

CURRENT EVENTS AND ACTIVITIES

**DECEMBER 7,
2018**

*A weekly publication
from the Office of
the City Manager*

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**Special points of
interest:**

- City Events (page 2)

CITY MANAGER'S ACTIVITIES

- Held Department Head meeting and one-on-one meetings with direct reports.
- Met with Councilor Beth Jacobsen.
- Met with Council Vice President Regina Dunkin.
- Participated in the Public Project Announcement for Seal-Rite Doors at HCP Spec Building #2. [Attached](#) is a press release from the Wisconsin Economic Development Corporation with further details on this exciting new project.
- Attended the monthly Rock County Breakfast with leaders from Rock County and the City of Janesville.
- Presented to the City Center Committee with South Beloit Mayor Ted Rehl.

PUBLIC HEARING

The Bureau of Indian Affairs will host a public hearing on the draft environmental impact statement for a proposed Ho-Chunk Nation resort/casino development in the city of Beloit. The public hearing will start at **5 p.m. on Tuesday, December 11, 2018** in the Aldrich Middle School Auditorium, 1859 Northgate Drive, Beloit, WI. A quorum of the City Council may be present and no formal action will be taken by the City Council at this hearing. Public Notice is [attached](#).

THE BELOIT POLICE DEPARTMENT CAUTIONS RESIDENTS ABOUT CARBON MONOXIDE POISONING

The Beloit Police Department reminds residents about the importance of using proper heating sources during the cold weather. Using home appliances, such as an oven, to provide heat to the home is incredibly dangerous and can put everyone in the home at risk for carbon monoxide poisoning. Carbon monoxide can occur when using wood or gas-fueled appliances, such as room heaters, furnaces, charcoal grills, cooking ranges, water heaters, fireplaces, portable generators, and wood-burning stoves. We recommend installing a carbon monoxide alarm to detect the presence of carbon monoxide gas, a colorless, odorless and tasteless poison gas that can be fatal when inhaled. See [Beloit Police Facebook](#) page for more information.

I-90/39 CONSTRUCTION UPDATE

All I-39/90 traffic between Beloit and Madison is located on their respective sides of the Interstate for the winter months, and all interchange ramps are open. Pavement crews are currently working to break up the I-39/90 southbound mainline concrete pavement in the cold weather to get ahead of the spring 2019 schedule.

Grading work in the I-39/90 and I-43 interchange northeast quadrant is underway and will continue until winter shut down in January.

This is the final weekly construction update for the 2018 season. To register for updates from the Wisconsin Department of Transportation, please click here:

<https://projects.511wi.gov/i-39-90/emailupdates/>

SIGN UP FOR SNOW EMERGENCY NOTIFICATIONS

The City of Beloit is offering a service to alert residents about snow emergencies via email or

text (data rates may apply). Sign up today to receive notifications: <https://tinyurl.com/y8pp6d3b> Snow emergency notifications will continue to be posted on multiple media sites, including the City's website and Facebook pages.

TRASH AND RECYCLING REMINDER

Search for your collection day online, or get text alerts or automated phone call to remind you of your collection day. Click [here](#) for details. The Beloit Solid Waste website will also list information on Christmas Tree, Holiday Wreath and Garland Collection. Watch for updates soon!

CITY MEETING CALENDAR – DECEMBER 10 - 14, 2018

Monday, Dec. 10	4:30 p.m.	Appointment Review Committee , City Manager's Conference Room, 4th Floor City Hall (K. Leavy and R. Dunkin)
Tuesday, Dec. 11	4:00 p.m.	Alcohol Beverage License Control Committee , Forum (C. Anderson)
Tuesday, Dec. 11	5:00 p.m.	Public Hearing on the Draft Environmental Impact Statement for the proposed Ho-Chunk Nation resort/casino development. Aldrich Middle School Auditorium, 1859 Northgate Drive (Open to the public, all City Councilors Invited)
Wednesday, Dec. 12	4:30 p.m.	Community Development Authority , Forum (K. Leavy and N. Forbeck)
Wednesday, Dec. 12	Cancelled	Park, Recreation and Conservation Advisory Commission (B. Jacobsen)

UPCOMING COMMUNITY EVENTS

This is just a sample of events coming up in Beloit. A more complete listing is available on the Visit Beloit website: www.visitbeloit.com

