

## NOTICE

A meeting of the City of Evansville Economic Development Committee will be held on the date and at the time and location stated below. Meetings are typically held the 3<sup>rd</sup> Monday of each month. Notice is given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible.

City of Evansville **Economic Development Committee**  
Regular Meeting  
City Hall, 30 S. Madison St., Evansville, WI 53536  
Monday, November 20<sup>th</sup>, 2023, 6:00 p.m.

### AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda
4. Motion to waive the reading of the minutes of the August 30<sup>th</sup>, 2023, September 18<sup>th</sup>, 2023, October 2<sup>nd</sup>, 2023 and October 9<sup>th</sup>, 2023 meetings and approve them as printed.
5. Citizen appearances, other than listed agenda items
6. New Business
7. Monthly Reports
  - A. Community Development Update
  - B. Chamber of Commerce Report
  - C. Tourism Commission Report
  - D. Rock Ready Index -- Q3 2023 (Rock County Economic Development)
8. Discussion
  - A. Business Summit Recap
9. Next Meeting Dates:
  - A. Regular Meeting: December 18, 2023 at 6:00pm
10. Adjourn

*-Jim Brooks, EDC Chair*



City of Evansville **Economic Development Committee**  
**Special Meeting**  
**Wednesday, August 30, 2023 6:00 PM**

**MINUTES**

**1. Call to Order.** Brooks called meeting to order at 6:0. pm.

**2. Roll Call:**

	<b>Present/Absent</b>	<b>Others Present</b>
Chair James Brooks	P	Com. Dev. Director Colette Spranger
Ben Ladick, Vice Chair	A	
Jon Alling	P	
Sue Berg	P	
Brandon Rutz	A	
Pat Carr	P	
Gabe Schrader	A	

**3. Motion to Approve Agenda by Brooks, second by Alling. Passed unanimously.**

**4. Civility Reminder.** Brooks stated the committee of the City’s commitments to civil discourse.

**5. Citizen Appearances, other than listed agenda items.** None.

**6. Discussion**

**A. Business Summit Work Session**

Committee members collaborated on branding, website and registration details, and furthered plans for the October 13<sup>th</sup>, 2023 Business Summit.

**7. Next Meeting Dates:**

**A.** Regular Meeting: Monday, September 18<sup>th</sup>, 2023 at 6:00pm.

**8. Motion to Adjourn by Carr, second by Berg. Passed unanimously.**



City of Evansville **Economic Development Committee**  
**Regular Meeting**  
**Monday, September 18<sup>th</sup>, 2023 6:00 PM**

**MINUTES**

**1. Call to Order.** Brooks called meeting to order at 6:04 pm.

**2. Roll Call:**

	<u>Present/Absent</u>	<u>Others Present</u>
Chair James Brooks	P	Com. Dev. Director Colette Spranger
Ben Ladick, Vice Chair	A	Shawn Dunphy, Chamber of Commerce
Jon Alling	P	
Sue Berg	P	
Brandon Rutz	P	
Pat Carr	P	
Gabe Schrader	A	

**3. Motion to Approve Agenda by Brooks, second by Alling.** Acknowledgement to add back in monthly reports from Tourism, the Chamber, and Community Development. *Passed unanimously.*

**4. Motion to waive the reading of the minutes of the August 21<sup>st</sup> and August 30<sup>th</sup>, 2023 regular meetings and approve them as printed by Ladick, second by Brooks.** Motion adjusted to remove August 30<sup>th</sup> reference as minutes were not available. *Passed unanimously.*

**5. Civility Reminder.** Brooks stated the committee of the City’s commitments to civil discourse.

**6. Citizen Appearances, other than listed agenda items.** None.

**7. New Business**

**A. Discussion and possible motion to approve changes to Building Improvement Grant criteria, funding amount, and application.**

