



# **Visit Beloit Partnership Information Meeting October 14, 2020**

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# RECENTLY ANNOUNCED PROJECTS

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- 80 Acre Site
- Over \$105,000,000 investment
- Fulfillment Center
- 800+ FTE's Hired / Sept. 2000+ at Full Capacity
- 1,200 Parking Stalls
- Opened on August 16, 2020 / 10 months



HH Photography



# ORTHO Wisconsin



- New Orthopedic Ambulatory Surgery Center
- 1350 Gateway Blvd.
- 25,000 SQ. FT.
- Construction to begin by End of Year
- First patient accepted August 1, 2021



# HCP Spec Buildings III & IV

- 40 Acre GBEDC owned site
- Offer approved
- \$1,000/acre
- Proposed 1 100,000 square foot building
- Goal to close December
- Construction Spring/Summer – '21?







# INDUSTRIAL DEVELOPMENT

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# NorthStar Medical Radioisotopes

- In 2018 gained approval from the FDA to produce radioisotopes in their RadioGenix System
- Construction on Phase III of the 34,700 S.F. underway
- First Two Accelerators being assembled and installed late 2020/early 2021
- 220 jobs by end of 2020
- \$40 Million Investment





# Lyons Magnus North

- April 2019 announcement that Lyons Magnus had purchased TRU Aseptics LLC – rebranded Lyons Magnus North
- The Company plans to significantly add to production and warehouse/distribution capacity
  - Doubling facility size 67,000 S.F.
  - Utilizing existing Allied Games former facility
  - Increasing workforce (200)
  - \$70 Million Investment
  - Nearing Completion





# Allied Games

- New Construction
- 18,120 S.F.
- \$2,500 investment
- Moved across the street to accommodate Lyons TRU to Nature expansion





# Frito-Lay

- Wastewater pre-treatment plant upgrades
  - Phase I Dewatering – complete October
  - Phase II Bio Upgrade – complete June 2021
  - 7.9 Million Investment
  - 5,000 Warehouse Expansion





# ABC Supply Expansion

- 132,000 S.F. Office Expansion
- New 4 story building
- \$30,500,000 Investment
- 270 Associates will work there initially with projected growth up to 600
- Completion ETA October







# REDEVELOPMENT PROJECTS

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# Vision Beloit Project

- 656 Pleasant Street (former Angel Museum site)
- Early 2019 City conducted a formal RFP process
- Selected Visit Beloit's Proposal
  - Phase I – Reuse of Existing Building (Complete by end of year)
    - Temporary offices for Visit Beloit
    - New Event Venue
    - \$434,000 Investment
  - Phase II – New Addition (2022)
    - Construction of a new 7,980 S.F. office suite
    - \$2,185,000





# Wright and Wagner Lofts 200 West Grand Avenue





# Wright and Wagner Lofts

## 200 West Grand Avenue - Continued

- HCP has spent much of 2019 preparing the site and conducting strategic demolitions
- 3 new structures-
  - 58,396 S.F. each
  - \$15 Million each
  - Market rate multi-family residential
    - 54 units each
    - some retail/office- 2,000 S.F.
  - First building completed Spring/Summer '21.
  - Building 2 and 3 (1 year apart)





# The Power of the Powerhouse Beloit College's New Student Union and Resource Center

- 150,000 S.F. complete renovation
- \$38 Million Investment
- Pedestrian bridge set in June
- Existing building dedicated
  - 2/7/2020
- New fieldhouse completed and open
- River walk to be finished end of October





# ABC Supply Stadium

- 7 acre former City-owned Riverbend site
- 5,000 seat facility
- Team will be owned/operated by Quint Studer
- \$34 million project
- Riverbend Stadium Authority formed and organized to own facility-20 year lease
- Under Construction
- Completion – June 2021





# ABC Supply Stadium – Continued







# RESIDENTIAL DEVELOPMENT

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# Oaks II

- HCP single-family “professional level” housing
- 22 Lots
- GBEDC providing a \$25K Discretionary Grant for infrastructure costs
- Construction on public infrastructure underway (Complete)
- First home site sold
- Other sales pending

