/members/managers of OVERBY LLC  
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as ALUMNI HOUSE  
(trade name)

located at 863 5th St. - Beloit, WI 53511

appoints WAYNE JOHN OVERBY  
(name of appointed agent)

1226-C McKinley Ave - Beloit, WI 53511  
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes  No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).  
Riverside Community Club - WAYNE JOHN OVERBY, AGENT - Beloit Township

Is applicant agent subject to completion of the responsible beverage server training course?  Yes  No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 22 years

Place of residence last year 1226-C-McKinley Ave - Beloit WI

For: OVERBY LLC  
(name of corporation/organization/limited liability company)

By: [Signature]  
(signature of Officer/Member/Manager)

And: \_\_\_\_\_  
(signature of Officer/Member/Manager)

### ACCEPTANCE BY AGENT

I, WAYNE JOHN OVERBY  
(print/type agent's name), hereby accept this appointment as agent for the

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 9/23/14 Agent's age \_\_\_\_\_  
(signature of agent) (date)

1226-C-McKinley Ave Beloit WI 53511 Date of birth \_\_\_\_\_  
(home address of agent)

### APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(date) (signature of proper local official) (town chair, village president, police chief)

# AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
OVERYBY		WAYNE		JOHN	
Home Address (street/route)		Post Office	City	State	Zip Code
1226 C McKinley Ave		BELOIT	BELOIT	WI	53511
Home Phone Number cell #		Age	Date of Birth	Place of Birth	
608-322-2546				VALLEY CITY NORTH DAKOTA	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.
- President AGENT of OVERBY LLC  
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 22 YEARS
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?  Yes  No  
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?  Yes  No  
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?  Yes  No  
 If yes, identify. BAR DOWN UNDER - 3360 Riverside Dr. - Beloit WI (on premise)  
(Name, Location and Type of License/Permit) ALCOHOL CONSUMPTION
- Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin?  Yes  No  
 If yes, identify.

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
BAR DOWN UNDER	3360 Riverside Dr. - Beloit, WI	9/17/2013	Present
COUNTRY STORE	230 Shirland Ave - Beloit, WI	1/2/2002	6/1/2005

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 23<sup>rd</sup> day of September, 20 14

[Signature]  
(Clerk/Notary Public)

[Signature]  
(Signature of Named Individual)

My commission expires 8-27-17

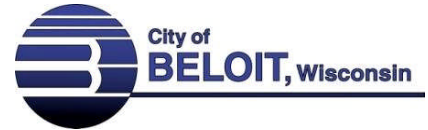


Printed on  
Recycled Paper

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---



**Topic:** Zoning Map Amendment Application for the property located at 3311 Prairie Avenue – Council Referral to the Plan Commission

**Date:** October 20, 2014

**Presenter(s):** Julie Christensen

**Department:** Community Development

---

**Overview/Background Information:**

Thomas Smith has submitted an application for a Zoning Map Amendment to change the zoning district classification from C-1, Office District to C-3, Community Commercial District, for the property located at 3311 Prairie Avenue.

---

**Key Issues (maximum of 5):**

- There is a vacant 4,624 square-foot office building on the subject property, which is owned by the applicant.
  - A wide range of retail sales & service uses are permitted in the C-3 district, but not in the C-1 district.
  - The applicant is seeking this zoning change in order to increase the marketability of his property, and hopes to market the subject property to retail tenants.
  - The applicant has not proposed any exterior alterations or site improvements at this time.
- 

**Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):**

- Consideration of this request supports Strategic Goal #5.
- 

**Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):**

- Reduce dependence upon fossil fuels – N/A
  - Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
  - Reduce dependence on activities that harm life sustaining eco-systems – N/A
  - Meet the hierarchy of present and future human needs fairly and efficiently – N/A
- 

**Action required/Recommendation:**

- Referral to the Plan Commission for the October 22, 2014 meeting
  - This item will most likely return to the City Council for a public hearing and possible action on November 3, 2014
- 

**Fiscal Note/Budget Impact:** N/A

---

**Attachments:** Application

---

# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2014-09

1. Address of subject property: 3311 PRAIRIE AVENUE Beloit Wisc
2. Legal description: Lot:      Block:      Subdivision: LICSM VOL 1 PG 268  
(If property has not been subdivided, attach a copy of the complete legal description from deed.)  
Property dimensions are:      feet by      feet =      square feet.  
If more than two acres, give area in acres: 1.0075 acres acres.
3. Tax Parcel Number(s): 20760600
4. Owner of record: THOMAS ENTERPRISES INC Phone: 608 362 5121  
2407 HEATHER TER. Beloit Wisc 53511  
(Address) (City) (State) (Zip)
5. Applicant's Name: THOMAS L SMITH  
2407 HEATHER TER. BELOIT WISC 53511  
(Address) (City) (State) (Zip)
- (Office Phone #) / (Cell Phone #) / (E-mail Address) /

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: C1 Office District to: C3

All existing uses on this property are: Offices - Vacant

7. **All the proposed uses for this property are:**

Principal use(s): Party Shop Planning + Sales Supplies  
Sporting Goods Store  
Pack + Ship Shop

Secondary use(s): Toys + Gift Shop

Accessory use(s): Office Supply Shop -  
Retail Sales

8. I/we represent that I/we have a vested interest in this property in the following manner:
- Owner
  - Leasehold, Length of lease: \_\_\_\_\_
  - Contractual, Nature of contract: \_\_\_\_\_
  - Other, explain: \_\_\_\_\_

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Thomas L Smith                      Phone: 608 362 5121  
2407 Heather Terrace Beloit                      Wisc 53511  
(Address)    (City)    (State)    (Zip)

**The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.**

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Thomas L Smith                      / Thomas L Smith                      / 9-16-14  
(Signature of Owner)    (Print name)    (Date)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Signature of Applicant, if different)    (Print name)    (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff		
Filing Fee: <u>\$275.00</u>	Amount Paid: <u>\$275.00</u>	Meeting Date: <u>Oct. 22, 2014</u>
Number of notices: _____ x mailing cost (\$0.50) = cost of mailing notices: \$ _____		
Application accepted by: <u>Drew Pennington</u>		Date: <u>9/18/14</u>
Date Notice Published: _____		Date Notice Mailed: _____

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---



**Topic:** Zoning Map Amendment Application for the property located at 1901 Gateway Boulevard– Council Referral to the Plan Commission

**Date:** October 20, 2014

**Presenter(s):** Julie Christensen

**Department:** Community Development

---

### **Overview/Background Information:**

Andrew Janke, on behalf of the City of Beloit, has submitted an application for a Zoning Map Amendment to change the zoning district classification from DH, Development Holding District, to M-2, General Manufacturing District, for the property located at 1901 Gateway Boulevard.

---

### **Key Issues (maximum of 5):**

- The subject property has received attention from developers for manufacturing uses. The applicant would like to prepare the site for these uses by rezoning from DH to M-2.
- The Comprehensive Plan's Future Land Use Map recommends Business Park uses for the subject property.
- The M-2 district is intended to accommodate industrial, manufacturing, warehousing, and other uses that create appreciable nuisances or hazards or that, if not properly controlled, have high potential for creating adverse impacts on surrounding areas.
- This application is being considered in accordance with the Zoning Map Amendment procedures contained in Section 2-300 of the Zoning Ordinance.

---

### **Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):**

- Consideration of this request supports Strategic Goal #5.

---

### **Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):**

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

---

### **Action required/Recommendation:**

- Referral to the Plan Commission for the October 22, 2014 meeting
- This item will most likely return to the City Council for a public hearing and possible action on November 3, 2014

---

**Fiscal Note/Budget Impact:** N/A

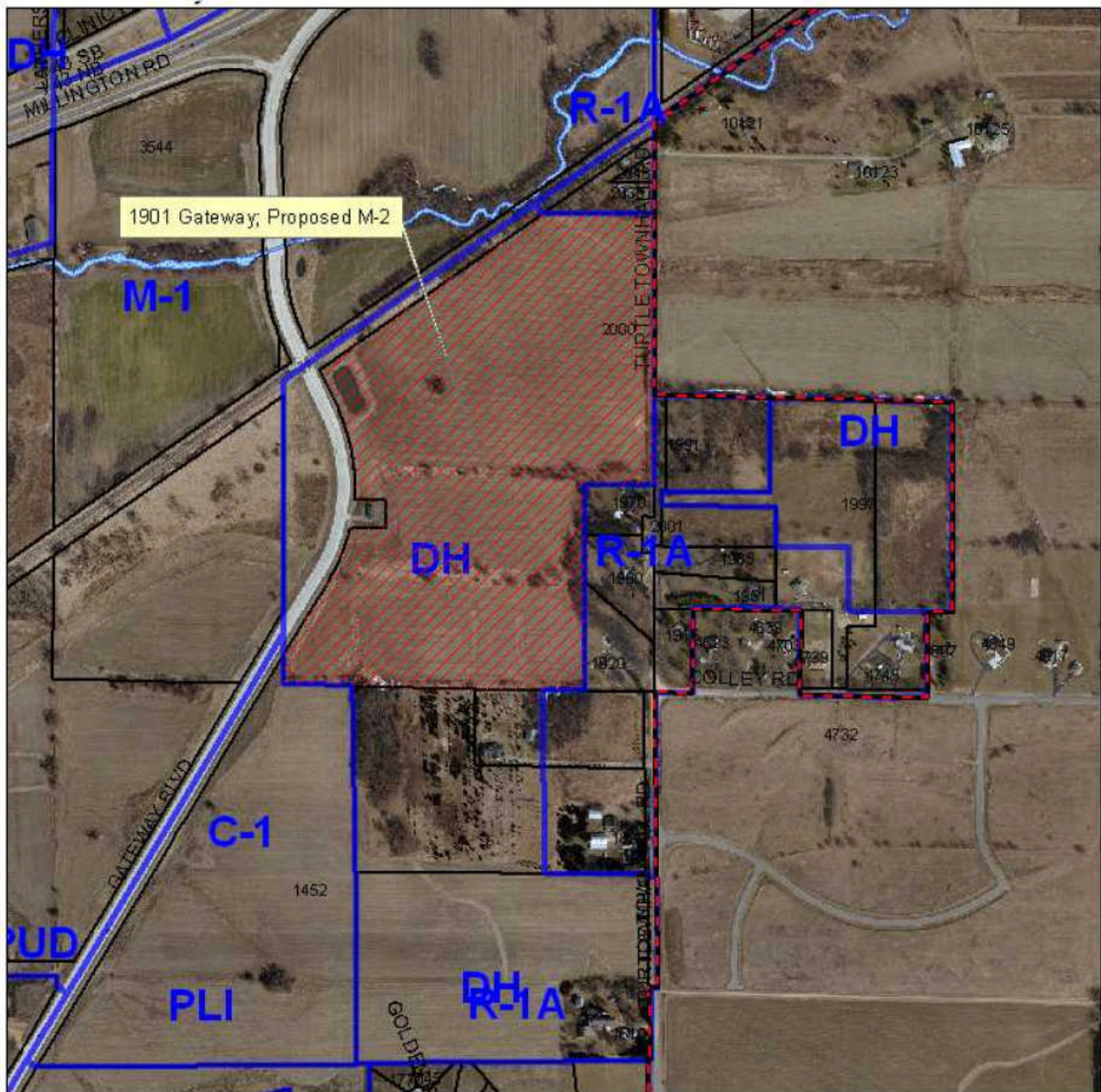
---

**Attachments:** Zoning & Location Map and Application

# Location & Zoning Map

1901 Gateway Boulevard

ZMA-2014-10



1 inch = 634 feet

0 220 440 880 1,320 Feet

### Legend

- Zoning District
- City Limits
- COB Parcels

Map prepared by: Stephanie Hummel  
Date: October 2014  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION



# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: ZMA-2014-10

1. Address of subject property: 1901 Gateway Blvd.

2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: 58.37 acres.

3. Tax Parcel Number(s): 22140600

4. Owner of record: City of Beloit Phone: \_\_\_\_\_  
100 State Street Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Andrew Janke  
100 State Street Beloit WI 53511  
(Address) (City) (State) (Zip)  
# 6748 / 1 janke@beloit.wi.gov  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: DH to: M-2

All existing uses on this property are: agricultural

7. All the proposed uses for this property are:

Principal use(s): manufacturing.

Secondary use(s): \_\_\_\_\_

Accessory use(s): \_\_\_\_\_

8. I/we represent that I/we have a vested interest in this property in the following manner:

- Owner
- Leasehold, Length of lease: \_\_\_\_\_
- Contractual, Nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

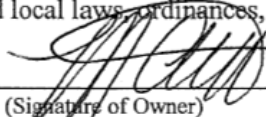
9. Individual(s) responsible for compliance with conditions (if any), if request is granted:


Name(s): \_\_\_\_\_ Phone: \_\_\_\_\_

(Address) (City) (State) (Zip)

**The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.**

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.