Discussion regarding increasing the amount of funding given, expanding the scope of the grant to broadly apply to any property improvement, within reason, and developed a rubric or scoring mechanism to rank projects. Awards will be given out twice a year in order to streamline review and create competition. Final approval on the application changes will be taken to Common Council. **Motion to recommend changes to Building Improvement Grant to Common Council by Ladick, second by Rutz.** *Passed unanimously.*

**8. Monthly Reports.** Spranger, Dunphy, and Berg gave oral updates regarding their respective positions.

**9. Discussion**

**A. Business Summit Work Session**

- 1) Flyer Distribution
- 2) Invited Speakers

Work continued on the October 13<sup>th</sup> Business summit, with the committee giving input and setting up tasks to be completed in the interim. Future meeting dates to continue work were discussed but not scheduled.

**10. Next Meeting Dates:**

- A.** Regular Meeting: Monday, October 16<sup>th</sup>, 2023 at 6:00pm.

**11. Motion to Adjourn by Alling, second by Rutz. Passed unanimously.**

City of Evansville **Economic Development Committee**  
**Special Meeting**  
**Monday, October 2nd, 2023 6:00 PM**

**MINUTES**  
***NO QUORUM***

**1. Call to Order.**

**2. Roll Call:**

	<b>Present/Absent</b>	<b>Others Present</b>
Chair James Brooks	A	Com. Dev. Director Colette Spranger
Ben Ladick, Vice Chair	A	
Jon Alling	A	
Sue Berg	P	
Brandon Rutz	p	
Pat Carr	P	
Gabe Schrader	A	

**3. Motion to Approve Agenda.** No need, given there was only one item on the agenda and without it would be no meeting.

**4. Civility Reminder.** Brooks stated the committee of the City’s commitments to civil discourse.

**5. Citizen Appearances, other than listed agenda items.** None.

**6. Discussion**

**A. Business Summit Work Session**

Committee members collaborated on final details for the October 13<sup>th</sup>, 2023 Business Summit.

**7. Next Meeting Dates:**

**A.** Regular Meeting: Monday, September 18<sup>th</sup>, 2023 at 6:00pm.



City of Evansville **Economic Development Committee**  
**Special Meeting**  
**Monday, October 9th, 2023 6:00 PM**  
**Creekside Place, 102 Maple Street, Evansville, WI 53536**

**MINUTES**  
***NO QUORUM***

**1. Call to Order.**

**2. Roll Call:**

	<b>Present/Absent</b>	<b>Others Present</b>
Chair James Brooks		Jenny Wiedel, Creekside Place
Ben Ladick, Vice Chair		
Jon Alling		
Sue Berg		
Brandon Rutz		
Pat Carr		
Gabe Schrader		

**3. Motion to Approve Agenda.** No need, given there was only one item on the agenda and without it would be no meeting.

**4. Civility Reminder.** Brooks stated the committee of the City’s commitments to civil discourse.

**5. Citizen Appearances, other than listed agenda items.** None.

**6. Discussion**

**A. Business Summit Work Session**

Committee members collaborated on site to work out final details for the October 13<sup>th</sup>, 2023 Business Summit.

**7. Next Meeting Dates:**

**A.** Business Summit: Friday, October 13th, 2023 at 8:30am (Creekside Place)

**B.** Regular Meeting: ~~Monday, October 16th, 2023 at 6:00 pm~~

**C.** Regular Meeting: November 20th, 2023 at 6:00pm





# Community Development Updates

November 20, 2023 Colette Spranger, Community Development Director

## Recent and ongoing community development activities:

- Building inspection update: waiting on a contract from the General Engineering Company for interim services while we try to find an in-house inspector. Huge thanks to Tim Kienbaum from the Town of Beloit for helping us out in the meantime!
- CHS Oilseed Processing
  - TIF district being created; Administrator has been lobbying with CHS spokesperson regarding lifting the 12% TIF limit
  - Development agreement underway, likely to be approved in Dec. or January
  - User has been discussing other incentives from WEDC
- WHEDA offering several loan programs available to developers to support affordable housing; Mayor, Administrator, CDD meeting with Sen. Spreitzer in December to learn more
- Working with State Historic Preservation Office on a grant application to establish design guidelines for City's historic districts
- Will be updating the zoning code over the next few months.

