



Eclipse Park & The Lincoln Academy Expansion Frequently Asked Questions

COMMUNITY QUESTION	RESPONSE
Why is The Lincoln Academy expanding?	TLA is expanding because demand exceeds the school's current capacity. More than 200 scholars are on the waitlist, and some families have spent multiple years trying to enroll. The phased expansion is designed to serve approximately 1,500 scholars over time while providing the space needed for academics, career education, student support services and campus operations. The expansion will allow more Beloit families to access a public-school option they are actively seeking while creating additional capacity for academic and career-connected learning.
Why was the location selected for the expansion?	The Lincoln Academy already operates at the former Eclipse Center site, making it the most practical location for expansion. Expanding around the existing campus allows the school to create a connected site that supports academics, student services, scholar safety, transportation and long-term growth. Most of the expansion will occur on the former Eclipse Center property, with additional adjacent land needed to support a unified campus. Multiple expansion alternatives were evaluated before the current plan was selected.
How will this project benefit Beloit?	The expansion will create capacity for more Beloit students to access a public-school option their families are seeking. It will expand educational and career-connected learning opportunities while preparing more students for future success. The Foundation will continue investing separately in housing, education and workforce pathways across Beloit.
Why not preserve homes and expand somewhere else?	The Lincoln Academy evaluated multiple expansion alternatives before selecting the current plan. Options considered included reusing and rehabilitating existing portions of the Eclipse Center, constructing separate facilities and various campus expansion concepts. The current plan was selected because it best supports academic programming, scholar safety, transportation, campus operations and long-term growth. While most of the expansion will occur on the former Eclipse Center property, additional adjacent land is needed to create a connected campus that can meet the school's future needs.
Why remove homes during a housing shortage?	The Lincoln Academy's expansion requires additional land adjacent to the existing campus. After evaluating multiple alternatives, the Foundation determined that expanding around the current campus was the best option to support educational programming, scholar safety, student services and long-term growth. The Foundation continues to invest in housing initiatives across Beloit, including homeownership, housing rehabilitation, new housing development and housing stability.





Are residents being forced to sell their homes? What support is provided to affected residents, including renters?	No. Every property purchase connected to the expansion has been voluntary, and no homeowner has been forced to sell. Sellers have received fair and, in some cases, above-market compensation, along with moving assistance and support finding another home. For rental properties, landlords who choose to sell are required to comply with Wisconsin landlord-tenant law, and both buyers and sellers must honor the terms of existing leases. The Foundation has also communicated with neighborhood tenants about their legal rights.
Is this project contributing to gentrification?	The Foundation's housing research suggests Beloit's primary housing challenge is a shortage of housing supply across multiple price points rather than traditional gentrification. Our housing investments are focused on expanding homeownership, increasing housing opportunities and supporting long-term affordability and housing stability across Beloit.
Is this project financially benefiting the Hendricks family or related companies?	No. For this project, the Foundation is purchasing homes in the surrounding area; Hendricks Commercial Properties is donating land on the Eclipse site; funds for construction are being donated; and Corporate Contractors Inc. is completing the work at zero profit.
What public approvals and oversight apply to this project?	The project must comply with applicable City of Beloit review and approval processes, including land use, zoning, building and safety requirements. The project has been reviewed through the normal public approval process, and future phases will be subject to any additional approvals that apply. Rezoning for the block area between Morse and Spruce streets was approved by the City of Beloit in January 2026. Any future redevelopment plans will continue to be reviewed through the applicable public processes and regulatory requirements.
Why should the community trust the Foundation's explanation?	Trust is earned through actions and transparency. The Foundation is sharing information about the project, answering questions directly and providing supporting data to help the community understand the decision and its impact. It remains committed to investing in educational opportunity, housing opportunity and workforce pathways across Beloit.