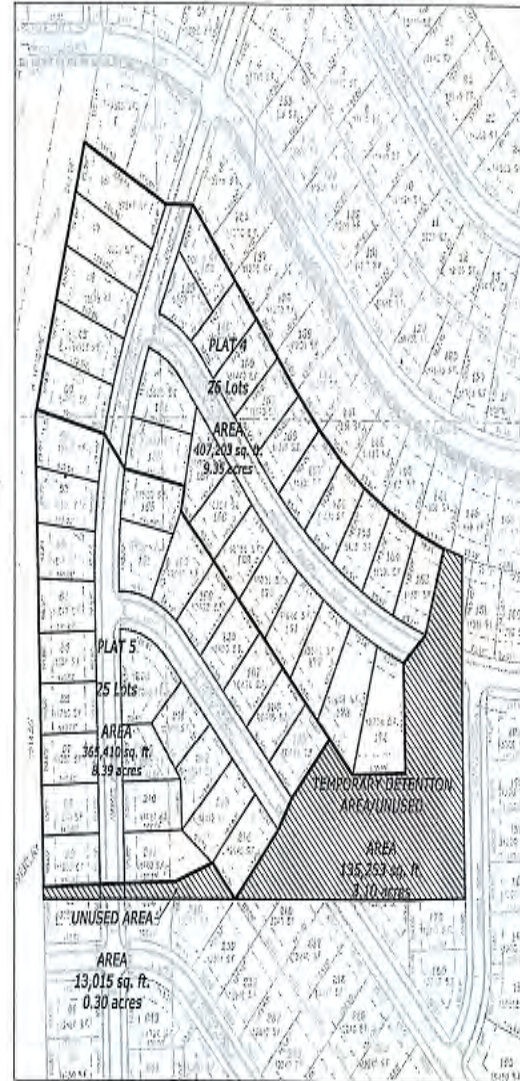




# Single Family

## Eagles Ridge Subdivision (Gateway)

- New Leaf homes continues to pull permits and build homes
- Plats No 4 & No 5 (51 lots) recently approved
- Infrastructure work is Underway



EAGLES RIDGE TENTATIVE PLAT 4 AND 5

TOTAL LOTS = 51

TOTAL PURCHASE AREA = 21.14 acres (920,881 sq. ft.)



17097



# Hawk's Ridge Apartments



- Building number 8 (75 units) near completion
- Building number 9 (75 units) is also under construction
- \$11.4M assessed value each







# COMMERCIAL/RETAIL ACTIVITY

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# Other notable Commercial Projects

- 2901 Milwaukee Road (to be subdivided)
- Verizon Wireless 2,500 S.F.
- Jiffy Lube – Details T.B.D.

The Verizon Wireless logo features a red checkmark-like symbol above the word "verizon" in a bold, black, sans-serif font, with the "z" in red. To the right of "verizon" is the word "wireless" in a smaller, black, sans-serif font.

**verizon**wireless

The Jiffy Lube logo consists of a red circular emblem containing a stylized white "J" with a red arrow pointing to the right. Below the emblem, the words "jiffylube" are written in a bold, red, sans-serif font, with a registered trademark symbol (®) at the end.

