



**Beloit**  
WISCONSIN



**MGT**

**CITY OF BELOIT, WISCONSIN  
CITY MANAGER**



# CITY OF BELOIT, WISCONSIN CITY MANAGER

## THE COMMUNITY

Beloit, Wisconsin, is a hidden gem at the heart of the upper Midwest. Beloit's story is one of transformation — from a frontier settlement to a manufacturing hub, and now to a diverse city embracing arts, education, innovation, and quality of life. Its blend of history, culture, and midwestern charm makes it a wonderful place to live, work, and raise a family.

Beloit is a city in Rock County in southern Wisconsin, situated directly on the Illinois state line along the scenic Rock River and Turtle Creek. It is located a little over an hour away from the world-class cities of Milwaukee and Chicago, and is part of a region shaped by agriculture, industry, and education.

The City of Beloit is home to roughly 37,000 residents. The Greater Beloit metro area consists of nearly 112,000 people. The City of Beloit is located at the junction of Interstates 39, 90, and 43 in southern Wisconsin. Its excellent transportation linkages provide convenient access to the community and serve to underpin the local economy.



## HISTORICAL ROOTS:

The area that became Beloit was once home to the Ho-Chunk Nation before European settlement in the early 19th century. After the Black Hawk War of 1832, French fur traders and New England settlers arrived, establishing the foundations of the community. The first permanent settler, Caleb Blodgett, bought land in 1836, and settlers from New Hampshire soon followed. Eight years after Wisconsin became a state, the City of Beloit was incorporated in 1856. In 1846, the community pledged land and resources to found Beloit College, the oldest college in Wisconsin, which remains a cultural and educational anchor in the city.

During the Great Migration of the early twentieth century, African Americans from the South relocated to Beloit, drawn by employment at Fairbanks-Morse and other industrial employers. The Fairbanks Flats provided critical early housing for these new residents, whose arrival fundamentally shaped Beloit's cultural identity and demographic landscape, establishing a vibrant African American community that remains central to the city's history.

The residents of Beloit enjoy an outstanding quality of life, supported by its safe neighborhoods, low cost of living, abundant educational choices, excellent health care, historic residential and commercial districts, low unemployment, bountiful recreational opportunities, and outstanding public services.

## INDUSTRIAL AND CULTURAL DEVELOPMENT:

Like many Midwestern cities, Beloit grew into a manufacturing and agricultural center in the 19th and early 20th centuries. It became known for producing agricultural machinery, tooling equipment, and – notably – inventions such as the speedometer.

In its industrial heyday, companies such as Beloit Iron Works and many other manufacturing firms anchored the local economy. Today, Beloit balances its rich industrial past with cultural revitalization and community pride. Even though it remains home to many important manufacturing employers with both global and domestic markets, it has also created a more balanced economy by attracting new business investment in sectors such as technology, information, logistics, and education.

Historic neighborhoods and riverfront areas have seen new life through redevelopment efforts, public art projects, and increased small-business investment. The community also embraces arts and culture, with institutions such as:

- The Wright Museum of Art at Beloit College, showcasing American and international works.
- The Logan Museum of Anthropology, with an extensive collection of global artifacts.
- Events like the Beloit International Film Festival, attracting film enthusiasts from around the world.



## DOWNTOWN БЕЛОИТ:

Downtown Beloit reflects a compelling blend of historic charm, commercial success, and cultural vibrancy. Once a classic Midwestern industrial-era downtown, it has been transformed over the past few decades into a destination filled with local specialty businesses and restaurants, hotels, public art, community events, and scenic riverfront spaces.

The revitalization of Downtown Beloit began in earnest in the late 1980s with the formation of the Downtown Beloit Association (DBA) in 1987, one of the first Main Street designations in Wisconsin. Using the Main Street Four-Point approach – a proven strategy for preserving historic downtowns – local business owners, property owners, and volunteers worked together to breathe new life into the central business district.

This vibrant city center hosts many seasonal events, arts festivals, concerts, and one of Wisconsin's largest farmers' markets. Downtown Beloit is indeed the commercial and cultural centerpiece of the community, attracting thousands of visitors each year from throughout Wisconsin and northern Illinois.