 \_\_\_\_\_, L.N. ARAFT, 10-7-14  
 (Signature of Owner) (Print name) (Date)


 \_\_\_\_\_, ANDREW JANK, 10/7/14  
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: <b>\$275.00</b>	Amount Paid: _____ Meeting Date: 10/22/2014
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: S. Hummel	Date: 9/26/14
Date Notice Published: 10/11 & 10/18	Date Notice Mailed: 10/10

**RESOLUTION APPROVING CONVEYANCE OF RIGHTS  
IN LAND TO ROCK COUNTY, WISCONSIN**

**WHEREAS**, the City of Beloit has two sewer easements in the proposed right of way for the extension of Inman Parkway (CTH BT); and

**WHEREAS**, Rock County desires to construct the Inman Extension (CTH BT) and has purchased the land needed for the roadway; and

**WHEREAS**, the City's easements cross the planned construction route; and

**WHEREAS**, the City has been asked to release its easement to Rock County for the purpose of maintaining a public highway; and

**WHEREAS**, City of Beloit will reserve its underlying rights to have utility facilities within the easement area and its rights to allow for future expansion of City facilities that do not interfere with the normal highway maintenance and operation.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Beloit, Rock County, Wisconsin, hereby resolves that the attached Conveyance of Rights in Land is, hereby, approved.

**BE IT FURTHER RESOLVED** that the City Manager of the City of Beloit be, and he is hereby, authorized to execute the Conveyance of Rights in Land on behalf of the City of Beloit and any other document necessary to effectuate the conveyance of the City's rights with regard to the Inman Parkway Extension.

Adopted this 20th day of October, 2014.

**City Council of the City of Beloit**

\_\_\_\_\_  
Mark Spreitzer, President

**Attest:**

\_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---



**Topic:** Conveyance of Rights in Land for CTH BT Right of Way

**Date:** October 20, 2014

**Presenter(s):** Greg Boysen

**Department(s):** Public Works

---

### **Overview/Background Information:**

Rock County is in the final stages of land acquisition for the Right of Way for the Inman Parkway Extension (CTH BT). As part of this process the City is being asked to convey its rights in two areas of the right of way that the City has sewer easements crossing the new right of way. The City will retain its rights with regard to its current facilities located in the right of way.

---

### **Key Issues (maximum of 5):**

1. The release of rights is for the surface area only to allow for the roadway to be constructed and maintained.
  2. The City retains its interest in the easement area for the infrastructure currently in place and maintains its rights to expand such facilities, as needed, provided that it does not interfere with the normal highway maintenance and operation.
- 

### **Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):**

- Consideration of this request supports Strategic Goal #5.
- 

### **Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):**

- Reduce dependence upon fossil fuels – N/A
  - Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
  - Reduce dependence on activities that harm life sustaining eco-systems – N/A
  - Meet the hierarchy of present and future human needs fairly and efficiently – N/A
- 

### **Action required/Recommendation:**

Engineering recommends the City Council approve the Resolution

---

**Fiscal Note/Budget Impact:** N/A

**Attachments:** Map of Project Area

**Document Number**  
**CONVEYANCE OF RIGHTS IN LAND**

Exempt from fee s.77.25(2r) Wis. Stats.  
s.83.08(1) Wis. Stats.

City of Beloit, GRANTOR, for and in consideration of the sum of one dollar (\$ 1.00) and other good and valuable consideration, grants and conveys any and all rights and interest which, by virtue of prior title, easement, license, or other legal devices, GRANTOR holds in the land described below to the County of Rock, GRANTEE, for the purposes of constructing, operating, and maintaining a public highway and appurtenant facilities on, over, under, or across the said land; provided, however that GRANTOR reserves to itself the subordinate right to cross, traverse, or otherwise occupy said land with its present and future overhead or underground transmission lines, appurtenant facilities, and supporting structures in a manner consistent with the purposes of this conveyance and in a manner which will not interfere with normal highway maintenance and operation; provided, further, that the costs of any relocation or alteration, now or in the future, of the transmission lines, appurtenant facilities, or supporting structures when required by the GRANTEE for any reason, including accommodating future expanded or additional highway facilities on, over, under or across said land, will be paid by the GRANTEE; provided, however, that the costs of such relocation or alteration, or of the installation of new or additional facilities when done at the instance of and for the purposes of the GRANTOR, will be defrayed by the GRANTOR.

This conveyance shall be binding on the GRANTOR, GRANTEE, and their respective successors and assigns.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest in record in the property: none

**Legal Description**

All that part of the SE ¼ -SW ¼ of Section 7, T 1 N, R 13 E, Rock County, Wisconsin; subject to Grantor's easement or interests included in lands acquired by the Grantee for Project 5989-05-21, Inman Parkway Extension - (Prairie Avenue – Shopiere Road), Rock County, Wisconsin, and subsequent revisions, as filed with the County Clerk of Rock County, State of Wisconsin.

All that part of the NE ¼ -NW ¼ of Section 18, T 1 N, R 13 E, Rock County, Wisconsin; subject to Grantor's easement or interests included in lands acquired by the Grantee for Project 5989-05-21, Inman Parkway Extension - (Prairie Avenue – Shopiere Road), Rock County, Wisconsin, and subsequent revisions, as filed with the County Clerk of Rock County, State of Wisconsin.

The undersigned certify that this instrument is executed pursuant to a resolution of the Board of Directors (or shareholders, stockholders, or members, if authorized by law) of GRANTOR corporation or cooperative.

**Acknowledgment**

\_\_\_\_\_  
City of Beloit  
(Grantor Name)  
  
By: \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
City Manager  
(Title)  
Larry N. Arft  
(Print Name)  
  
Attest: \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
City Clerk  
(Title)  
Rebecca Houseman LeMire  
(Print Name)

\_\_\_\_\_  
October 20, 2014  
(Date)  
  
State of Wisconsin )  
\_\_\_\_\_) ss.  
Rock County )  
  
On the above date, this instrument was acknowledged before me by the named person(s).  
  
\_\_\_\_\_  
(Signature, Notary Public)  
Elizabeth A. Krueger  
(Print or Type Name, Notary Public)  
My commission is permanent.  
(Date Commission Expires)

This space is reserved for recording data

---

Return to  
Rock County Public Works  
ATTN: Ben Coopman  
3715 Newville Road  
Janesville, WI 53545

---

Parcel Identification Number/Tax Key Number  
206 20750005; 206 21880360

N



# Exhibit A

## Release of Rights

PRAIRIE AV

S PRAIRIE AV

Proposed Inman Pkwy

Proposed Inman Pkwy

Proposed Inman Pkwy

COLONY CT

KENSINGTON LA

HUEBBE PKWY

E HUEBBE PKWY

E EASY ST

E LORENA DR

SEHLE DR

S HART CT

E WEST HART RD

W HART RD

S CREEK RD



**RESOLUTION**  
**AUTHORIZING FINAL PAYMENT OF PUBLIC WORKS CONTRACT C14-02**  
**Bayliss Avenue Rehabilitation Park to Nelson**

**WHEREAS**, work under this contract has been completed satisfactorily and in conformance with the requirements of the contract; and

**WHEREAS**, This project rehabilitated rough pavement on Bayliss Avenue between Park Avenue and Nelson Avenue; and

**WHEREAS**, the city engineer, comptroller, and attorney recommend final payment to the contractor.

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Beloit City Council that Rock Road Companies, Inc. be paid \$3,391.43 as the final payment for Public Works Contract C14-02 Bayliss Avenue Rehabilitation Park to Nelson as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 20<sup>th</sup> day of October 2014.

**BELOIT CITY COUNCIL**

\_\_\_\_\_  
Mark Spreitzer, President

ATTEST:

\_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk

# CITY OF БЕЛОIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



**Topic:** Final Payment for Contract C14-02, Bayliss Avenue Rehabilitation Park to Nelson

**Date:** October 20, 2014

**Presenter(s):** Gregory Boysen

**Department(s):** Public Works/ Engineering

---

**Overview/Background Information:**

This project rehabilitated rough pavement on Bayliss Avenue between Park Avenue and Nelson Avenue

---

**Key Issues (maximum of 5):**

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 135,657.18  
Quantity increases and change orders \$ 14,268.12  
Net payment due contractor \$ 149,925.30
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Rock Road Companies, Inc. in the amount of \$3,391.43

---

**Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):**

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
  - This project enhances the quality of life in Beloit by improving the appearance and quality of ride and improving pedestrian safety on this street while lowering street maintenance costs.

---

**Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):**

- **Reduce dependence upon fossil fuels**  
n/a
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**  
n/a
- **Reduce dependence on activities that harm life sustaining eco-systems**  
n/a
- **Meet the hierarchy of present and future human needs fairly and efficiently**  
The improved pavement meets the present and future human needs by extending the life of the pavement, increasing pedestrian safety, and reducing pavement maintenance.

---

**If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.**

---

**Action required/Recommendation:**

Approval of the Resolution authorizing the Final Payment.

---

**Fiscal Note/Budget Impact:**


Adequate funding is available in the 2014 Capital Improvement Plan. The Town of Beloit has agreed to reimburse the City for their share in the amount of \$37,679.01. LRIP reimbursement is applied in the amount of \$74,962.65.



**CITY OF BELOIT**  
**DEPARTMENTAL CORRESPONDENCE**

---

**TO:** Mike Flesch

**FROM:** Andy Hill, Project Engineer 

**DATE:** September 17, 2014

**SUBJECT:** Final Payment Contract C14-02  
Bayliss Avenue Rehabilitation Park to Nelson

The work on this project was completed on July 23, 2014. I have inspected the work and find it to be satisfactory and in compliance with the requirements of the contract. The contractor has asked for final payment. The project was inspected by city staff. The final payment quantities have been approved by the contractor.

The original contract amount was for \$135,657.18, and the final contract amount is \$149,925.30. The increase in cost was due to heavier lifts of asphalt used in order to span unstable subgrade. Payments to date under this contract total \$146,533.87, and all lien waivers from subcontractors are on file.


Therefore, I recommend a final payment in the amount of \$3,391.43 be made to Rock Road Companies, Inc.

**CITY OF BELOIT**  
**DEPARTMENTAL CORRESPONDENCE**

---

OCT - 2 2014

**TO:** Andy Hill

**FROM:** Elizabeth A. Krueger 

**DATE:** September 29, 2014

**SUBJECT:** **Final Payment Public Works Contract C14-02**  
**Rock Road Companies**  
**Bayliss Ave Rehabilitation Park to Nelson**

I have reviewed the materials you sent over for final payment approval on the above contract. Everything appears in order and you may process the matter in your normal fashion.

/tdh  
encs.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND SECTION 13.22 OF THE CODE OF  
GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING  
TO THE MUNICIPAL VEHICLE REGISTRATION FEE.**

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

**Section 1. Section 13.22 of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:**

“13.22 MUNICIPAL VEHICLE REGISTRATION FEE.

(1) There is hereby imposed an annual municipal vehicle registration fee of \$~~120~~ for all motor vehicles registered in the State which are customarily kept in the City. The registration fee shall be in addition to State registration fees.

(2) Motor vehicle, under the terms of this section, means an automobile, station wagon or motor vehicle registered under §341.25(1)(c), Wis. Stats., at a gross weight of not more than 8,000 pounds.

(3) Vehicles exempt under §341.25, Wis. Stats., are exempt from this fee.

(4) No municipal vehicle registration fee may be imposed on a motor vehicle which is a replacement for a motor vehicle for which a current municipal vehicle registration fee has been paid.

(5) Revenues derived from the application of this section shall be directed for use by the City for the operation and maintenance of the streets within the City.

~~(6) This section shall take effect April 1, 1986 and be in force upon its passage and publication.”~~

**Section 2. This ordinance shall take effect on February 1, 2015 and be in force upon its passage and publication.**

**Section 3.** The Director of Finance and Administrative Services is directed to notify the Administrator of the Division of Motor Vehicles of the Department of Transportation of the amendment of this ordinance no later than October 30, 2014.

Adopted this \_\_\_\_\_ day of November, 2014.

BELOIT CITY COUNCIL

By: \_\_\_\_\_  
Mark Spreitzer, President

ATTEST:

By: \_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk

PUBLISHED: \_\_\_\_\_

EFFECTIVE DATE: \_\_\_\_\_

01-611100-5231- \_\_\_\_\_

tdh/ordinances/13.22 (Veh Reg Fee) = ORD 141006 1423 (14-1164)

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

---

**Topic:** An Ordinance to Amend Section 13.22 of the Code of General Ordinances of the City of Beloit Pertaining to the Municipal Vehicle Registration Fee.

**Date:** October 20, 2014

**Presenter(s):** Eric R. Miller

**Department:** Finance

---

### **Overview/Background Information:**

In 1986, the City Council imposed an annual municipal vehicle registration fee of \$10 for all motor vehicles registered in the State which are customarily kept in the City. This fee is in addition to the state registration fees and is paid at the time of initial registration or registration renewal. All fees are paid to the Department of Transportation then the municipal vehicle registration fees are remitted to the municipality. Revenues derived from the application of this ordinance are required to be used for the operation and maintenance of the streets within the City.

Besides Beloit, there are three other municipalities or counties that have enacted a municipal vehicle registration fee.