**jiffylube®**





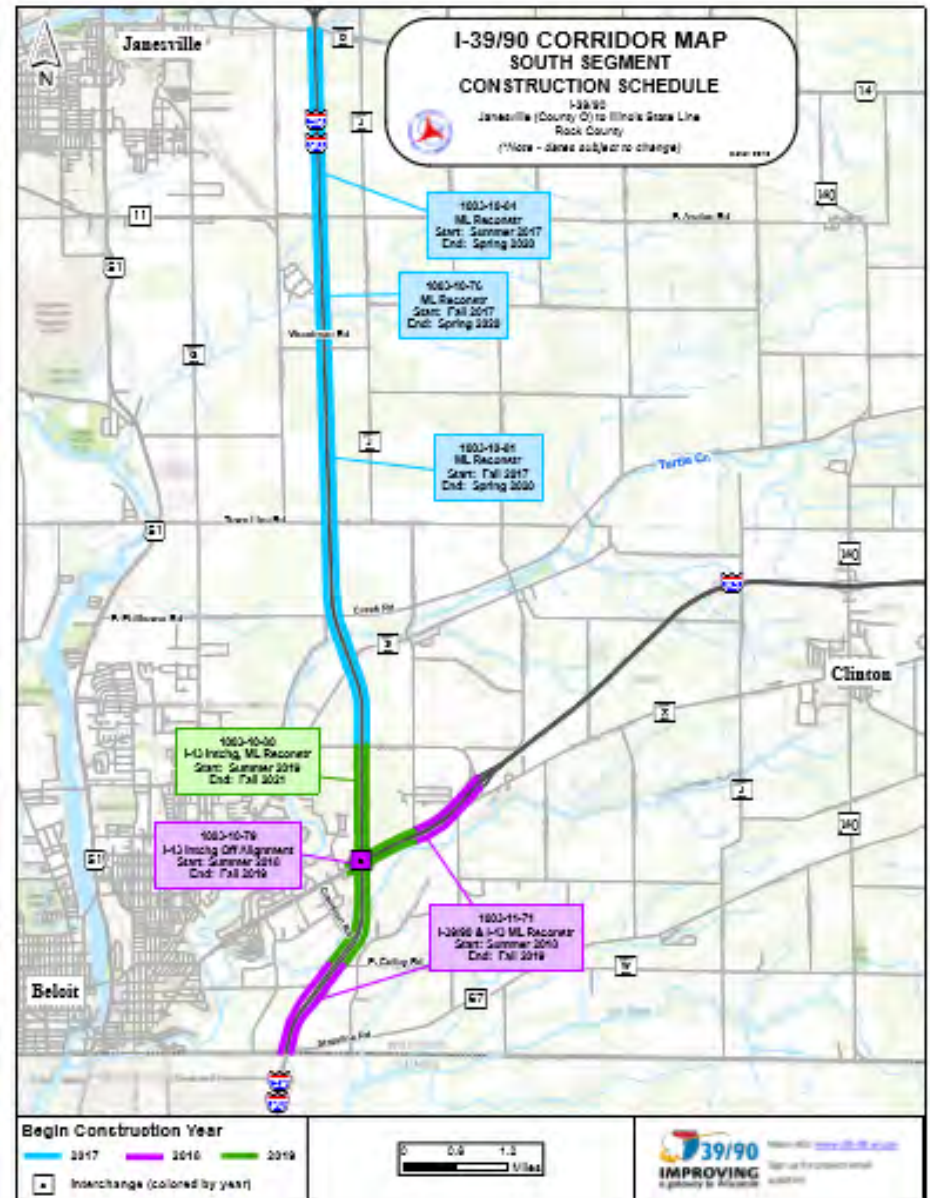
# MAJOR INFRASTRUCTURE PROJECTS

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# I-39/90 Expansion

- Funded and under construction
- Most interchange work will take place 2020-2021
- Complete by fall 2021





# HOW TO NAVIGATE THE WIS 81 DIVERGING DIAMOND INTERCHANGE (DDI)

## Advantage of the DDI

A DDI provides a number of advantages at interchanges where there are a significant amount of left turn movements. DDI's create free flowing left turn movements by directing traffic to the opposite side of the road within the interchange. This reduces the potential for crashes, which often occur when there is a high volume of left turn movements.



**Safety:** Reduces the number of ways vehicles can collide by almost half (14 compared to 26 for a standard diamond interchange).



**Efficiency:** Drivers make free-flow, left turns onto the Interstate.



**Easy navigation:** Guides drivers with overhead signs, pavement markings and traffic signals.



**Meets the needs of all road users:** Accommodates large trucks, vehicles, pedestrians and bicyclists.



**IMPROVING**  
a gateway to Wisconsin

[www.i39-90.wi.gov](http://www.i39-90.wi.gov)



## Driving the DDI

- Following the signs, traffic signals and pavement markings, motorists cross over to the left side of the roadway after the first set of traffic signals.
- All left turns onto the freeway are free-flow, meaning vehicles do not have to stop to access the ramp.
- Vehicles going straight simply proceed through a second set of traffic lights and cross back to the right side of the road.