## Building Inspection/Permitting

<b>Permit Summary Report (Total Fees Paid)</b>				
	<b>Current Month</b> November 2023	<b>Month Last Year</b> November 2022	<b>Current Yr-To-Date</b> 1/1/2023 - 11/30/2023	<b>Last Yr-To-Date</b> 1/1/2022 - 11/30/2022
<b>Building</b>				
Count	17	22	308	253
Total Fees	\$5,148.36	\$2,062.17	\$76,562.97	\$78,307.19
Total Project Cost	396,147	185,223	36,321,279	32,715,488
Total Square Feet	2,640	4,422	105,106	1,200,687
<b>Zoning</b>				
Count	2	1	40	67
Total Fees	\$0.00	\$150.00	\$4,405.57	\$5,328.50
Total Project Cost	0	0	13,700	6,000
Total Square Feet	0	0	49,316	24,274
Total Count	19	23	348	320
Total Fees	\$5,148.36	\$2,212.17	\$80,968.54	\$83,635.69
Total Project Cost	396,147	185,223	36,334,979	32,721,488
Total Square Feet	2,640	4,422	154,422	1,224,961



Director Update  
November 2023

**Land & Lifestyle Properties - studio business spotlights for members**

**(Annual Meeting scheduled for Tuesday, December 19th at Trapper's Bar & Grill at 11:00 a.m.**

**Membership Renewals coming Dec 1**

**TDS Membership awards presented - 4 recipients**

**Business Summit**

**Merchant Trick or Treat October 28th - good attendance**

**Olde Fashioned Christmas November 17-18 Great Weather & attendance**

**Small Business Saturday - Neighborhood champions Saturday Nov 25**

**Business After 5 December 13 - EXIT Realty HGM new office on Main Street**

**Lunch & Learns return for 2024**

**Board Member Spotlights**

**Board Meeting 11/30 - Judy Whalen Strategic Change Presentation**

**MLK Celebration 1/15/24**



**City of Evansville**  
**Evansville Tourism Commission**  
**November 2023 Summary Submitted by Sue Berg**

The Evansville Tourism Commission does not meet in November. The Commission meets every other month: February, April, June, August, October and December.

Highlights to share:

The circus mural continues to be a work in progress.

The Walking Tour Guide Book is done. The inventory has been delivered to City Hall. Contractor Mariah Calley will deliver copies to various retail and public locations in Evansville prior to Olde Fashioned Christmas.

The Rock County Tourism Guide is in progress. Mariah Calley and Sue Berg are working with the new publisher to provide information, photos and proofreading.

Shawn Dunphy with the Chamber and Abbey Barnes from Tourism are working with Ashley Kix to develop a promotional social media video to be used later next year.

Upcoming events with tourism potential:

Olde Fashioned Christmas Nov. 17-18  
39<sup>th</sup> Craft Fair Dec. 2

Next meeting dates are December 14, 2023, and February 8, 2024.





Colette Spranger <colette.spranger@ci.evansville.wi.gov>

# Download the Q3 2023 Rock Ready Index

1 message

Rock County Development Alliance <RockCEDA@gmail.com>  
Reply-To: RockCEDA@gmail.com  
To: Colette <colette.spranger@ci.evansville.wi.gov>

Thu, Nov 16, 2023 at 11:33 AM

[CONTACT US](#)

[View this email in your browser](#)

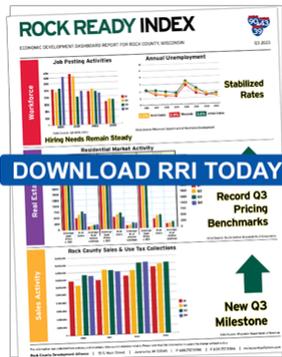
# ROCK READY INDEX



ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

## Economic Report: Conditions & Opportunities Drive Investments

([Rock County](#), WI) Additional records were set for the Janesville-Beloit MSA during the third quarter of the year, which represents a trend that’s been present throughout the entire year. These highlights, as well as other developments, are featured in this week’s release of the Q3 2023 Rock Ready Index.