- 1) City of Milwaukee - \$20
- 2) City of Janesville - \$10
- 3) St. Croix County - \$10

This proposed amended ordinance would authorize the Finance Director to notify the Department of Transportation of the change in the municipal vehicle registration fee from \$10 to \$20 no later than October 30, 2014. If approved, the ordinance would take effect on the first of the month following 90 days after passage by council, meaning any initial registration or registration renewal on or after February 1, 2015 will incur a \$20 municipal vehicle registration fee instead of \$10.

---

### **Key Issues (maximum of 5):**

1. The State has limited the ability of municipalities to raise revenue through the tax levy to cover operating costs to the percent of net new construction. The City's 2015 net new construction was 1.06% or \$106,000, of which only \$46,000 was added to the general fund.
  2. The additional \$10 from the municipal vehicle registration fee would provide approximately \$250,000 in additional general fund revenue bringing the total anticipated revenue associated with this fee to \$500,000 for 2015 and each year thereafter.
  3. The recent use of the City's fund balance has reduced the amount available and limited the application in 2015 to help cover shortfalls in the general fund operating budgets. The additional revenue associated with the municipal vehicle registration fee would help offset the reduction in fund balance applied in 2015.
  4. Since being imposed in 1986, the fee has remained at \$10 thereby never being adjusted for inflationary factors associated with the costs of operating and maintaining the streets located in the City.
- 

### **Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):**

This action supports the City's focus on sustainable stewardship of City resources and infrastructure by protecting the built environment and enhancing the quality of life for current and future generations. This action supports the City's ability to complete its stated mission.

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### **Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):**

- **Reduce dependence upon fossil fuels** –N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – The additional fee will be paid by individuals who mostly use the road for which the revenue generated from the fee will be used to repair and or maintain.

---

**Action required/Recommendation:**

City Council consideration and approval of the ordinance amendment to increase the municipal vehicle registration fee.

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**Fiscal Note/Budget Impact:**

As noted above, should the ordinance be amended, the general fund would be provided approximately an additional \$250,000 to be used for maintenance of the streets in the City

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**City of Beloit**  
**Fall Curbside**  
**Yard Waste**  
**Program**

November 3 - 21, 2014

# Fall Yard Waste Curbside Collection

**Free Collection  
Of:**

- Leaves
- Grass Clippings
- Garden Debris





# Fall Yard Waste Curbside Collection



- Paper Yard Waste Bag
- Back to Nature - Biodegradable Bags
- Clean Trash Can
  - Under 39 gallons
  - Weight under 60lbs

# Fall Yard Waste Curbside Collection



\$1.50 Yard Waste  
Stickers Required  
for:

- Bundles of branches
  - 4'X4'
- Brush and shrubbery
  - 4'X4'

# Fall Yard Waste Curbside Collection

- Stickers available at City Hall, Leisure Services, DPW and Grinnell Hall
  - Sheets of 5 for \$7.50

# Leaf Vacuum Service

- November  
3 – 21, 2014
- Subscription \$100
- Blow or rake leaves to terrace



# Fall Yard Waste Curbside Collection

Other Options:

Leaflan Compost Center

6711 St. Lawrence

Beloit, WI 53511

(608) 364-1909

[www.leaflan.com](http://www.leaflan.com)

**Fee's may apply**

# Fall Yard Waste Curbside Collection

Questions:

Call Operations - Public Works  
(608) 364-2929  
[www.beloitwi.gov](http://www.beloitwi.gov)

**RESOLUTION APPROVING A MONOPOLE WIRELESS COMMUNICATIONS  
TOWER AND RELATED ACCESSORY EQUIPMENT IN  
TELFER COMMUNITY PARK LOCATED AT 2301 SKYLINE DRIVE**

WHEREAS, Ton 80 Realty Services, Inc., on behalf of Verizon Wireless, has proposed the construction of a 105-foot monopole wireless communications tower and related accessory equipment in Telfer Community Park located at 2301 Skyline Drive; and

WHEREAS, the proposed monopole tower and related accessory equipment will be located in an approximately 30-foot by 50-foot leased compound area on the east side of the park; and

WHEREAS, the alteration of public parks must be reviewed by the Plan Commission and approved by the City Council to comply with State Statutes; and

WHEREAS, the Plan Commission reviewed this item on October 8, 2014 and voted unanimously to recommend approval of the proposed improvements and the Parks & Recreation Commission reviewed this item on September 10, 2014 and voted unanimously to recommend approval of the proposed improvements.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit, Rock County, Wisconsin, hereby approves the construction of a 105-foot monopole wireless communications tower and related accessory equipment in Telfer Community Park located at 2301 Skyline Drive, subject to the following conditions:

1. The applicant shall obtain an Architectural Review Certificate, a Certificate of Zoning Compliance, and relevant Building Permits prior to beginning construction.
2. This approval is inextricably tied to the proposed lease between Verizon Wireless and the City of Beloit. If the lease is not executed by both parties, the approved plans alone do not convey any rights to construct the tower & equipment.
3. **The compound fence shall be a wood privacy fence that matches the design of the nearby dumpster enclosure.**
4. **During construction, the applicant shall protect & preserve as many mature trees as possible.**

Adopted this 20<sup>th</sup> day of October, 2014.

**BELOIT CITY COUNCIL**

\_\_\_\_\_  
Mark Spreitzer, Council President

ATTEST:

\_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk

# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL



**Topic:** Construction of a Wireless Communications Tower in Telfer Community Park Located at 2301 Skyline Drive

**Date:** October 20, 2014

**Presenter(s):** Julie Christensen

**Department(s):** Community Development

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### Overview/Background Information:

Ton 80 Realty Services, Inc., on behalf of Verizon Wireless, has requested that the City Council review their proposed plans to construct a 105-foot monopole wireless communications tower in Telfer Community Park located at 2301 Skyline Drive. The design and location of park improvements must be approved by the City Council.

---

### Key Issues (maximum of 5):

- The proposed monopole tower and related accessory equipment will be located in an approximately 30-foot by 50-foot leased compound area on the east side of the park, just north of the main parking lot. The leased area will be surrounded by a privacy fence. The proposed lease between the City of Beloit and Verizon Wireless is a separate action item for City Council review. The proposed site plan, tower elevations, and photo simulations are attached.
- The proposed tower and compound area have been designed to accommodate two additional wireless providers' antennas and equipment. Future co-locations will require separate leases between the City and other providers.
- The proposed tower location was selected in order to minimize disruption to existing park uses and to provide the greatest long-term flexibility in the event that the park is re-programmed or re-designed for other uses.
- Telfer Community Park is zoned PLI, Public Lands and Institutions District. Wireless communications towers are permitted by-right in the PLI district, and regulation of this tower location is derived solely from owning the land. The attached Public Notice was sent to property owners within 150 feet of the proposed compound.
- The Parks & Recreation Commission reviewed and recommended approval of this proposal on September 10, 2014, but expressed a preference for a PVC fence with a color other than white.
- The Plan Commission reviewed this item on October 8, 2014 and voted unanimously (5-0) to recommend approval of the proposed improvements, subject to the conditions recommended by staff and two other conditions dealing with the fence style and tree protection. The first condition requires the compound fence to be a wood privacy fence that matches the design of the nearby dumpster enclosure, and the second condition requires the protection & preservation of as many mature trees as possible. Proposed conditions added by the Plan Commission are bolded and underlined in the attached Resolution.

---

### Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.

---

### Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

---

### Action required/Recommendation:

- City Council consideration and action on the proposed Resolution

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**Fiscal Note/Budget Impact:** If approved, Verizon Wireless will pay the City \$1,900 per month in lease payments.

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**Attachments:** Resolution and Staff Report to the Plan Commission



# CITY OF БЕЛОIT

## REPORT TO THE БЕЛОIT CITY PLAN COMMISSION

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**Meeting Date:** October 8, 2014

**Agenda Item:** 3

**File Number:** RPB-2014-08

**Request:** Wireless Communications Tower in Telfer Community Park  
**Owner:** City of Beloit

**Location:** 2301 Skyline Drive

**Existing Zoning:** PLI, Public Lands and Institutions District  
**Existing Land Use:** Park

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### Request Overview/Background Information:

Ton 80 Realty Services, Inc., on behalf of Verizon Wireless, has requested that the Plan Commission and City Council review their proposed plans to construct a 105-foot monopole wireless communications tower in Telfer Community Park located at 2301 Skyline Drive.

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### Key Issues:

- The proposed monopole tower and related accessory equipment will be located in an approximately 30-foot by 50-foot leased compound area on the east side of the park, just north of the main parking lot. The leased area will be surrounded by a vinyl privacy fence. The proposed lease between the City of Beloit and Verizon Wireless is a separate action item for City Council review.
- The proposed tower and compound area have been designed to accommodate two additional wireless providers' antennas and equipment. Future co-locations will require separate leases between the City and other providers.
- The proposed tower location was selected in order to minimize disruption to existing park uses and to provide the greatest long-term flexibility in the event that the park is re-programmed or re-designed for other uses.
- Telfer Community Park is zoned PLI, Public Lands and Institutions District. Wireless communications towers are permitted by-right in the PLI district, and regulation of this tower location is derived solely from owning the land.
- The Parks & Recreation Commission reviewed and recommended approval of this proposal on September 10, 2014, but expressed a preference for a fence color other than white.
- The proposed site plan, tower elevations, and photo simulations are attached to this report.
- The attached Public Notice was sent to property owners within 150 feet of the proposed compound.

---

### Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Parks and Open Space uses. This land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, and related recreational activities.
- Consideration of this request supports Strategic Goal #5.

---

### Sustainability:

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

---

### Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the attached plans to construct a 105-foot monopole wireless communications tower and related accessory equipment in Telfer Community Park located at 2301 Skyline Drive, subject to the following conditions:

1. The applicant shall obtain an Architectural Review Certificate, a Certificate of Zoning Compliance, and relevant Building Permits prior to beginning construction.
2. This approval is inextricably tied to the proposed lease between Verizon Wireless and the City of Beloit. If the lease is not executed by both parties, the approved plans alone do not convey any rights to construct the tower & equipment.

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**Fiscal Note/Budget Impact:** If approved, Verizon Wireless will pay the City \$1,900 per month in lease payments.

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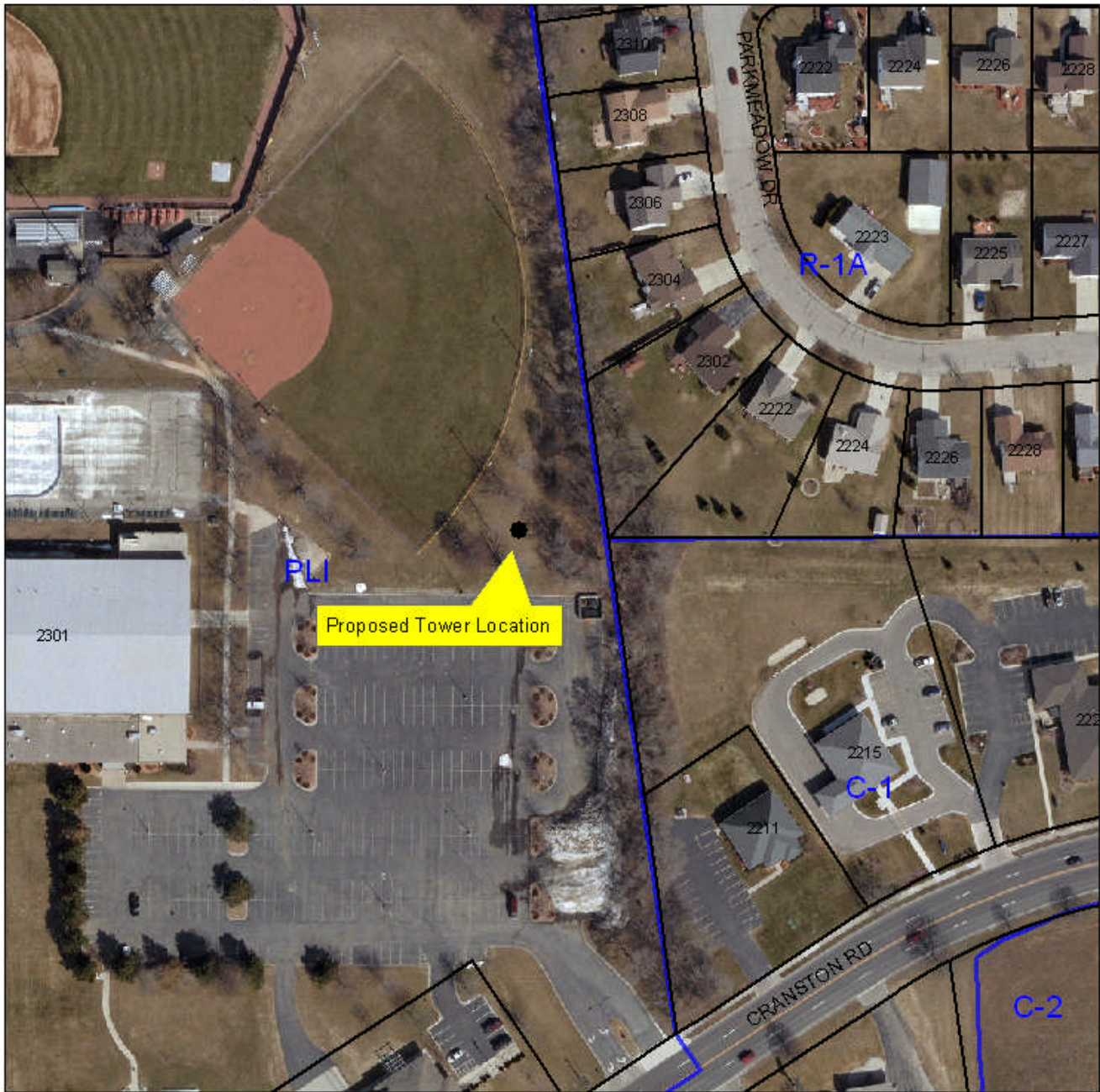
**Attachments:** Location & Zoning Map, Site Plan (2), Tower Elevation, Photo Simulations, Public Notice, & Mailing List.