## BELOIT BY THE NUMBERS

### Size:

Total population: 36,700

Population density: 2,115 people per square mile

Square mile: 17.6

### Age:

Median age: 33.6 years

Under 18: 26%

65 and over: 13.5%

### Race & Ethnicity:

White: 59%

Black or African American: 14%

Hispanic or Latino: 22%

Other: 5%

### Households:

No. of households: 13,567

Average household size: 2.57

### Employment:

Total jobs: 17,100

Unemployment rate: 3.5%

### Income:

Median household income: \$62,663

Per capita income: \$30,910

Poverty rate: 15%

### Housing:

No. of housing units: 14,531

Percentage owner-occupied: 59%

Median Home Value: \$156,500

### Educational Attainment:

High school grad or higher: 86.3%

BA Degree or higher: 17.9%



## 10 LARGEST PRIVATE EMPLOYERS IN БЕЛОИТ

Amazon (fulfillment center) 1,201

Beloit Health System (regional health services) 919

Kerry Innovations (feed producer) 783

Frito-Lay (food producer) 781

ABC Supply Co. (exterior building materials) 712

Hormel Foods (food processing) 441

Fairbanks Morse Defense (diesel engines) 375

Walmart Super Center (retail) 350

Staples (fulfillment center) 320

Beloit College (higher education) 290



## RECREATION AND OUTDOOR LIFE:

Beloit is home to a plethora of riverside parks, trails, and natural areas that offer a wide array of outdoor recreation opportunities, from kayaking on the Rock River to strolling scenic greenways to visiting historic mill sites like Beckman Mill Park.

Organized youth activities are also plentiful in Beloit. The Parks and Recreation Department, along with Stateline Family YMCA and the Youth Sports Complex, offers recreation and sports activities for virtually every interest and for all age groups.

Sports are a part of local culture too. The city hosts a minor league baseball team, branded the Beloit Sky Carp, which plays in the Midwest League and is a High-A affiliate of the MLB's Miami Marlins. The team plays in the beautiful ABC Supply Stadium located near Downtown Beloit. In addition to serving as the home of the Sky Carp, the stadium accommodates numerous other events throughout the year.



## HENDRICKS FAMILY FOUNDATION:

Beloit is also the proud home of The Hendricks Family Foundation, a private philanthropic foundation. It was founded in 2004 by Diane Hendricks, a billionaire businesswoman and chair of ABC Supply Co., and her late husband Ken, with the goal of strengthening and investing in her hometown community. The Foundation has provided essential funding for numerous and important revitalization and community development initiatives in Beloit over the past 20 years.





## MUNICIPAL GOVERNMENT AND THE CITY MANAGER POSITION

The City of Beloit operates under the Council–Manager form of government, which it adopted in 1921, making it one of the first cities in the country to adopt this new progressive form of local government. The Beloit City Council consists of 7 members, elected at-large to two-year staggered terms. The Council elects its own president from among its members to preside over meetings of the elected body and to represent the City on ceremonial occasions.

A professional City Manager is appointed by a majority of the City Council to oversee the day-to-day operations of the municipal government. In Wisconsin, city managers are vested with considerable managerial and administrative authority.

The municipal government in Beloit provides a full complement of services to the community, including police, fire/EMS, public works, parks and recreation, community and economic development, water, sanitary sewer, public transit, and a public library. The City of Beloit has 408 FTEs and a total annual budget of \$155 million. The current General Fund budget totals \$40.8 million. The City holds an AA- municipal bond rating and is in strong financial condition.

The City Manager oversees and directs all municipal operations. The City Manager works closely with the City Council, City staff, residents, businesses, and regional partners to advance the City’s strategic priorities and long-term goals. Beloit has had three city managers over the past 25 years.





## MINIMUM AND DESIRED QUALIFICATIONS:

Applicants for the position must have a bachelor's degree in public administration, business administration, urban planning, or some other relevant field of study. A master's degree is preferred but not required. Applicants should also have a minimum of five (5) years of experience in an executive-level managerial position, preferably with a local government organization. Experience as a city manager/city administrator, or an assistant manager/administrator, is highly desirable.