The (average) annual unemployment rates remained relatively stable, with a slightly more pronounced movement present at the state level versus what was recorded for both the county and national rates, respectively. During Q3 2023, the state of Nevada posted the highest rate of 5.4%; meanwhile, Maryland held the lowest spot at 1.7%. WI’s rate during this period was 3.2% and the U.S. rate was at 3.7%, accordingly.

Locally, the Q3 2023 rate for the Janesville-Beloit MSA was 3.8%. Immediately south of the Stateline, the Rockford MSA rate was at 7%. Job posting activities were

basically steady during the month, as demand remained tempered compared to previous quarters (with the notable exception of Q1 2023).

Residential pricing continued to rise, as Q3 set a new quarterly record. On average from the lens of the third quarter, home pricing in the Janesville-Beloit MSA is running about 4% higher than a year ago and more than 23% above the Q3 2021 pricing. With respect to the housing stock, elevated interest rates continued to impact new home starts locally. While the quarterly new start permit average for 2023 and 2022 are effectively the same, this rate is nearly 26% lower than 2021's new start activities. In terms of transactions, home sales for Q3 2023 were higher than three months ago, but roughly 20% lower than last year.

The County's sales and use tax collections for Q3 established a new quarterly and all-time benchmark, at slightly above \$5.08 Million. Each quarter in 2023 has established a new record and if the projections hold for the remaining three months, the annual collections total could potentially exceed the \$20 Million mark – which would represent a new record. Fingers crossed the National Federation of Retailers' (bullish) predictions materialize.

According to data reported by the [Conference Board's Leading Economic Indicators](#) and the [ISM Manufacturing Purchasing Managers' Index\(PMI\)](#), the outlook for the U.S. economy is increasingly pessimistic. These sentiments are evident in the types of investments moving through the Janesville-Beloit MSA economic development pipeline. While there's strong representation from the manufacturing sector, the size and related impacts of these potential developments were smaller than what was recorded for both 2022 and 2021, respectively. Furthermore, several projects in 2023 have been parked and/or delayed indefinitely until the national interest rate environment and international geo-political climate settles down, accordingly.

Despite these mounting concerns, certain investments and developments are moving forward – and a prime example is this quarter's Profile, which features [Stainless Tank & Equipment \(STE\)](#). STE's Beloit expansion and relocation project, which is located at the CTH S and I-39/90 Interchange, represents a significant capital investment in a new, state-of-the-art 345,000 SF (+/-) facility. Initial operations are slated for early 2025, and within a few years STE intends to double its workforce.

The [Rock Ready Index \(RRI\)](#) is a quarterly economic development dashboard compiled and distributed by the Rock County Development Alliance. The RRI covers four topical areas: Workforce (Job Postings and Unemployment Rates), Real Estate (Residential, Commercial or Industrial) Trends, Sales (Tax Collection) Activities and a snapshot of the ED Pipeline's growth and/or investment opportunities. Each Index

also includes a Project Profile section, which highlights project-specific news during a given quarter. For more information, visit [www.RockCountyAlliance.com](http://www.RockCountyAlliance.com).