RPB-2014-08, Wireless Tower in Telfer Park, 2301 skyline Drive

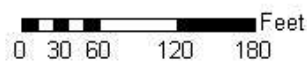
# Location & Zoning Map

Telfer Community Park

RPB-2014-08



1 inch = 131 feet



### Legend

- COB Parcels
- Zoning District

Map prepared by: Drew Pennington, AICP  
Date: September 2014  
For: City of Beloit Planning & Building Services  
Date of Aerial Photography: March 2011

## PLANNING & BUILDING SERVICES DIVISION



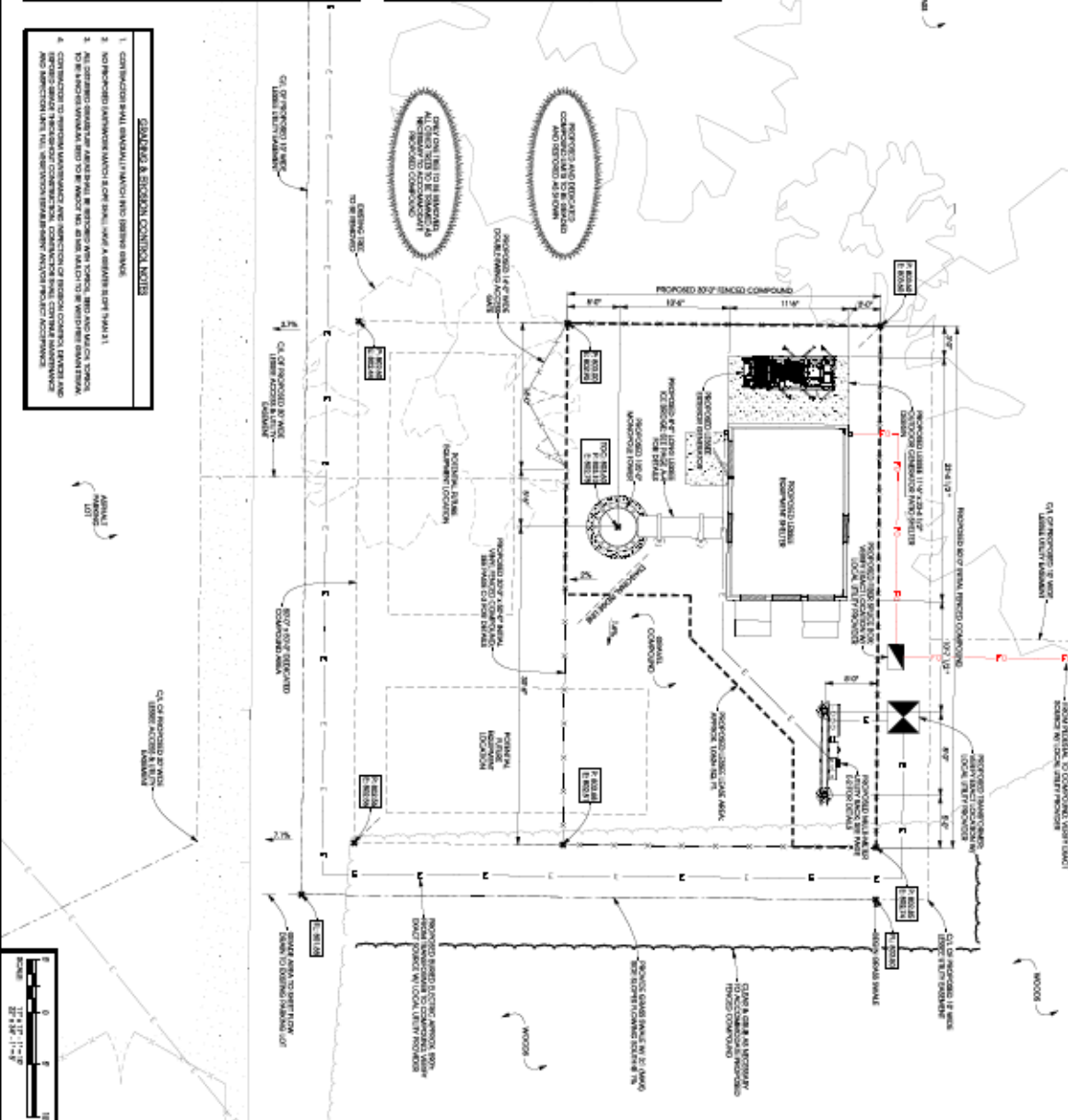


**SITE OVERVIEW (LOOKING NORTH)**



**VINYL FENCING**

- GENERAL & SPECIAL NOTES**
1. CONSTRUCTION SHALL BE ACCORDING TO ALL CITY ORDINANCES.
  2. ALL CONSTRUCTION SHALL BE ACCORDING TO ALL CITY ORDINANCES.
  3. ALL CONSTRUCTION SHALL BE ACCORDING TO ALL CITY ORDINANCES.
  4. CONSTRUCTION SHALL BE ACCORDING TO ALL CITY ORDINANCES.
  5. CONSTRUCTION SHALL BE ACCORDING TO ALL CITY ORDINANCES.
  6. CONSTRUCTION SHALL BE ACCORDING TO ALL CITY ORDINANCES.



**C-2**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/17/2015
2	ISSUED FOR PERMIT	08/17/2015
3	ISSUED FOR PERMIT	08/17/2015
4	ISSUED FOR PERMIT	08/17/2015
5	ISSUED FOR PERMIT	08/17/2015
6	ISSUED FOR PERMIT	08/17/2015
7	ISSUED FOR PERMIT	08/17/2015
8	ISSUED FOR PERMIT	08/17/2015
9	ISSUED FOR PERMIT	08/17/2015
10	ISSUED FOR PERMIT	08/17/2015

**COMPOUND PLAN**  
**SHOPIERE ROAD (20130969715)**  
**BELOIT, WISCONSIN**

**Edge**  
 Consulting Engineers, Inc.  
 825 North 5th Street  
 Pella, IA 50179, WI 53519  
 688.644.1448 voice  
 688.644.1549 fax

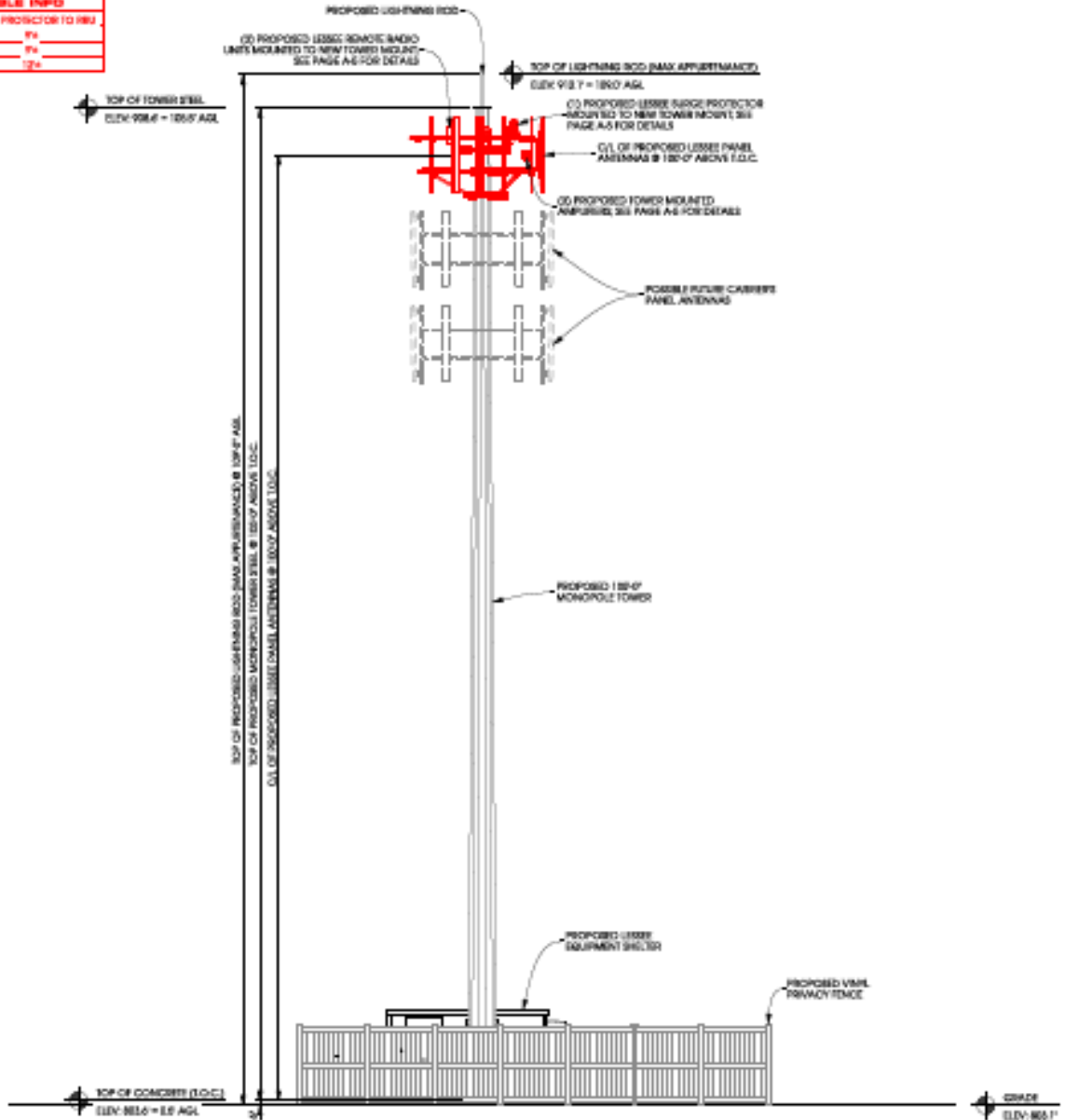
HYBRID CABLE INFO	
LENGTH FROM COAX FOOT	0'
LENGTH FROM SURGE PROTECTOR TO ENTRY PANEL	16'
LENGTH FROM ENTRY PANEL TO DOWN	174'
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR C/L	1024'
TOTAL HYBRID CABLE LENGTH	1274'

JUMPER CABLE INFO	
SURGE PROTECTOR TO PANEL ANTENNA	
ALPHA SECTOR	12'
BETA SECTOR	14'
GAMMA SECTOR	20'

JUMPER CABLE INFO	
SURGE PROTECTOR TO RBU	
ALPHA SECTOR	4'
BETA SECTOR	4'
GAMMA SECTOR	12'

**NOTE:**

- 1) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & RVAL IF DESIGN.
- 2) REFER TO STRUCTURAL REVIEW MORE ON T-1.
- 3) HYBRID CABLE LENGTH NOT TO EXCEED 867.
- 4) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 87.
- 5) IF CABLE LENGTH EXCEEDS MAXIMUM ALLOWED CONVEYANCE SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.



**A TOWER PROFILE (SOUTH ELEVATION)**  
 SCALE: 11" x 17" - 1" = 15'-0"  
 22" x 34" - 1" = 7'-0"





City of  
**BELOIT, Wisconsin**  
Division of Planning and Building Services

CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

September 25, 2014

To Whom It May Concern:

Ton 80 Realty Services, Inc., on behalf of Verizon Wireless, has submitted plans to construct a 105-foot monopole wireless communications tower in **Telfer Community Park at 2301 Skyline Drive**.

The proposed monopole tower and related equipment will be located in an approximately 30-foot by 50-foot leased compound area on the east side of the park, just north of the main parking lot. The compound area will be surrounded by a vinyl privacy fence. The proposed Site Plan is enclosed.