The City Council has identified the following skills, qualities, and personal attributes that are important for the new City Manager to possess:

- A thorough understanding of all facets of municipal operations.
- Is committed to the highest standards of integrity and ethical conduct.
- Fosters a collaborative, team-oriented culture among department heads. Establishes clear performance expectations and provides strategic guidance to advance organizational goals and objectives.
- Is adept at building effective relationships with the City Council, staff, community organizations, governmental partners, citizens, and all other internal and external stakeholders, by consistently demonstrating integrity, dedication, respect, maturity, and trust.
- A proven background in successful business and economic development.
- Experience addressing challenges associated with the development of affordable housing.
- Embraces cultural and ethnic diversity and ensures the equal treatment of all residents.
- Possesses strong financial management and budgeting skills.
- Has the proven ability to effectively collaborate and partner with public entities, not-for-profit organizations and private businesses to solve problems, save tax dollars, and take advantage of opportunities to benefit the community.
- Is a visible and accessible leader who is approachable by all members of the community.
- Is committed to establishing and maintaining a culture of inclusion, promoting opportunity, and breaking down silos or barriers that inhibit creativity, ingenuity, and robust communication.
- Is able to adapt communication approaches to serve residents across language barriers and cultural backgrounds.
- Is an innovative, resourceful, and strategic thinker who is always searching for new methods and practices to benefit the citizens of Beloit.
- Takes pride in the ability of the organization to get things done. Places a high priority on completing tasks and projects in a time frame that meets or exceeds the expectations of the City Council.
- Has the proven ability to effectively coordinate and manage many complex projects at the same time.
- Possesses a strong background in strategic planning and understands how to use such a plan to focus staff and the City Council on the most important priorities.
- Has a strong sense of self-awareness and possesses a high level of emotional intelligence.
- Embraces new technologies as a means of improving the efficiency and effectiveness of municipal operations.

## COMMUNITY CHALLENGES AND OPPORTUNITIES:

Like many industrial towns throughout the upper Midwest, Beloit has faced economic and social challenges over the decades, including job losses, periods of depopulation, and struggles with crime and inequality – issues that have shaped public perception and ongoing local discussion about future growth.

However, community leaders, entrepreneurs, and residents continue to work toward revitalization, economic development, historic preservation, and enhanced quality of life – efforts that have garnered national media attention.

Even though Beloit is in an enviable financial condition, infrastructure and municipal facility needs are plentiful and must be carefully prioritized due to resource limitations. Neighborhood challenges, including workforce housing needs, also garner a considerable amount of local attention.

In recent years, the Beloit public school system (K-12) has struggled to meet community expectations and is working hard to reinvent and improve the overall quality of the vital services that it provides to Beloit’s school-aged children.

Despite some challenges, the future of Beloit is considered extremely bright. The community has leaned into the future with new ideas and aggressive planning, while carefully preserving and protecting the city’s historic assets and its cultural foundation. New business investment is occurring in many areas of the community, creating new opportunities for many local and regional residents.

An exciting new economic development initiative is underway in Beloit... The first phase of the new \$700 million Ho-Chunk Casino and Hotel-Conference Center project is expected to be completed in September of this year. When fully complete, the 1.2 million-square-foot complex is expected to create 1,500 permanent jobs and serve as a catalyst for significant additional development on surrounding properties.





## COMPENSATION AND HOW TO APPLY

The starting salary range for the position is \$190,000 to \$210,000 DOQ/E. The City will also provide a comprehensive and competitive fringe benefits package, including a monthly vehicle allowance. Relocation assistance will be negotiated with the selected candidate. Residency within the City of Beloit is not required, but it is strongly encouraged.

To apply for the position, please use the online application portal (<https://www.govhrusa.com/job/beloit-wi-city-manager>) to submit a resume, cover letter, and five work-related references, no later than March 13, 2026. Confidential inquiries regarding the position or the selection process should be directed to Mark R. Peterson, MGT Consulting, at (309) 825-5091.

The City of Beloit is an Equal Opportunity Employer