Friday, Dec. 7	5:00 - 9:00 p.m.	15th Annual Holidazzle , Downtown Beloit. Shop more than 25 businesses for one-of-a-kind and other unique gifts from artisans and craftspeople. Free trolley, live music, holiday treats, Santa visits and more.
Friday, Dec. 21	7:00 - 9:00 p.m.	Friday Night Special Skate with a DJ at Edwards Ice Arena, 2101 Cranston Rd., Beloit. Winter Holidays Theme: Bring a non-perishable food item and receive a free skate rental! Skate to Christmas carols. Regular admission prices apply.



For immediate release
Contact: Mark Maley, 608.210.6706
mark.maley@wedc.org

Releases online at:
wedc.org/newsroom

Seal-Rite Door relocating from Illinois to Beloit

Door manufacturer to expand, upgrade its facilities; project expected to create 80 jobs

BELOIT, WI. Dec. 4, 2018 – Seal-Rite Door, which designs and fabricates high-performance, residential doors, today announced it is relocating its operations from Illinois to Beloit, where it will open a state-of-the-art facility to accommodate its growing business.

The company, a subsidiary of Palmer-Donavin Manufacturing Co., will open a 105,000-square-foot facility in the Wisconsin Stateline Industrial Park by early next year. The company expects to bring about 80 jobs to Wisconsin as a result of the \$16 million expansion.

“Our new location will benefit our business and the customers we serve, as well as provide us with the opportunity to expand our pre-finished door business using the latest technology to further enhance the quality of our products,” said Ron Calhoun, president and CEO of Palmer-Donavin, who joined local and state officials today in announcing the move. “This is a significant milestone for the future Seal-Rite, and we look forward to our success and continued growth in Beloit. We are excited about working together with the local community to find the skilled workforce necessary to make that a reality.”

Area residents interested in working at Seal-Rite are encouraged to apply now by visiting the company’s website at beloit-palmerdonavin.icims.com.

After more than 15 years of manufacturing in Rockford, IL, Seal-Rite is relocating to a facility that will have state-of-the-art equipment that will help increase efficiency and improve overall production to position the company for future growth. Those capabilities are unavailable at the current location.

To support the company’s decision to relocate here, the Wisconsin Economic Development Corporation (WEDC) has awarded Seal-Rite with up to \$250,000 in state tax credits over the next three years. The actual amount of credits the company will receive is contingent upon the number of jobs created during that time.

“We welcome Seal-Rite Door to Wisconsin and thank the company for its decision to expand its operations in our state,” said Mark R. Hogan, secretary and CEO of WEDC, who also took part in today’s announcement. “This is another example of companies from around the country—and around the world—who are choosing to locate in Wisconsin because of our strong business climate and dedicated workforce.”

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Local officials applauded Seal-Rite for its decision to relocate to Beloit.

“The City of Beloit is delighted that Seal-Rite Door has chosen Beloit to be its new home base for manufacturing in the Stateline area,” said City Manager Lori Curtis Luther. “Seal-Rite Door is a welcome addition to Beloit’s already strong industrial base, and we appreciate the company’s investment and commitment to creating jobs in our community.”

“Strategic real estate investments, coupled with public/private sector partnerships and supply chain considerations, are the foundational elements that are continuously fueling the Janesville-Beloit economy,” added James Otterstein, Rock County Economic Development Manager.

In addition to the 84 jobs expected to be created in Wisconsin by Seal-Rite, a WEDC economic modeling study estimates the project could indirectly generate 81 additional jobs in the region. The 165 total new jobs are expected to generate about \$1.4 million in state income tax revenue over a five-year period.

The award to Seal-Rite Door is the latest example of WEDC’s investments in Rock County businesses and communities. Since 2016, WEDC has awarded more than \$31 million in awards in the county, including \$10.8 million to area businesses for projects expected to create nearly 1,400 jobs.

Established in 1981, Seal-Rite Door designs and fabricates custom ThermaTru high-performance residential entry door products. Seal-Rite was acquired by Palmer-Donavin in 2013 as a wholly owned subsidiary of Palmer-Donavin Holdings Inc. Headquartered in Columbus, Ohio, and established in 1907, Palmer-Donavin is an employee-owned company that is a leading wholesale distributor of residential building materials in the Midwest.