The following public meetings will be held regarding this proposed monopole tower:

**City Plan Commission:** Wednesday, October 8, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, October 20, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

### **THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.**

#### **We are interested in your opinion.**

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

*For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or penningtond@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.*

RPB-2014-08, Wireless Tower in Telfer Park

Todd Daley  
2304 Parkmeadow Drive  
Beloit, WI 53511

Stephen & Linda Cunningham  
2302 Parkmeadow Drive  
Beloit, WI 53511

Jean Combs  
2222 Parkmeadow Drive  
Beloit, WI 53511

Roscoe Real Estate LLC  
5390 Williams Drive  
Roscoe, IL 61073

**RESOLUTION APPROVING SITE LEASE WITH VERIZON WIRELESS  
FOR GROUND SPACE AT TELFER COMMUNITY PARK**

**WHEREAS**, the City of Beloit has been approached by Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless (hereinafter "Verizon") regarding a potential cell tower lease in Telfer Park; and

**WHEREAS**, Verizon is willing to pay the City a beginning monthly rental amount of One Thousand Nine Hundred and 00/100 Dollars (\$1,900) per month with a three percent (3%) annual increase; and

**WHEREAS**, the initial term of the lease is for five years with five additional five-year renewals; and

**WHEREAS**, the City's Planning and Building Services Division has reviewed the site plans and the site plans are currently on the City Council Agenda for consideration and approval.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Beloit, Rock County, Wisconsin, finds that the proposed lease is in the best interest of the City of Beloit and the City Manager is hereby authorized to execute the attached lease and to do such other and further things necessary to fully implement the lease agreement.

Adopted this 20<sup>th</sup> day of October, 2014.

**City Council of the City of Beloit**

\_\_\_\_\_  
**Mark Spreitzer, President**

**Attest:**

\_\_\_\_\_  
**Rebecca Houseman LeMire, City Clerk**

tdh\resolution\Verizon Lease (Telfer Park)=res=141012 2015 (13-1236)



# CITY OF BELOIT

## REPORTS AND PRESENTATIONS TO CITY COUNCIL

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**Topic:** Verizon Cell Tower Lease at Telfer Community Park

**Date:** October 20, 2014

**Presenter(s):** Elizabeth A. Krueger

**Department(s):** City Attorney

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### Overview/Background Information:

Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless, has approached the City desiring to locate a monopole wireless communications tower and related accessory equipment in Telfer Community Park at 2301 Skyline Drive. The leased area is a 1,200 square foot area with easements, on the east side of the park, just north of the main parking lot. The initial term of the lease is for five years, with five additional five-year renewal periods. The Planning and Building Services Division has completed a review of the site plan and the matter is on the City Council's agenda for approval. The company is willing to pay the City \$1,900 per month with a three percent (3%) annual escalator. The City retains a financial interest in any future ground leases in the area.

---

### Key Issues (maximum of 5):

1. The City will receive \$1,900 per month with a three percent (3%) annual increase.
2. The initial term of the lease is for five years with five additional five-year renewals available to Verizon.
3. Should Verizon terminate the lease, there would be a termination fee equal to six months rent payable to the City.

---

### Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

Approval of this lease would conform with Goal #1's stated purpose of developing a high quality community through the responsible stewardship and enhancement of City resources.

---

### Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature N/A
- Reduce dependence on activities that harm life sustaining eco-systems N/A
- Meet the hierarchy of present and future human needs fairly and efficiently N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

---

### Action required/Recommendation:

Recommendation to Council to approve resolution authorizing City Manager to enter the site lease agreement.

---

### Fiscal Note/Budget Impact:

\$22,800 of revenue during the first year of the lease, increasing by three percent (3%) per year.

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**Attachments:** Site Lease Agreement

Market: Chicago  
Cell Site Number: ORD-843-B  
Cell Site Name: Pohlman Field

**SITE LEASE  
(Land Lease)**

THIS SITE LEASE ("Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ ("Effective Date") by and between the CITY OF БЕЛОIT, a Wisconsin municipal corporation, with its principal place of business at 100 State Street, Beloit, WI 53511 (hereinafter referred to as "Landlord" or "City"), and Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless, having an office at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (hereinafter referred to as "Tenant").

1. LEASE. The City owns or controls the real property located at 2101 Cranston Road, Beloit, WI, as more particularly described in the attached Exhibit A (the "Property".) The City hereby leases to Tenant the use of that portion of the Property comprising approximately 1,200 square feet of ground space ("Land Space") for placement of Tenant's Communications Facility, together with all necessary space and easements for access and utilities, as generally described and depicted in the attached Exhibit B (collectively, "Premises"). Tenant acknowledges that the City's use of the Property is first and foremost as a recreational facility, and that notwithstanding any other provision contained in this Agreement, that Tenant's use of the Premises shall not interfere therewith. Tenant will maintain the Premises in a good condition, reasonable wear and tear excepted. This Agreement is nonexclusive and does not preclude the City from granting a similar lease, right, license, franchise, etc., to other carriers or other persons for telecommunications or any other purpose.

2. TERM.

- a. The initial term of this Agreement shall be 5 years commencing on the Effective Date ("Commencement Date"), and terminating at midnight on the last day of the initial term ("Initial Term").
- b. This Agreement shall automatically renew for 5 additional 5-year terms ("Renewal Term") on the same terms and conditions as set forth herein, unless Tenant notifies the other of its intention not to renew this Agreement, at least 60 days prior to the expiration of the Initial Term or any applicable Renewal Term. If Tenant remains in possession of the Premises at the expiration of this Agreement or any Renewal Term without a written agreement executed by the City and Tenant, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Agreement, except for rent which shall be increased by 10% per month or portion thereof over the last monthly rental amount due the City at the time of such hold over.

3. PERMITTED USE. Tenant may use the Premises for the transmission and reception of radio communication signals and related activities. Tenant shall have the right, at its expense, to install, erect and maintain on the Premises improvements, personal property and facilities necessary to operate its communications system, including, without limitation, tower

structure, radio transmitting and receiving antennas, microwave dishes, global positioning system antennas, equipment shelters and/or cabinets and suitable support systems, and related cables and utility lines (collectively, "Communications Facility"). The Communications Facility shall initially be configured as set forth in the attached Exhibit B. Tenant may modify, supplement, replace, upgrade, or expand the equipment within the leased area at any time during the term of this Agreement. Tenant further may add equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or the City. Tenant shall cause all construction to occur free of contractor and materialmen liens and in compliance with all applicable laws and ordinances. Tenant, at its expense, may use any and all reasonable means of restricting access to the Communications Facility, including, without limitation, the construction of a fence. Should Tenant's fencing, or other means of securing the leased installation, result in a restriction of the City's access to the Tower, Tenant will make arrangements to provide the City access through such means as providing keys or lock combinations to the City, daisy chaining of locks or other suitable means. Nothing herein shall be construed as waiving any permit requirements, Architectural Review requirements or Site Plan Review requirements.

Any alterations to the Tower by Tenant, including lighting, marking and painting, shall require the prior written approval of the City, which approval shall not be unreasonably withheld.

No materials may be used in the installation of the antennas or transmission lines that will cause corrosion or rust or deterioration of the Tower structure or its appurtenances.

Any noise produced by the generator will be kept at or below 65 dBA by an engineered noise baffle placed around the generator.

The equipment area, exterior to the fence, will be landscaped to blend with the site's existing landscaping.

4. RENT. Commencing on the first day of the month following the date that Tenant commences construction ("Rent Commencement Date"), Tenant will pay the City a monthly rental payment of one thousand nine hundred and No/100 Dollars (\$1,900.00) ("Rent"), at the address set forth above, on or before the 5<sup>th</sup> day of each calendar month in advance. In any partial month occurring after the Rent Commencement Date, Rent will be prorated. The initial Rent payment will be payable upon execution hereof. Rent shall increase by 3% on every yearly anniversary date hereof.

5. INTERFERENCE.

- a. Tenant shall not use the Premises in any way which interferes with the use of the Property by the City, or tenants or licensees of the City, with rights in the Property prior in time to Tenant's. Tenant acknowledges that the City is also leasing the Property for the purposes of transmitting and receiving telecommunication signals from the Property.

Landlord shall not use, nor shall Landlord permit its tenants, licensees, employees, invitees or agents to use, any portion of the Property in any

way which interferes with the operations of Tenant. If Landlord receives any request to locate any future Carrier on the Property, Landlord shall undertake to make reasonable efforts to notify Tenant so Tenant may evaluate potential interference. Landlord shall include in the lease, license or other agreement (either draft or final) with the Carrier, and make reasonable efforts to enforce, a provision prohibiting the Carrier from interfering with Tenant's communications operations. Tenant shall cooperate with all other tenants to identify the causes of and work towards the resolution of any electronic interference problem. The City, however, is not in any way responsible or liable for any interference with Tenant's use of the Property which may be caused by the use and operation of any other tenant's equipment, even if caused by new technology. In the event that any other tenant's activities interfere with Tenant's use of the Property, and Tenant cannot work out this interference with the other tenants, Tenant may, upon 30 days notice to the City, terminate the lease and restore the Property to its original condition, reasonable wear and tear excepted. In addition, Tenant agrees to eliminate any radio or television interference caused by City-owned facilities or surrounding residences at Tenant's own expense and without installation of extra filters on City-owned equipment. Tenant further agrees to accept such interference as may be received from City operated telecommunications or other facilities located upon the Property subject to this Agreement.

- b. All installations and operation in connection with this Agreement by Tenant shall meet with all applicable Rules and Regulations of the Federal Communications Commission, Federal Aviation Agency and all applicable codes and regulations of the township, county and state concerned. Under this Agreement, the City assumes no responsibility for the licensing, operation, and/or maintenance of Tenant's radio equipment.

6. APPROVALS; UTILITIES; MAINTENANCE; ACCESS.

- a. The City shall cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises from all applicable government and/or regulatory entities (including, without limitation, zoning and land use authorities, and the Federal Communication Commission ("FCC") ("Governmental Approvals")), including appointing Tenant as agent for all land use and zoning permit applications, and the City agrees to cooperate with and to allow Tenant, at no cost to the City, to obtain a title report, zoning approvals and variances, and land-use permits, providing Tenant meets all the requirements for such approvals and issuance, and the City expressly grants to Tenant a right of access to the Property to perform surveys, soils tests, and other engineering procedures or environmental investigations on the Property, necessary to determine that Tenant's use of the Premises as defined below will be compatible with Tenant's engineering specifications, system design, operations and Governmental Approvals. Tenant will

share with the City copies of all such surveys, tests, procedures and investigations.

- b. Tenant shall, at Tenant's expense, keep and maintain the Communications Facility now or hereafter located on the Property in commercially reasonable condition and repair during the term of this Agreement, normal wear and tear and casualty excepted. Tenant shall also comply with all applicable building and maintenance codes.
- c. Tenant shall have the right to install utilities, at Tenant's expense, and to improve the present utilities on the Property (including, but not limited to, the installation of emergency power generators) reasonably necessary to provide service to the Communications Facility. The City agrees to cooperate to assist Tenant to acquire such utility service. Tenant shall, wherever practicable, install separate meters for utilities used on the Property. If separate meters are not installed, Tenant shall pay the periodic charges for all utilities attributable to Tenant's use.
- d. As partial consideration for Rent paid under this Agreement, the City hereby grants Tenant an easement in, under and across the Property for ingress, egress, utilities and access (including access for the purposes described in Section 1) to the Premises adequate to install and maintain utilities, which include, but are not limited to, the installation of power and telephone service cable, and to service the Premises and the Communications Facility at all times during the Initial Term of this Agreement or any Renewal Term (collectively, "Easement"). The Easement provided hereunder shall have the same term as this Agreement. The access and utility easements shall be as shown on Exhibit B.
- e. Tenant and its employees, agents, and subcontractors shall have 24-hours-a-day, 7-days-a-week pedestrian and vehicular access to the Premises at all times during the Term of this Agreement for the installation, maintenance and operation of the Communications Facility and any utilities serving the Premises; provided, however, that such access will not interfere with other permitted uses of the facility. If any public utility is unable to use the access or easement provided to Tenant then the City agrees to grant additional access or an easement either to Tenant or to the public utility, for the benefit of Tenant, at no cost to Tenant, provided Tenant shall be responsible for any costs due the public utility.
- f. The City represents and warrants that the Tower, exclusive of the Communications Facility, including the lighting system, meets and will be maintained in accordance with all applicable laws, rules and regulations, including, without limitation, rules and regulations of the FCC, Federal Aviation Administration, and all applicable state and local requirements, rules, regulations, and laws. The City shall maintain the Tower in good operating and structurally sound condition. The City shall bear the costs of maintaining the Tower, including without limitation any past, present or

future fines, levies or expenses for noncompliance with government regulations, with the exception of maintenance of the Communications Facility, and except for damage to the Tower caused by Tenant.

7. TERMINATION. Except as otherwise provided herein, this Agreement may be terminated, without any penalty or further liability, as follows:

- a. by the City upon 30 days written notice if Tenant fails to cure a default for payment of amounts due under this Agreement within that 30-day period;
- b. by either party upon 30 days written notice if the other party commits a non-monetary default and fails to cure or commence a cure of such default within that 30-day period and diligently pursues such cure, or such longer period as may be reasonably required to diligently complete a cure commenced within that 30-day period; or
- c. by Tenant upon written notice to Landlord for any reason at any time prior to commencement of construction by Tenant;
- d. by Tenant upon sixty (60) days prior written notice to Landlord for any reason, so long as Tenant pays Landlord a termination fee equal to six (6) months Rent, at the then current rate provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any one or more of Sections 5 Interference, 6(a) City Approvals, 7(e) Termination, 7(f) Termination, 7(g) Termination, or 13 Environmental;
- e. by Tenant immediately upon written notice if it is unable to utilize the Premises due to a ruling or directive of the FCC or other governmental or regulatory agency, including, without limitation, a take back of channels or change in frequencies;
- f. by Tenant immediately upon written notice if the Premises or the Communications Facility are destroyed or damaged so as in Tenant's reasonable judgment to adversely affect the use of the Communications Facility. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction, and Tenant shall be entitled to the reimbursement of any Rent prepaid by Tenant. If Tenant elects to continue this Agreement, then all Rent shall abate until the Premises and/or Communications Facility are restored to the condition existing immediately prior to such damage or destruction; or
- g. by Tenant at the time title to the Property transfers to a condemning authority, pursuant to a taking of all or a portion of the Property sufficient in Tenant's determination to render the Premises unsuitable for Tenant's use. Each party shall be entitled to pursue its own separate award with respect to such taking. Sale of all or part of the Property to a purchaser

with the power of eminent domain in lieu of condemnation shall be treated as a taking by condemnation.

