



Community Economic Development
 5813 Piping Rock Rd., Madison, WI 53711
 Tel: (608) 444-0836
 Email: gary@beckerproservices.com

Representative Projects

<p>Wisconsin Indigenous Economic Development Corporation (WIEDC) Fern Orie, Interim CEO (715)-614-4840 ferno@wiedc.org</p>	<p><i>Economic Impact Study for Wisconsin Tribes</i></p>	<p>Assist the WIEDC in conducting an economic impact analysis of tribal enterprises and indigenous-owned businesses to Wisconsin's economy. Involved survey creation, data collection, stakeholder engagement and interviews, project management, economic impact analysis, and creation of a business directory.</p>
<p>City of Stoughton Tim Swadley, Mayor (608) 873-6691 tswadley@ci.stoughton.wi.us</p>	<p><i>Strategic planning and development guidance since 1989</i></p>	<p>Stoughton - a continuous client since 1989, has relied on BPS for both strategy development and project management. Currently implementing a redevelopment plan for a contaminated 16-acre downtown riverfront industrial site, TIF, planning and a regional innovation center.</p>
<p>Madison Region Economic Partnership (MadREP) Jason Fields, Executive Director (608)-571-0401 jfields@madisonregion.org</p>	<p><i>Regional Sector Strategy for Pandemic Recovery</i></p> <p><i>Comprehensive Economic Economic Development Strategy (CEDS)</i></p>	<p>Led a team for an EDA-funded project to develop a sector-based strategy to help the region recover from the Pandemic. Involved extensive stakeholder engagement, economic analysis that leveraged regional digital assets, and on-time, on-budget delivery meeting all EDA and federal requirements.</p>
<p>City of Monona Community Development Authority Marc Houtaker, City Administrator Tom Stolper, CDA Chair (608)222-2525 Mhoutaker@ci.monona.wi.us</p>	<p><i>Annual TIF and Economic Development Strategy (2006 – current);</i> <i>Implement TIF Strategies</i> <i>Design of and Revisions to Renew Monona</i> <i>Affordable Housing</i> <i>Stock Improvement Program</i> <i>Review TIF Requests</i></p>	<p>Assist the CDA plan and implement their TIF and redevelopment program since 2006. In 2014 prepared major report to the community describing the City's strategic use of TIF for economic development and redevelopment. Prepare annual TIF report to lead CDA through discussion of next year's strategy.</p>
<p>Town of Washington, Eau Claire County Janelle Henning, Town Administrator (715) 834-3257 henning@townofwashington.wi.gov</p>	<p><i>Incorporation Feasibility Analysis (2023-2024)</i></p>	<p>Provide review and analysis to the Town Board regarding issues affecting ability to incorporate.</p>
<p>Town/Village of Maine, Village of Brokaw, Town of Texas</p>	<p><i>Incorporation and Cooperative Boundary</i></p>	<p>The Village of Brokaw was financially insolvent. BPS</p>

<p>Shane Vander Waal, Attorney (715)845-9211 vanderwaal@pvsrlaw.com</p>	<p><i>Agreement Strategy & Implementation (2015-2016)</i></p>	<p>assisted the two adjoining towns develop and implement a strategy to incorporate the Town of Maine and use a Cooperative Boundary Agreement to attach the Village of Brokaw to the new Village of Maine. Texas will help Maine reduce Brokaw's debt and right-size their water system in exchange for protection from Wausau annexations.</p>
<p>Town of Clayton, Winnebago County Kelly Wisnefske, Administrator (920)836-2007 townadministrator@townofclayton.net</p>	<p><i>Project Plan, Tax Increment District #1</i></p>	<p>Plan, recommend and implement a 1,800 acre TID to fund the planning and installation of a \$70 million municipal sewer and water system for an urbanizing Town.</p>
<p>UW-River Falls, College of Agriculture, Food and Environmental Sciences Laura Walsh, Dean's Office (715)425-3535 Laura.walsh@uwr.edu</p>	<p><i>Laboratory Farm Master Plans</i></p>	<p>Evaluation of two research and teaching farms at UW-River Falls that led to preparation of a master plan for each. Multi-department/agency stakeholder interviews, needs assessment, space programming, site planning, new facility cost estimates and programming concepts.</p>
<p>University of Wisconsin – Platteville Michael Gay (608)571-0402 michaelg@madisonregion.org</p>	<p><i>Innovation Center Feasibility Study</i></p>	<p>Led a project team that included Strang to study the feasibility of a UW-P Innovation Center. This included evaluation of 7 sites, needs and impact assessment, stakeholder interviews, space programming, concept plan & pro formas. This project is currently being implemented</p>
<p>City of Wisconsin Rapids & Incentive Community Foundation Kelly Ryan, Executive Director (715)423-3863 kryan@incentivecf.org</p>	<p><i>Senior Resource Center Feasibility Study</i></p>	<p>Led a project team to study the economic impact and feasibility of converting an abandoned Wal-Mart store attached to a failing downtown mall into a regional senior resource center. This included evaluation of the site & building, needs & impact assessment, stakeholder interviews, space programming, concept plan & pro formas.</p>
<p>Hannahville Potawatomic Wilson, MI</p>	<p><i>Coal-fired Power Plant Feasibility</i></p>	<p>Part of an engineering team (Vierbicher) to determine the</p>

		feasibility of a coal-fired power plant as a tribal enterprise.
Ho Chunk Nation Black River Falls, WI	<i>Land Use Plan</i>	Led a planning team (Vierbicher) to assist the Ho Chunk Nation prepare a land use plan for all trust and non-trust land.
Bay Lake Regional Planning Commission Green Bay, WI	<i>Economic Development Strategy in Response to Paper Mill Closings</i>	EDA-funded project to evaluate the economic impacts of the closing of paper mills in Marinette County WI and Menominee County MI and to prepare strategies for recovery.
Local Government Institute of Wisconsin Jerry Deschane, League of Wisconsin Municipalities (608)347-1792 jdeschane@lwm-info.org	<i>Future of Local Government in Wisconsin (2016)</i> <i>Future Regions Initiative:</i> <i>Energy Independence Planning in Local Government</i>	Designed and implemented programs to understand and change the future of local government in Wisconsin with Next Generation Consulting (Rebecca Ryan) and the LGI Board of Directors. Developed 3 pilot Future Regions initiative – Eau Claire County, Portage County and Sauk County/Ho Chunk Nation.
Madison Region Economic Partnership (MadREP) Jason Fields, Executive Director (608)-571-4020 jfields@madisonregion.org	<i>Gold Shovel Site Certification Program</i>	Certify “shovel-ready” business and industrial parks for the seven-county Madison Region Economic Partnership.
City of Algoma Matt Murphey, City Administrator (920) 487-5203 matt.murphy@algomacity.org	<i>Community Development Strategic Plan,</i> <i>Stakeholder Focus Groups</i> <i>Strategic development guidance</i> <i>TIF Planning & Review;</i> <i>Redevelopment Planning,</i> <i>staff RDA</i>	Facilitated strategic discussions with community stakeholders, advised on economic development and redevelopment projects, performed TIF development reviews. Manage planning and redevelopment of a downtown city block.
Ashland Area Development Corporation Carver Harries, Executive Director (715)682-8415 carverh@ashlandareadevelopment.org	<i>Lake Superior Science Center Feasibility Study, Phase II</i>	Research and summarize market trends for science education centers. Perform analysis of real estate development scenarios for a conceptual science center project; perform economic impact analysis of the proposed facility. Prepare a report and make presentation to a joint meeting of the Ashland City Council and their Plan Commission.