



Fostering investment and job growth in the economy thereby improving the quality of life, educational attainment, housing availability and prosperity for all in the Greater Beloit Region.

608.364.6610 www.greaterbeloitworks.com  
100 State Street, Beloit, WI, 53511

#### Board of Directors

*Chair*  
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Mike Pokel, Midwest Refrigerated

*Directors*  
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Kevin Day, Corporate Contractors, Inc.  
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Seth Frisbee, Tricor Insurance  
Rob Gerbitz, Hendricks Commercial Properties  
Tom Gilbank, Gilbank Construction  
Ryan Greendeer, Ho Chunk Nation  
Todd James, Blackhawk Bank  
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Rob Ramer, Campbell Snacks  
Jerry Ritzert, First National Bank  
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*Education Directors*  
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Temporarily Vacant, School District of Beloit  
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Dr. Tracy Pierner, Blackhawk Technical College

*Government Jurisdiction Directors*  
Elizabeth Krueger, Interim City Manager, City of Beloit  
Sonya Hoppes, City of South Beloit  
Dan Risse, Village of Clinton  
Tim Wellnitz, Town of Beloit

*Community Partner Directors*  
Nick Dimassis, Beloit Public Library  
Ann Hankins, Staline Family YMCA  
Marc Perry, Community Action, Inc.  
Mark Rand, Staline Boys & Girls Club  
Tara Tinder, Staline Community Foundation

*Ex-Officio Members*  
Shauna El-Amin, Downtown Beloit Association  
Celestino Ruffini, Visit Beloit  
Aimee Thurner, Greater Beloit Chamber of Commerce

*Immediate Past President*  
Frank McKearn, RH Batterman

#### Committee Chairs

Executive – Regina Dunkin  
Finance & Audit – Mike Pokel  
Business Education – Rob Hendrickson, Frito-Lay  
Quality of Life – Seth Frisbee & Kevin Day

#### Staff

Drew Pennington, Interim President/CEO  
Vicki Eggers, Executive Assistant

#### Executive Committee

##### Agenda & Notice

Wednesday, November 16, 2022, 8:00am – 9:30am  
In Person  
Beloit Public Library, 605 Eclipse Blvd, Beloit, WI, 53511

1. Call to Order & Confirmation of Quorum (Dunkin)
2. Approval of October 12, 2022 Minutes (Dunkin)
3. President/CEO Report (Pennington)
4. 15-Minute Presentation from Hendricks Commercial Properties on Planned 2023-2024 Development Projects
5. Board Vacancy Appointments (Dunkin)
  - a. Alliant Energy: Bill Alt to replace Amy Cralam
  - b. School District of Beloit: Dr. Willie Garrison II to replace Dr. Keyser
  - c. Blackhawk Bank: Jack Walden to replace Todd James
6. Discussion Items (Pennington)
  - a. Proposed 2023 GBEDC Dues Schedule
  - b. Proposed 2023 Budget
  - c. 2023 Board of Director Applications and Officer Nominations
7. Committee Updates
  - a. Business Education Partnership Committee (Hendrickson)
  - b. Finance & Audit Committee (Pokel)
  - c. Quality of Life (Frisbee/Day)
8. Purchases Over \$5,000 per Purchasing Policy (Pennington)
  - a. Sponsorship of WECA "Build It Strong" Business Training Course for up to 20 participants not to exceed \$30,000 total
  - b. Acceptance of Batterman Proposal for Due Diligence and Preliminary Site Plans for 1500 Gateway Blvd not to exceed \$12,000
9. Land Transactions (Pennington)

The Executive Committee will convene in closed session pursuant to Wis. Stats 19.85 (1)(e) for the purpose of deliberating or negotiating the purchase or sale of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, namely to discuss the possible repurchase of 720-760 Gateway Blvd. The Executive Committee may reconvene into open session to take action upon matters discussed in closed session.
10. Adjournment (Dunkin)