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# ROCK READY INDEX

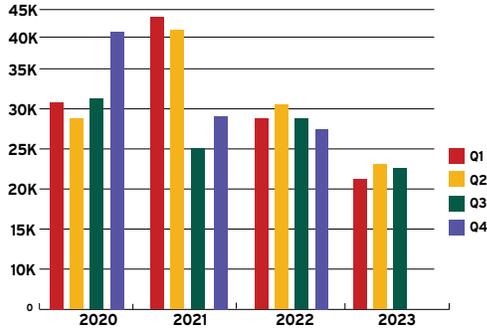


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

Q3 2023

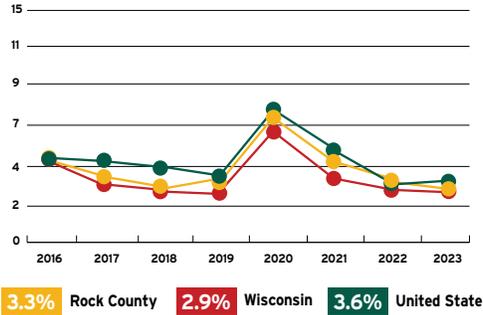
## Workforce

### Job Posting Activities



Data Source: SW WDB, EMSI

### Annual Unemployment



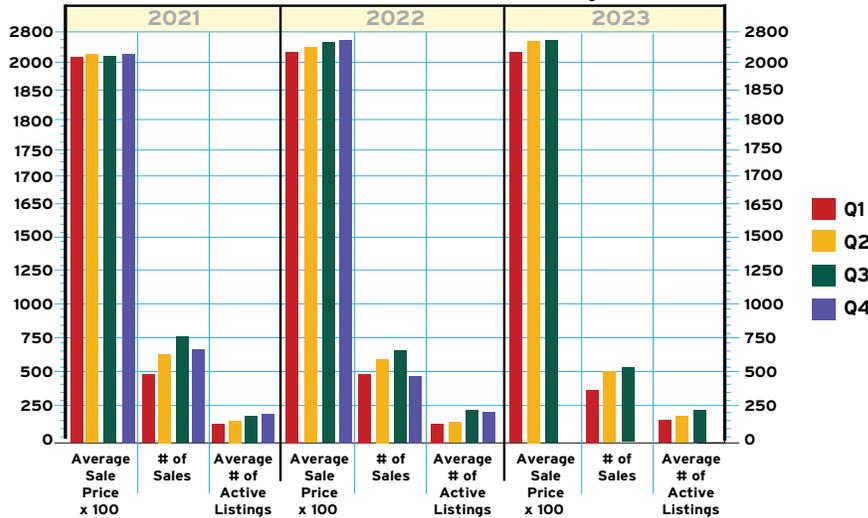
Data Source: Wisconsin Department of Workforce Development