The new facility will be located at the northeast corner of Willowbrook and State Line roads in the Wisconsin Stateline Industrial Park. Developed by Hendricks Commercial Properties and constructed by Corporate Contractors Inc., the 28-acre business park can accommodate multiple buildings and more than 400,000 square feet of industrial space with easy access and visibility to I-39/90.

“We are excited to be a part of this transition for Seal-Rite and to see their expansion take place in the Beloit area,” said Rob Gerbitz, president and CEO at Hendricks Commercial Properties. “There is a demand for high-quality, Class A industrial buildings in the Stateline area and we are delighted that reputable companies like Seal-Rite and Palmer-Donavin will be a part of our growing manufacturing community.”

“The CCI team is proud to partner with Hendricks Commercial Properties and Seal-Rite to complete construction of their new manufacturing facility in Beloit,” added Brad Austin, president of Corporate Contractors Inc. “We are confident this state-of-the-art phase-two facility within the Wisconsin Stateline Industrial Park will help drive future success for both Seal-Rite and HCP as well as the Beloit community overall.”

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About the Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) leads economic development efforts for the state by advancing and maximizing opportunities in Wisconsin for businesses, communities and people to thrive in a globally competitive environment. Working with more than 600 regional and local partners, WEDC develops and delivers solutions representative of a highly responsive and coordinated economic development network. Visit wedc.org or follow WEDC on Twitter @WEDCNews to learn more.

About Palmer Donavin / Seal-Rite Door

Palmer-Donavin / Seal-Rite Door operate eight locations - five in Ohio and one each in Michigan, Minnesota, and Illinois. The companies have 500 employee owners, and their customer base consists of building material retailers, big box retailers and specialty wholesalers servicing the residential building markets in the Midwest. Their longevity is based on the commitment they have to service their customer base and adjust to the changing needs of those customers over the years.

About Hendricks Commercial Properties

For more than 30 years, Hendricks Commercial Properties (HCP) of Beloit has worked with clients to transform their commercial real estate visions into realities. HCP offers the full spectrum of real estate development needs, including site selection, licensing and permitting, property acquisition, due diligence, construction management and financing. HCP manages and owns more than 15 million square feet of real estate property in 39 states.

About Corporate Contractors Inc.

Corporate Contractors Inc. (CCI) is a leading general contracting firm headquartered in Beloit, with additional locations in Delafield and Williams Bay. The company provides construction solutions to multiple markets both locally and throughout the U.S. In addition, it offers limestone aggregate materials at its quarry locations. CCI is part of the Hendricks Holding Company Inc. portfolio of companies and is owned by Diane Hendricks. Visit www.cciwi.com for further information.

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**PUBLIC NOTICE & AGENDA
PUBLIC NOTICE**

5:00 PM

Tuesday, December 11, 2018

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A quorum of the City Council may be present at the Bureau of Indian Affairs' public hearing on the draft environmental impact statement for a proposed Ho-Chunk Nation resort/casino development for the City of Beloit. The public hearing starts at 5 p.m. on December 11, 2018, in the Aldrich Middle School auditorium, 1859 Northgate Drive, Beloit, Wisconsin 53511. No formal action will be taken by the City Council at this hearing.

Lori S. Curtis Luther, City Manager

Dated: December 7, 2018
Lorena Rae Stottler
City Clerk-Treasurer
www.beloitwi.gov

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** 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.



**APPOINTMENT REVIEW COMMITTEE
NOTICE AND AGENDA
REGULAR MEETING
Monday, December 10, 2018 at 4:30 p.m.
City Manager's Conference Room
4th Floor, City Hall**

1. Roll Call
2. Minutes – Regular meeting November 12, 2018
3. Consideration and review of existing and upcoming vacancies (December, 2018 and January, 2019)
4. Review of City Council appointments November 19, 2018
5. Review of applicants for the following vacancies with recommendations to City Council:

Appointment Review Committee

- 1 resident (H. Clement) – regular term to expire December 31, 2021
- 1 resident (D. Gifford) – regular term to expire December 31, 2021
- 1 resident (L. Reidenbach) – regular term to expire December 31, 2021

