



## **More plans for Gateway development**

*By Hillary Wundrow  
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Construction will begin this summer on two new distribution facilities in the Gateway Business Park.

Alliance Development, based in Clinton, Wis., has contracted to purchase eight acres of land in the Gateway Business Park. The two upcoming projects will total a \$7.5 million investment by Alliance Development Corporation in Beloit.

The first distribution facility will be designed to service the needs of the newly completed Kettle Foods plant. The 50,000-square-foot distribution center will be located east of the Kettle Foods site. The facility is positioned so that finished product from Kettle Foods can be delivered to the distribution facility via a conveyor system. The \$3 million project will result in at least 15 jobs.

Kettle Foods officials had been considering a distribution center in Wisconsin, but weren't sure where to put it. Kettle Foods officials were pleased with what Alliance Development had to offer and is in negotiations with the company, according to Kettle Foods President Tim Fallon.

Although Kettle Foods has a distribution center in Chicago Heights, Ill., Fallon said another distribution center adjacent to the Kettle Foods building will save on distribution costs, especially in the wake of high energy costs.

“There will be less trucking and handling,” Fallon said.

Because Alliance is a third party logistics provider, Fallon said the building will be constructed, owned and operated by Alliance.

“We might be the first tenant,” Fallon said.

Fallon stressed that nothing has been signed yet and that Kettle Foods is still negotiating the details with Alliance Development Corporation.

Once completed, the first facility could expand up to 100,000-square-feet to accommodate Kettle's future expansion needs.

Kettle Foods started production in the Gateway Business Park in early May. The company employs about 100 workers. Fallon said more people may be hired in the future if more friers are purchased.

“Our business is very strong and the plant is improving every day,” Fallon said.

Alliance Development Corporation will also begin construction on a new 100,000 building to serve the needs of future distribution or manufacturing businesses. Tenants will be able to rent spaces of varying sizes, according to their needs. Alliance Development Corporation can also offer temperature controlled space. The \$4.5 million project will be started this summer.

The City of Beloit is supporting these projects by providing a TID funded grant for \$40,000 to be used for training new employees in both facilities. The city will also be providing the company a TID funded direct developer pay-as-you-go incentive, where the company will receive 10 annual payments equal to 20 percent of total real estate taxes paid by the company for both projects. The city will also be coordinating with the State Department of Commerce to secure a Development Opportunity Zone tax credit allocation.

Alliance Development Corporation, 305 Scott Drive, was founded in 1990. It's a family owned company specializing in design, construction, leasing and operations of primarily food related distribution centers. With more than 50 years experience in the logistics business, Alliance is committed to serving the needs of food producers, manufacturers and distributors.