## LEGEND

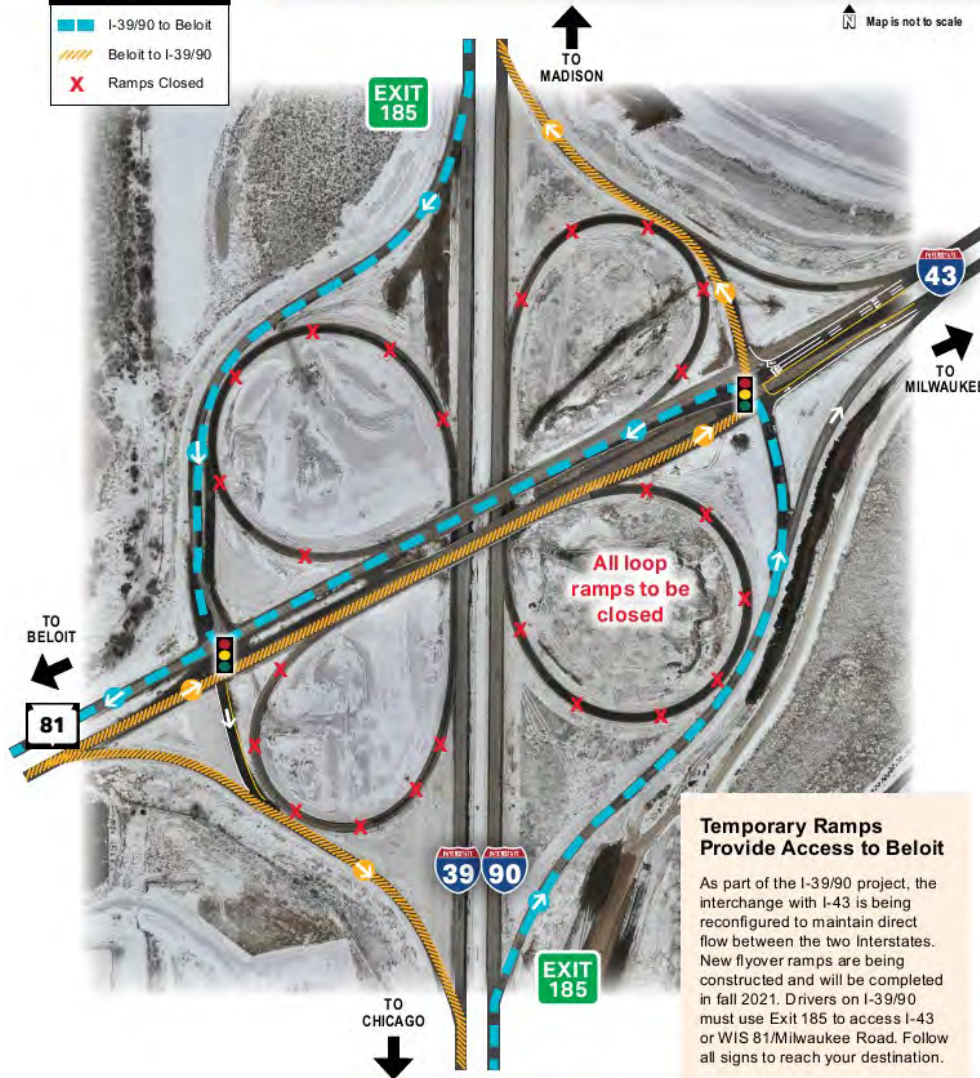
- Eastbound Movement
- Westbound Movement
- Traffic Signal Location
- Pedestrian / Bicyclist Sidewalk and Shared Use Path
- N



## I-39/90 and I-43/WIS 81 Interchange Beloit, WI

### LEGEND

- I-39/90 to Beloit
- Beloit to I-39/90
- X Ramps Closed



### Temporary Ramps Provide Access to Beloit

As part of the I-39/90 project, the interchange with I-43 is being reconfigured to maintain direct flow between the two Interstates. New flyover ramps are being constructed and will be completed in fall 2021. Drivers on I-39/90 must use Exit 185 to access I-43 or WIS 81/Milwaukee Road. Follow all signs to reach your destination.

GBEDC, Chamber  
and Visit Beloit  
supporting temporary  
directional signage





# I-39/90 Expansion – fly overs under construction





# South Beloit Wastewater Treatment Plant

- June 2018  
Groundbreaking
- \$34.7 Million
- 95% Complete
- Fully Operational -  
November 1st





# Lincoln Academy

- Under construction
- \$25 Million
- 111,000 S.F.
- Open Fall 2021





# Turner School District

- 2-5 Grade School
- \$18 Million
- 90,000 S.F.







# ECONOMIC INDICATORS

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# Unemployment numbers for the City of Beloit

Month/Year	Rate	Rank
August 2019	5.4%	32
September 2019	4.2%	31
October 2019	3.7%	30
November 2019	3.8%	30
December 2019	3.9%	30
January 2020	5.9%	33
February 2020	5.5%	33
March 2020	4.8%	33
April 2020	17.2%	26
May 2020	14.6%	28
June 2020	10.8%	29
July 2020	9.1%	30
August 2020	7.7%	29



# City of Beloit

## Building Permit Activity

2019

- 1,171 Permits issued
- \$ 138,382,587 Million value

2020 August

- 767 Permits issued
- \$77,420,356 Million value





# Economic Development Activity

## Summary of Current Economic Development Activity

	Number of Jobs	New Square Feet	# of units	Value
<b>Total</b>	<b>490</b>	<b>666,665</b>	<b>154</b>	<b>\$251,691,000</b>

## Summary of Economic Development Activity Since 1999

<b>Total</b>	<b>4,711</b>	<b>6,749,817</b>	<b>292</b>	<b>\$1,924,765,595</b>
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Questions/Comments?

Thank You!