Board of Ethics

- 1 resident (A. Henning) – regular term to expire December 31, 2021

Board of Review

- 1 resident (V. Borgogni) – regular term to expire December 31, 2023

Community Development Authority

- 1 public housing resident (F. Ellison) – regular term to expire December 31, 2022

Municipal Golf Committee

- 1 resident (I. El-Amin) – regular term to expire December 31, 2021

6. Member Participation
7. Citizen Participation
8. Adjournment

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**PUBLIC NOTICE & AGENDA
ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE
City Hall Forum - 100 State Street, Beloit, WI 53511
4:00 PM
Tuesday, December 11, 2018**

1. ROLL CALL
2. APPROVAL OF THE MINUTES
 - 2.a. Consider approval of the Minutes of the regular meeting of October 9, 2018
[Attachment](#)
3. PUBLIC COMMENT
4. LICENSES
 - 4.a. Status update and consideration for extension on the Class "B" Beer and "Class B" intoxicating liquor license for G5 Brewing Company, LLC, located at 1895 Gateway Blvd, Lee Gunderson, agent.
[Attachment](#)
5. CHANGE OF AGENT
 - 5.a. Consideration of Change of Agent on the Class "A" Beer retail license for Casey's Marketing Company d/b/a Casey's General Store #3316, located at 2350 Cranston Road from Emma Monheim to Susan Dean for period ending June 30, 2019.
[Attachment](#)
 - 5.b. Consideration of Change of Agent on a Class "A" Beer and "Class A" intoxicating liquor license for Woodman's Food Market, Inc., located at 1877 Madison Road from Peter J. Mentele to Christopher Sturdevant for period ending June 30, 2019.
[Attachment](#)
6. REPORTS FROM STAFF
 - 6.a. Staff update on the number and types of liquor licenses currently in the City of Beloit
[Attachment](#)
7. COMMITTEE COMMENTS
8. POLICE DEPARTMENT REPORT/COMMENTS
 - 8.a. Alcohol Compliance Report and Calls for Service for the Months of October and November

2018.

9. CITY ATTORNEY COMMENTS

10. ADJOURNMENT

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**PUBLIC NOTICE & AGENDA
COMMUNITY DEVELOPMENT AUTHORITY
City Hall Forum - 100 State Street, Beloit, WI 53511
4:30 PM
Wednesday, December 12, 2018**

1. CALL TO ORDER AND ROLL CALL
2. PUBLIC COMMENT
3. MINUTES
 - 3.a. Consideration of the Minutes of the Regular Meeting held on October 24, 2018
[Attachment](#)
4. BELOIT HOUSING AUTHORITY
 - 4.a. Presentation of the October Activity Report (Cole)
[Attachment](#)
 - 4.b. Presentation of the September Financial Report (Cole)
[Attachment](#)
 - 4.c. Public Hearing and Consideration of Resolution 2018-18 Approving the Beloit Housing Authority's 2018 Annual Plan (Cole)
[Attachment](#)
 - 4.d. Public Hearing and Consideration of Resolution 2018-19 Approving the Beloit Housing Authority's Revised Public Housing Residential Lease and Lease Addenda (Cole)
[Attachment](#)
 - 4.e. Public Hearing and Consideration of Resolution 2018-20 Approving the Beloit Housing Authority's Admissions and Continued Occupancy Policy (ACOP) (Cole)
[Attachment](#)
 - 4.f. Consideration of Resolution 2018-21 Approving the Beloit Housing Authority's 2019 Family Self-Sufficiency (FSS) Coordinator Grant Application (Cole)
[Attachment](#)
5. ADJOURNMENT

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15TH ANNUAL Holidayzgle

DECEMBER 7th

DOWNTOWN BELOIT 5-9PM



A night of
UNIQUE SHOPPING
from artisans &
craftspeople!

SHOP
MORE THAN 25
BUSINESSES!

Shop for
ONE-OF-A-KIND
gifts!

FREE TROLLEY LIVE MUSIC HOLIDAY TREATS
SANTA VISITS SWEET SHOPPE

MORE THAN 25 BUSINESSES OPEN LATE!



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DOWNTOWN BELOIT ASSOCIATION | 608.365.0150 | DOWNTOWNBELOIT.COM