**Stabilized Rates**

### Hiring Needs Remain Steady

## Real Estate

### Residential Market Activity

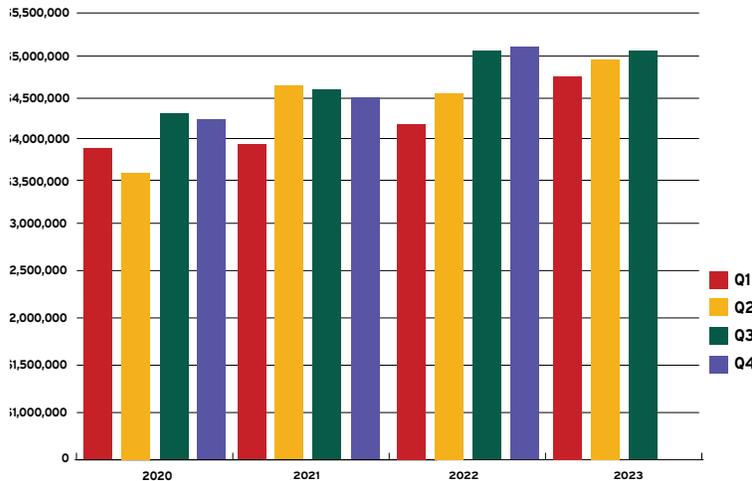


Data Source: South Central Wisconsin MLS Corporation

**Record Q3 Pricing Benchmarks**

## Sales Activity

### Rock County Sales & Use Tax Collections



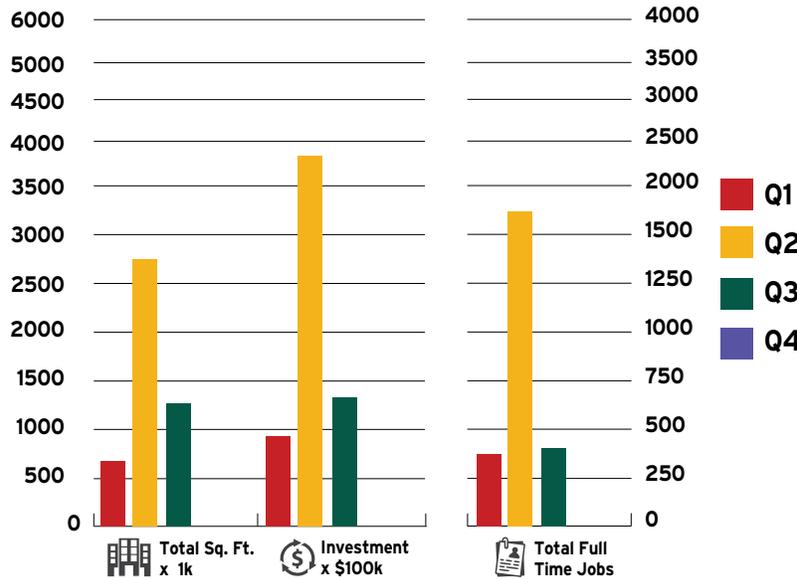
Data Source: Wisconsin Department of Revenue

**New Q3 Milestone**

This information was collected from primary and secondary data sources deemed reliable. Please note that this information is subject to change without notice.

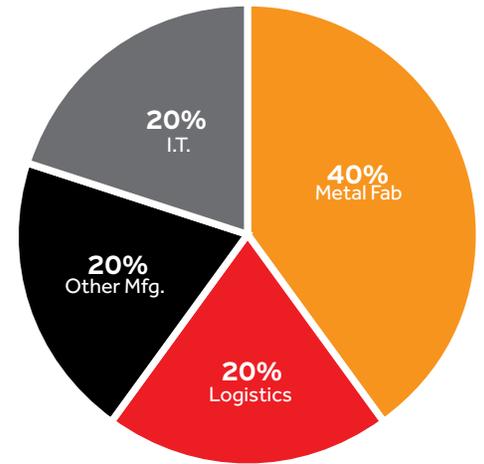
## Economic Development Pipeline

### Real Estate, Investment & Employment Impacts



Source: RCDA ED Project Tracker, which provides an aggregate snapshot of the industrial/warehousing and select commercial development opportunities expressing an interest in SC WI, the Janesville-Beloit MSA and/or the Stalene area.

### Industry Sectors



### Diversification Drives the Pipeline

## Project Profile



### STE Begins Facility Expansion, Relocation Project

Stainless Tank & Equipment (STE) announced that it's constructing a state-of-the-art facility at the corner of CTH S and I-39/90. As the most northern interstate exit for the Beloit area, this 43-acre site will be the new home for STE's 345,000 (+/-) SF operations. This multimillion-dollar facility will feature extensive robotics and automation investments to enhance STE's capabilities and capacities. In addition to retaining its current workforce, this expansion and relocation project – which has been slated for an early 2025 completion date – will enable STE to significantly increase its staffing levels, as well.

STE has positioned itself as a leading designer and fabricator of custom, bulk tanks and trailers that service the chemical, milk, and sanitary transport sectors. "STE is part of the Hendricks

Holding Company, Inc. portfolio of businesses that manufactures a quality product, by quality people. This new location allows us to accommodate our growth initiatives and our dedication to our quality workforce, the greater Beloit community, Rock County and Wisconsin", said Brent Fox, CEO of Hendricks Holding Company, Inc.

STE's new facility was designed by Schlosser Steel Buildings and Corporate Contractors Inc. (CCI); meanwhile, engineering services were provided by JDR and Combs & Associates. CCI is serving as the project's general contractor.

For additional information about STE, visit [www.ste-usa.com](http://www.ste-usa.com).