8. TAXES. Tenant shall pay any personal property taxes assessed on, or any portion of such taxes directly attributable to, the Communications Facility. The City shall pay any real property taxes or other fees and assessments attributable to the Property. If the City fails to pay any such real property taxes or other fees and assessments, Tenant shall have the right, but not the obligation, to pay such owed amounts and deduct them from Rent amounts due under this Agreement.

9. INSURANCE. Tenant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the exercise of the rights, privileges and authority granted hereunder to Tenant, its agents, representatives or employees. Tenant shall provide an insurance certificate, together with an endorsement naming the City, its officers, elected officials, agents, employees, representatives, engineers, consultants and volunteers as additional insureds on the general liability and auto liability policies, to the City for its inspection prior to the commencement of any work or installation of any facilities pursuant to this Agreement, and such insurance certificate shall evidence:

- a. Comprehensive general liability insurance, written on an occurrence basis, with limits not less than:
  - (1) \$1,000,000 for bodily injury or death to each person;
  - (2) \$1,000,000 for property damage resulting from any one accident;
  - (3) \$1,000,000 for all other types of liability; and
  - (4) \$2,000,000 General Aggregate Limit.
- b. Automobile liability for owned, non-owned and hired vehicles with a limit of \$1,000,000 for each person and \$1,000,000 for each accident;
- c. Worker's compensation within statutory limits and employer's liability insurance with limits of not less than \$1,000,000; and

The liability insurance policies required by this Section shall be maintained by Tenant throughout the term of this Agreement, and such other period of time during which Tenant is operating as a hold over tenant, or is engaged in the removal of its telecommunications facilities. Tenant shall provide an insurance certificate, together with an endorsement naming the City, and its elected and appointed officers, officials, agents, employees, representatives, engineers, consultants, and volunteers as additional insureds on the general liability and auto liability policies, to the City prior to the commencement of any work or installation of any facilities pursuant to this Agreement. Payment of deductibles and self-insured retentions shall be the sole responsibility of Tenant. The insurance certificate required by this Section shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. Tenant's insurance

shall be primary insurance with respect to the City, its officers, officials, employees, agents, consultants, and volunteers. Any insurance maintained by the City, its officers, officials, employees, consultants, agents, and volunteers shall be in excess of Tenant's insurance and shall not contribute with it.

Verizon Wireless or its insurance carrier shall provide thirty (30) days advance written notice of cancellation or non-renewal on the insurance policies listed in section 9.

All such policies of insurance shall waive the insurer's right of subrogation against the City.

10. INDEMNIFICATION. Tenant hereby releases, covenants not to bring suit and agrees to indemnify, defend and hold harmless the City, its officers, employees, agents and representatives from any and all claims, costs, judgments, awards or liability to any person, including claims by Tenant's own employees to which Tenant might otherwise be immune, arising from injury, sickness, or death of any person or damage to property of which the negligent acts or omissions of Tenant, its agents, servants, officers or employees in performing the activities authorized by this Agreement are the proximate cause. Tenant further releases, covenants not to bring suit, and agrees to indemnify, defend and hold harmless the City, its officers and employees from any and all claims, costs, judgments, awards or liability to any person including claims by Tenant's own employees, including those claims to which Tenant might otherwise have immunity, arising against the City solely by virtue of the City's ownership or control of the rights-of-way, or other public properties, by virtue of Tenant's exercise of the rights granted herein, or by virtue of the City's permitting Tenant's use of the City's public ways or other public property, or based upon the City's inspection or lack of inspection of work performed by Tenant, its agents and servants, officers or employees in connection with work authorized on the Property or property over which the City has control, pursuant to this Agreement or pursuant to any other permit or approval issued in connection with this Agreement. This covenant of indemnification shall include, but not be limited by this reference, to claims against the City arising as a result of the negligent acts or omissions of Tenant, its agents, servants, officers or employees in barricading, instituting trench safety systems or providing other adequate warnings of any excavation, construction, or work in any public way or other public place in performance of work or services permitted under this Agreement. In the event that Tenant's transmission technology or facilities emit electromagnetic impulses (EMF), Tenant expressly agrees that this indemnity provision extends to any and all claims for injury, sickness or death of any person, including employees of Tenant, arising out of or caused by said emissions.

Inspection or acceptance by the City of any work performed by Tenant at the time of completion of construction shall not be grounds for avoidance of any of these covenants of indemnification. Said indemnification obligations shall extend to claims which are not reduced to a suit and any claims which may be compromised prior to the culmination of any litigation or the institution of any litigation, provided, that Tenant has been given prompt written notice by the City of any such claim, has the right to defend or participate in the defense of any such claim, and has the right to approve any settlement or other compromise of any such claim.

In the event that Tenant refuses the tender of defense in any suit or any claim, said tender having been made pursuant to the indemnification clauses contained herein, and said refusal is



subsequently determined by a court having jurisdiction (or such other tribunal that the parties shall agree to decide the matter), to have been a wrongful refusal on the part of Tenant, then Tenant shall pay all of the City's costs for defense of the action, including all reasonable expert witness fees and reasonable attorneys' fees and the reasonable costs of the City, including reasonable attorneys' fees of recovering under this indemnification clause.

The obligations of Tenant under the indemnification provisions of this Paragraph shall apply regardless of whether liability for damages arising out of bodily injury to persons or damages to property were caused or contributed to by the concurrent negligence of the City, its officers, agents, employees or contractors. The provisions of this Section, however, are not to be construed to require Tenant to hold harmless, defend or indemnify the City as to any claim, demand, suit or action which arises out of the sole negligence of the City. It is further specifically and expressly understood that the indemnification provided herein constitutes Tenant's waiver of any applicable immunity solely for the purposes of this indemnification. Notwithstanding any other provisions of this Section, Tenant assumes the risk of damage to its telecommunications facilities located in the public ways and upon the Property from activities conducted by the City, its officers, agents, employees and contractors. Tenant releases and waives any and all claims against the City, its officers, agents, employees or contractors for damage to or destruction of Tenant's telecommunications facilities caused by or arising out of activities conducted by the City, its officers, agents, employees and contractors, in the public ways and upon the Property subject to this Agreement, except to the extent any such damage or destruction is caused by or arises from the sole negligence or any willful or malicious action on the part of the City, its officers, agents, employees or contractors. Tenant further agrees to indemnify, hold harmless and defend the City against any claims for damages, including, but not limited to, business interruption damages and lost profits, brought by or under users of Tenant's facilities as the result of any interruption of service due to damage or destruction of Tenant's facilities caused by or arising out of activities conducted by the City, its officers, agents, employees or contractors, except to the extent any such damage or destruction is caused by or arises from the sole negligence or any willful or malicious actions on the part of the City, its officers, agents, employees or contractors.

The provisions of this Section shall survive the expiration, revocation, or termination of this Agreement.

11. NOTICES. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by for next-business-day delivery by a nationally recognized overnight carrier to the following addresses:

To Tenant: Verizon Wireless Personal Communications LP  
d/b/a Verizon Wireless  
180 Washington Valley Road .  
Bedminster, New Jersey 07921  
Attention: Network Real Estate

To City: Attn: Public Works Director

City of Beloit  
100 State Street  
Beloit, WI 53511

With a Copy to: Attn: City Attorney  
City of Beloit  
100 State Street  
Beloit, WI 53511

12. QUIET ENJOYMENT, TITLE AND AUTHORITY. The City covenants and warrants to Tenant that (i) the City has full right, power and authority to execute this Agreement; (ii) it has good and unencumbered title to the Property free and clear of any liens or mortgages, except those disclosed to Tenant and which will not interfere with Tenant's rights to or use of the Premises, except as disclosed to Tenant or otherwise provided for herein; and (iii) execution and performance of this Agreement will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on the City. The City covenants that at all times during the term of this Agreement, Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period.

13. ENVIRONMENTAL.

- a. The City will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Property, unless such conditions or concerns are caused by the activities of Tenant.
- b. The City shall hold Tenant harmless and indemnify Tenant from and assume all duties, responsibility and liability at the City's sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to:
  - (1) failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such compliance results from conditions caused by Tenant; and

(2) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Property or activities conducted thereon, unless such environmental conditions are caused by Tenant.

- c. Each party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability (collectively, "Claims") including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence or discovery of any Hazardous Substances on the Property or the migration of any Hazardous Substance to other properties or the release of any Hazardous Substance into the environment (collectively, "Actions"), that relate to or arise from the indemnitor's activities on the Property. The indemnifications in this section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section 13 shall survive the termination or expiration of this Agreement.
- d. If Tenant becomes aware of any Hazardous Substance on the Property, or any environmental or industrial hygiene condition or matter relating to the Property that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of government action, intervention or third-party liability, Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon notice to the City.

#### 14. ASSIGNMENT AND SUBLEASE.

- a. Tenant may assign this Agreement or sublease the Premises and its rights granted herein, in whole or in part, upon written notice to the City, provided that the City consents in writing to such assignment or sublease. Notwithstanding the above, Tenant may assign or otherwise transfer, in whole or in part, this Agreement without the approval or consent of Landlord, but upon notice to Landlord, to Tenant's parents, partners or affiliates, or to any entity which acquires all or substantially all of Tenant's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. Provided that such assignee assumes, in full, the obligations of Tenant under this Agreement, Tenant shall automatically be released from all such assigned obligations and liabilities under this Agreement. As to any other parties, this Agreement may not be assigned or transferred in whole or in part without the written consent of Landlord, which shall not be unreasonably withheld, conditioned, or delayed.

- b. Additionally, Tenant may mortgage or grant a security interest in this Agreement and the Communications Facility, and may assign this Agreement and the Communications Facility to any mortgagees or holders of security interests, including their successors or assigns (collectively, "Mortgagees"), provided such Mortgagees interests in this Agreement are subject to all of the terms and provisions of this Agreement, and provided that no encumbrance is created thereby on the underlying real estate. In such event, the City shall execute such consent to leasehold financing as may reasonably be required by Mortgagees.
- c. The Parties agree that in the event of any future sublease, the City shall receive all rent associated with any ground lease and Tenant shall retain all rent for the use of the Tower Space.

15. SUCCESSORS AND ASSIGNS. This Agreement and the Easement granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

16. WAIVER OF LANDLORD'S LIEN. The City hereby waives any and all lien rights it may have, statutory or otherwise concerning the Communications Facility or any portion thereof which shall remain Tenant's personal property for the purposes of this Agreement, whether or not the same is deemed real or personal property under applicable laws, and the City gives Tenant and Mortgagees the right to remove all or any portion of the same from time to time, whether before or after a default under this Agreement, in Tenant's and/or Mortgagee's sole discretion and without the City's consent; provided 30 days advance written notice is delivered to the City. Upon any such removal Tenant shall immediately restore the site to the same condition existing at the execution hereof.

17. REMOVAL. Tenant, upon termination of this Agreement, shall, within 90 days of any termination of this Agreement, remove its building(s), antenna structure(s), fixtures and all personal property and otherwise restore the Property to its original condition. Tenant shall be required to remove only its communications equipment, including radio cabinets, antennas, connecting cables, and other personal property. Tenant shall not be required to replace any trees, shrubs or other vegetation. The City agrees and acknowledges that all of the equipment, fixtures and personal property of Tenant shall remain the personal property of Tenant and Tenant shall have the right to remove the same, whether or not said items are considered fixtures and attachments to the Property under applicable law. If such time for removal causes Tenant to remain on the Premises after termination of this Agreement, Tenant shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed

18. MISCELLANEOUS.

- a. The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorneys' fees and court costs, including appeals, if any.

- b. Each party agrees to furnish to the other, within 20 days after request, such truthful estoppel information about this Agreement as the other may reasonably request.
- c. Any amendments to this Agreement must be in writing and executed by both parties.
- d. Each party agrees to cooperate with the other in executing any documents (including a Memorandum of Lease in substantially the form attached as Exhibit C) necessary to protect its rights or use of the Premises. The Memorandum of Lease may be recorded in place of this Agreement by either party. In the event the Property is encumbered by a mortgage or deed of trust, the City agrees, upon request of Tenant, to obtain and furnish to Tenant a non-disturbance and attornment agreement for each such mortgage or deed of trust, in a form and content reasonably acceptable to Tenant. Tenant may obtain title insurance on its interest in the Premises. The City agrees to execute such documents as the Title Company may reasonably require in connection therewith.
- e. If any term of this Agreement is found to be void or invalid, such finding shall not affect the remaining terms of this Agreement, which shall continue in full force and effect. The parties agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable. Any questions of particular interpretation shall not be interpreted against the draftsman, but rather in accordance with the fair meaning thereof.
- f. This Agreement may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

19. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between the City and Tenant and that no verbal or oral agreements, promises or understandings shall be binding upon either the City or Tenant in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the parties. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under this Agreement shall not waive such rights and such party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity.

20. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Wisconsin with venue in Rock County.

21. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within 45 days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to

disrupt Tenant's operations at the Premises for more than 45 days, then Tenant may at any time following such fire or other casualty, provided the City has not completed the restoration required to permit Tenant to resume its operation at the Premises, terminate this Agreement upon 15 days written notice to the City. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, all rental shall abate during the period of repair following such fire or other casualty.

22. SUBMISSION OF LEASE. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the parties and approval thereof by the Beloit City Council. Each of the parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such party has the full right, power and authority to enter into and execute this Agreement on such party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

23. SURVIVAL. The provisions of the Agreement relating to indemnification from one party to the other party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

24. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of this Agreement. They shall not affect or be utilized in the construction or interpretation of this Agreement.

25. POLICE POWER. In accepting this Agreement, Tenant acknowledges that its rights hereunder are subject to the legitimate rights of the police power of the City to adopt and enforce general ordinances necessary to protect the safety and welfare of the public and it agrees to comply with all applicable and enforceable general laws enacted by the City pursuant to such power.

26. RULES AND REGULATIONS BY THE CITY. In addition to the inherent powers of the City to regulate and control any lease it issues, the authority granted to it by the Cable Act, the Telecommunications Act of 1996, other state and federal laws, and those powers expressly reserved by the City, or agreed to and provided for in this Agreement, the right and power is hereby reserved by the City to promulgate such additional regulations as it may find necessary in the exercise of its lawful powers. Except as provided by City ordinance, the foregoing does not allow for amendment by the City of material terms of this Agreement without the consent of Tenant. The City reserves the right to delegate its authority for administering this Agreement to a designated agent.

27. NOTICE OF WORK. Unless otherwise provided in this Agreement, neither Tenant nor anyone acting on Tenant's behalf shall commence any non-emergency work in or about the public ways of the City, other ways, or upon the Property without 10 working days advance notice to the City. The work for the site's epoxy mounting system will be done only with the City's prior approval and consent.

28. MAINTENANCE OF FACILITY. Tenant shall maintain the Premises in good and safe condition and in a manner that complies with all applicable federal, state, and local requirements.

29. REMOVAL OF UNAUTHORIZED FACILITIES. Within 30 days following written notice from the City, Tenant shall, at its own expense, remove its facility or appurtenances from the City property. The Communications Facility is unauthorized and subject to removal in the following circumstances:

- a. Upon expiration or termination of this Agreement.
- b. Upon abandonment of the Communications Facility. Any property of Tenant shall be deemed abandoned if left in place 90 days after expiration or termination of this Agreement.
- c. If the Communications Facility was constructed or installed without the prior grant of this Agreement.
- d. If the Communications Facility was constructed or installed without the prior issuance of any required city permit.
- e. If the Communications Facility was constructed or installed at a location not permitted by this Agreement.

Provided, however, that the City may, in its sole discretion, allow Tenant to abandon such Communications Facility, or portions thereof, in place. No Communications Facility of any type may be abandoned in place without the express written consent of the City. Any plan for abandonment or removal of Tenant's Communications Facility must first be approved by the Public Works Director, and all necessary permits must be obtained prior to such work. Upon permanent abandonment of the property of such persons in place, the property shall become that of the City, and such persons shall submit to the City an instrument in writing, to be approved by the Public Works Director, transferring to the City the ownership of such property. The provisions of this Paragraph shall survive the expiration, revocation, or termination of this Agreement.

30. DAMAGE TO FACILITY. Unless directly and proximately caused by the sole negligence or willful, intentional or malicious acts by the City, the City shall not be liable for any damage to or loss of the Communications Facility upon the Property or within the public ways of the City as a result of or in connection with any public works, public improvements, construction, excavation, grading, filling, or work of any kind on such Property or within the public ways by or on behalf of the City.

31. PERFORMANCE BOND AND LETTER OF CREDIT. A performance bond, written by a corporate surety acceptable to the City, in the amount of Twenty Thousand and no/100 Dollars (\$20,000.00) shall be deposited before any construction is commenced. Said bond shall be required to remain in full force until 60 days after the termination of the final term of this Agreement and shall warrant all such restoration work for a period of 1 year. The purpose

of this bond is to guarantee removal of partially-completed and/or non-conforming telecommunications facilities and to fully restore the public ways of the City and the Property to its pre-construction condition.

32. SAFETY REQUIREMENTS. Tenant, in accordance with applicable federal, state, and local safety requirements shall, at all times, employ ordinary care and shall install and maintain and use commonly accepted methods and devices for preventing failures and accidents which are likely to cause damage, injury, or nuisance to the public and/or workers. All structures and all lines, equipment and connections in, over, under, and upon the streets, sidewalks, alleys, and public ways or places of the lease area, wherever situated or located, shall at all times be kept and maintained in a safe, suitable condition, and in good order and repair. The City reserves the general right to see that Tenant's system is constructed and maintained in a safe condition. If a violation of the National Electrical Safety Code or other applicable regulation is found to exist by the City, the City will, after discussions with Tenant, establish a reasonable time for Tenant to make necessary repairs. If the repairs are not made within the established time frame, the City may make the repairs itself or have them made and collect all reasonable costs thereof from Tenant.

33. SIGNS. Tenant shall have no rights hereunder to place any signs or symbols on the facilities which are visible from ground level.

34. REIMBURSEMENT OF CITY EXPENSES. Tenant shall be subject to all permit fees associated with activities undertaken through the authority granted in this Agreement or under the laws of the City. Where the City incurs costs and expenses for review, inspection, or supervision of activities undertaken through the authority granted in this Agreement or any ordinances relating to the subject for which a permit fee is not established, Tenant shall reimburse the City directly for any and all costs.

In addition to the above, Tenant shall promptly reimburse the City for any and all costs the City reasonably incurs in response to any emergency involving Tenant's Communications Facility.

Finally, Tenant shall reimburse the City upon submittal by the City of an itemized billing by project of costs, for Tenant's proportionate share of all actual, identified expenses incurred by the City in planning, constructing, installing, repairing or altering any City facility as the result of the presence of Tenant's facilities.

Such costs and expenses shall include but not be limited to Tenant's proportionate cost of City personnel assigned to oversee or engage in any work as the result of the presence of Tenant's Communications Facility on the Property. Such costs and expenses shall also include Tenant's proportionate share of any time spent reviewing construction plans in order to either accomplish the relocation of Tenant's Communications Facility or the routing of any utilities so as not to interfere with Tenant's Communications Facility.

The time of City employees shall be charged at their respective rate of salary, including overtime if applicable, plus benefits and overhead. Any other costs will be billed proportionately on an actual cost basis. All billings will be itemized so as to specifically identify the costs and expenses for each project for which the City claims reimbursement. A charge for the actual costs



incurred in preparing the billing may also be included in said billing. The billing may be on an annual basis, but the City shall provide Tenant with the City's itemization of costs at the conclusion of each project for information purposes.

35. DANGEROUS CONDITIONS, AUTHORITY FOR CITY TO ABATE. Whenever construction, installation, or excavation of telecommunications facilities authorized by this Agreement has caused or contributed to a condition that appears to substantially impair the lateral support of the adjoining public way, street, or public place, or endangers the public, street utilities, or the Property, the Public Works Director may direct Tenant, at the Tenant's own expense, to take action to protect the public, adjacent public places, the Property, streets, utilities, and public ways. Such action may include compliance with a prescribed time.

In the event that Tenant fails or refuses to promptly take the actions directed by the City, or fails to fully comply with such directions, or if emergency conditions exist threatening imminent danger of personal injury or property damage which require immediate action, the City may enter upon the Property and take such actions as are necessary to protect the public, the adjacent streets, utilities, public ways, to maintain the lateral support thereof, or actions regarded as necessary safety precautions; and the Tenant shall be liable to the City for the costs thereof. The City shall attempt to provide Tenant advance notice if emergency conditions allow and shall provide Tenant with notice forthwith after taking any action hereunder. The provisions of this Section shall survive the expiration, revocation, or termination by other means of this Agreement.

36. ACCEPTANCE OF PREMISES. By taking possession of the Premises, Tenant accepts the Premises in the condition existing as the Commencement Date. The City makes no representation or warranty with respect to the condition of the Premises and the Property and The City shall not be liable for any latent or patent defect therein.

37. RIGHT OF FIRST REFUSAL. If the City elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by Tenant, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, Tenant shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If Tenant fails to meet such bona fide offer within thirty (30) days after written notice thereof from the City, the City may sell or grant the easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third party offer.

38. RIGHTS UPON SALE. Should the City, at any time during the Term decide (i) to sell or transfer all or any part of the Property to a purchaser other than Tenant, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by Tenant, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize Tenant's rights hereunder under the terms of this Agreement. To the extent that the City grants to a third party by easement or other legal instrument an interest in and

to that portion of the Property occupied by Tenant for the purpose of operating and maintaining communications facilities or the management thereof and in conjunction therewith, assigns this Agreement to said third party, the City shall not be released from its obligations to Tenant under this Agreement, and Tenant shall have the right to look to the City and the third party for the full performance of this Agreement.

*(Signature page to follow)*

**LANDLORD:**

CITY OF БЕЛОIT,  
a Wisconsin municipal corporation

By: \_\_\_\_\_  
Larry N. Arft, City Manager

ATTEST:

By: \_\_\_\_\_  
Rebecca Houseman LeMire, City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Elizabeth A. Krueger, Interim City Attorney

I hereby certify that there are sufficient funds available to pay the liability incurred by the City of Beloit pursuant to this agreement.

By: \_\_\_\_\_  
Eric Miller, City Comptroller

**TENANT:**

VERIZON WIRELESS PERSONAL  
COMMUNICATIONS LP, d/b/a VERIZON  
WIRELESS

By: \_\_\_\_\_  
Lynn Ramsey  
Its Area Vice President Network

ATTEST:

By: \_\_\_\_\_  
*(signature)*

\_\_\_\_\_  
*(print name)*

Its \_\_\_\_\_  
*(print title)*

STATE OF WISCONSIN    )  
  )SS  
COUNTY OF ROCK        )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Larry N. Arft, City Manager and Rebecca Houseman LeMire, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same as officers of said city, by its authority.

\_\_\_\_\_  
*(Signature)*

[SEAL]

\_\_\_\_\_  
*(Printed Name)*

Notary Public, Rock County, Wisconsin  
My commission is permanent. If not,  
state expiration date:\_\_\_\_\_

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK        )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Lynn Ramsey, to me known to be the Area Vice President Network of Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
*(Signature)*

[SEAL]

\_\_\_\_\_  
*(Printed Name)*

Notary Public, Cook County, Illinois  
My commission is permanent. If not,  
state expiration date:\_\_\_\_\_

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**EXHIBIT A  
LEGAL DESCRIPTION OF THE PROPERTY**

To the Site Lease dated \_\_\_\_\_, 201\_\_, between CITY OF БЕЛОIT, a Wisconsin municipal corporation, as Landlord, and Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless,, as Tenant.

City:                Beloit    

State:               Wisconsin    

County:             Rock    

The Property of which the Premises are a part is legally described as follows:

THE FOLLOWING PARCELS OF LAND LOCATED IN THE CITY OF БЕЛОIT,  
ROCK COUNTY, WISCONSIN:

Site Address: 2101 Cranston Rd., Beloit, Rock County, WI  
Parcel: 21971200

### LESSEE LEASE AREA

A part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township One (1) North, Range Thirteen (13) East, City of Beloit, Rock County, Wisconsin containing 1,062 square feet (0.024 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 19; thence N89°-54'-39"E 1562.16 feet along the East/West Quarter line of said Section 19; thence N00°-29'-45"E 778.95 feet to the point of beginning; thence continue N00°-29'-45"E 30.00 feet; thence S89°-30'-15"E 50.00 feet; thence S00°-29'-45"W 8.00 feet; thence N89°-30'-15"W 10.00 feet; thence S45°-29'-45"W 14.14 feet; thence N89°-30'-15"W 4.00 feet; thence S00°-29'-45"W 12.00 feet; thence N89°-30'-15"W 26.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

### LESSEE 30' WIDE UTILITY AND INGRESS/EGRESS EASEMENT

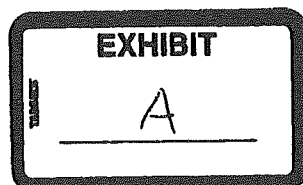
A part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township One (1) North, Range Thirteen (13) East, City of Beloit, Rock County, Wisconsin containing 15,761 square feet (0.362 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 19; thence N89°-54'-39"E 1562.16 feet along the East/West Quarter line of said Section 19; thence N00°-29'-45"E 778.95 feet; thence S89°-30'-15"E 15.00 feet to the point of beginning; thence S00°-29'-45"W 35.00 feet to a point herein after referred to as Point "A"; thence N89°-30'-15"W 15.00 feet to the point of termination; also beginning at said Point "A"; thence S89°-30'-15"E 35.00 feet; thence S25°-56'-23"E 69.18 feet; thence S00°-29'-24"W 198.53 feet; thence S24°-24'-05"W 55.75 feet; thence S45°-40'-21"E 63.51 feet; thence S33°-50'-51"E 68.42 feet to the Northerly line of Cranston Road and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said Northerly line of Cranston Road.

### LESSEE 10' WIDE UTILITY EASEMENT

A part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township One (1) North, Range Thirteen (13) East, City of Beloit, Rock County, Wisconsin containing 6,694 square feet (0.154 acres) of land and being Five (5) feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 19; thence N89°-54'-39"E 1562.16 feet along the East/West Quarter line of said Section 19; thence N00°-29'-45"E 833.98 feet to the point of beginning; thence S89°-30'-15"E 27.50 feet to a point herein after referred to as Point "A"; thence N00°-29'-45"E 128.64 feet; thence N82°-06'-30"E 46.50 feet to the point of termination; also beginning at said Point "A"; thence S89°-30'-15"E 27.50 feet; thence S00°-29'-45"W 60.00 feet; thence N89°-30'-15"W 320.99 feet; thence N00°-29'-45"E 63.28 feet to the point of termination.

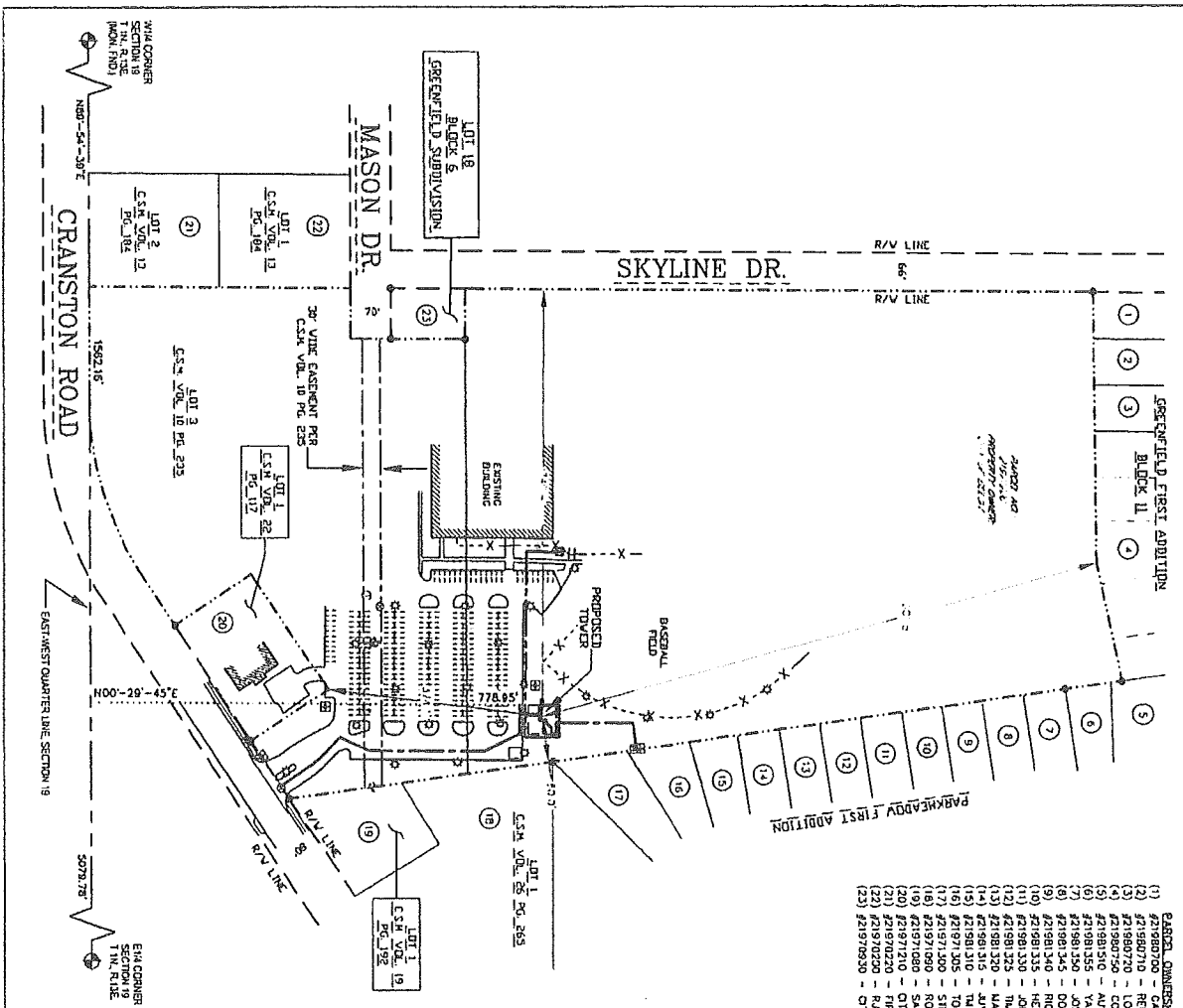


**EXHIBIT B**  
**DESCRIPTION OF PREMISES AND COMMUNICATIONS FACILITY**

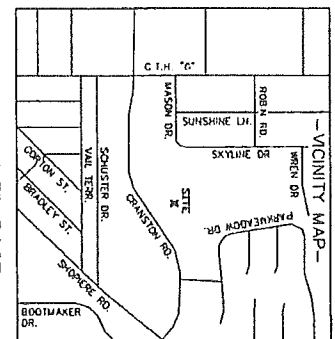
To the Site Lease dated \_\_\_\_\_, 201\_\_, between the CITY OF BELOIT, a Wisconsin municipal corporation, as Landlord, and Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless, as Tenant.

The location of the Premises within the Property together with access, ingress, egress, easements and utilities are more particularly depicted as follows:

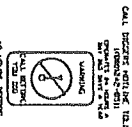
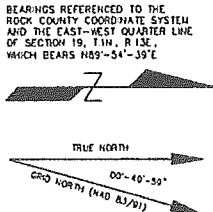




- PARCEL DIMENSION INFORMATION**
- (1) 21980700 - CARY CHAMBLISS
  - (2) 21980710 - REU WISCONSIN II INC.
  - (3) 21980720 - LOU ANN HARRINGTON
  - (4) 21980730 - CONNOR DREW ALPHONSO
  - (5) 21980740 - JENNIFER BELL
  - (6) 21980750 - YARETA LINDA GROSSMAN
  - (7) 21980760 - JOSEPH MARTIN
  - (8) 21980770 - DONNA COX
  - (9) 21980780 - RICHARD & CAYLE HOTCHKISS
  - (10) 21980790 - REOU WILBERT WATKINS
  - (11) 21980800 - TIL & RACHEL CLARK
  - (12) 21980810 - MARIA ALCALA
  - (13) 21980820 - AVENIRIO & MARIA DE LA TORRE
  - (14) 21980830 - TALKER PROPERTIES LLC
  - (15) 21980840 - TUDOR DALE LINDA COMMINGHAM
  - (16) 21980850 - ROSCOE REAL ESTATE LLC
  - (17) 21980860 - SANTAS PROPERTIES LLC
  - (18) 21980870 - QTY OF BELoit
  - (19) 21980880 - QTY OF BELoit
  - (20) 21980890 - QTY OF BELoit
  - (21) 21980900 - QTY OF BELoit
  - (22) 21980910 - QTY OF BELoit
  - (23) 21980920 - QTY OF BELoit



**PROPOSED TOWER BASE**  
 LATITUDE: 42°-32'-03.77"  
 LONGITUDE: 89°-00'-21.13"  
 (Per North American Datum of 83/91)  
 Ground Elevation: 892.8'  
 (Per North American Vertical Datum of 1988)



- LEGEND**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - = 6" NAIL SET
  - ⊕ = COUNTY MONUMENT FOUND
  - ⊗ = ELECTRIC TRANSFORMER
  - ⊚ = TELEPHONE PEDESTAL
  - ⊛ = ELECTRIC VAULT
  - ⊜ = FIBER OPTIC PEDESTAL
  - ⊝ = LIGHT POLE
  - ⊞ = WATER VALVE
  - ⊟ = STORM INLET
  - ⊠ = STORM MANHOLE
  - ⊡ = BURIED ELECTRIC
  - W- = WATER MAIN
  - ST- = STORM SEWER
  - P- = PROPERTY LINE
  - ⊘ = EXISTING TREE

I, Shawn C. Dabney, hereby certify that none of the property described herein is within a flood plain as defined by FEMA. **SURVEYOR'S CERTIFICATE**

I, Shawn C. Dabney, Wisconsin Registered Land Surveyor of Sheldon Surveying LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated the \_\_\_\_\_ day of \_\_\_\_\_ 2014.

**WISCONSIN REGISTERED LAND SURVEYOR**  
 Shawn C. Dabney, S4791

**GRAPHIC SCALE**  
 1 inch = 200 ft.

**STAKE PLACES**  
 -THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE TO VERIFY APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR EQUIPMENT FROM THE LOCATION SHOWN.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

EXHIBIT B

Edge Consulting Engineers, Inc.  
 604 West Street  
 Beloit, WI 53511  
 www.edgeconsult.com

**MERIDIAN SURVEYING, LLC**  
 1877A Franklin J. Office: 920-993-0981  
 Beloit, WI 53512 Fax: 920-273-0037

**SITE NAME:** SHOPPIERE ROAD  
**SITE NUMBER:** 278558  
**SITE ADDRESS:** 2101 CRANSTON RD. BELoit, WI 53511

**PROPERTY OWNER:** CITY OF BELoit  
 100 STATE ST. BELoit, WI 53511

**PARCEL NO.:** 21971200

**ZONED:** PU - PUBLIC LANDS & INSTITUTION

**DEED:** DOCUMENT NO. 937448 (LEASE)  
 VOLUME: 540 PAGE: 230 (LEASE)

**LEASE EXHIBIT**  
 FOR VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/v VERIZON WIRELESS BEING A PART OF THE NWT/4, SECTION 19, T1N, R13E, CITY OF BELoit, ROCK COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
1	4/17/14	Preliminary Survey	JLB
2	6/17/14	Final Lease and Easements	JLD

FORM BY: JLB FIELD WORK: 3-31-14  
 CHECKED BY: S.C.D. FIELD BOOK: M-29 PAGE: 66  
 JOB NO.: 7585-81611 SHEET: 1 OF 3

**EXHIBIT C**

**MEMORANDUM OF LEASE**

To the Site Lease dated \_\_\_\_\_, 201\_\_, between the CITY OF BELOIT, a Wisconsin municipal corporation, as Landlord, and Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless, as Tenant.

**NOTES: Note that the first Memorandum is the exhibit. The second one attached below should be signed as a separate recordable document.**

Prepared by and  
After recording, please return to:

Sittig, Cortese, and Wratcher LLC  
Joseph A. Cortese, Esquire  
437 Grant Street  
Frick Building, Suite 1500  
Pittsburgh, PA 15219

**Memorandum of Lease**

\_\_\_\_\_ ("Landlord") and Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless ("Tenant") entered into a Site Lease dated \_\_\_\_\_ ("Agreement") regarding a portion of the real property located at \_\_\_\_\_, as more particularly described in the attached Exhibit A ("Property").

The Agreement is for a term of five (5) years and will commence on the date as set forth in the Agreement ("Commencement Date") and shall terminate at midnight on the last day of the month in which the fifth (5th) anniversary of the Commencement Date shall have occurred.

IN WITNESS WHEREOF, the parties hereto have executed this memorandum effective as of the date of the last party to sign.

**LANDLORD:** \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Its: \_\_\_\_\_

**TENANT: Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless**

By: \_\_\_\_\_

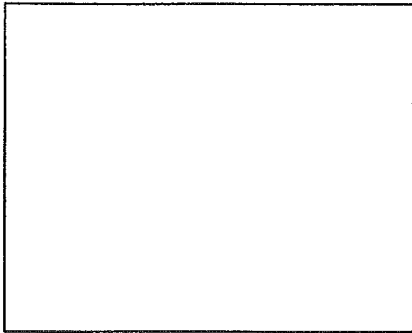
Printed Name: Lynn Ramsey

Its: Area Vice President Network

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as \_\_\_\_\_, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

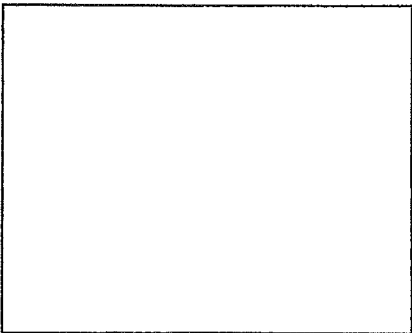


\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I certify that I know or have satisfactory evidence that Lynn Ramsey is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Area Vice President Network of Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_.



\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_