

CITY OF APPLETON 2021 BUDGET

TAX INCREMENTAL FINANCING DISTRICTS

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**CITY OF APPLETON 2021 BUDGET
SPECIAL REVENUE FUNDS**

Tax Incremental District # 3

Business Unit 2040

PROGRAM MISSION

This program accounts for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

Tax Incremental Financing (TIF) District #3 includes the area bounded by Richmond and Superior Streets, from the County Courthouse to the School Administration building.

Primary projects include the Green and Yellow Parking Ramps, the Radisson Paper Valley Hotel expansion, the Evans Title building, Appleton Retirement Community, the Copper Leaf Hotel, and the Richmond Terrace property. This district was scheduled to close in 2021, but in 2011 was designated as distressed as allowed by Act 310. This designation allows the extension of the district's life by up to ten years (2029) beyond the original termination date.

	General Fund Advance	Parking Utility Advance		General Fund Advance	Parking Utility Advance
1993	\$ -	\$ 129,877	2007	423,151	900,000
1994	-	604,290	2008	239,309	900,000
1995	-	703,516	2009	(568,726)	1,000,000
1996	-	1,254,622	2010	222,838	1,000,000
1997	639,211	764,308	2011	643,980	1,000,000
1998	1,141,212	787,831	2012	676,179	1,000,000
1999	1,756,773	827,222	2013	(417,512)	1,200,000
2000	1,774,640	868,584	2014	(1,360,888)	1,200,000
2001	1,341,515	1,568,974	2015	(1,428,932)	1,200,000
2002	2,235,558	969,870	2016	(2,000,000)	1,400,000
2003	1,498,145	1,892,733	2017	(1,500,000)	1,200,000
2004	1,575,103	1,338,592	2018	(1,500,000)	1,000,000
2005	393,108	800,000	2019	(1,500,000)	600,000
2006	207,763	900,000	2020	(1,150,000)	-
			2021	(1,100,000)	-
			12/31/20 Balance	\$ 2,242,427	\$ 27,010,419

Major changes in Revenue, Expenditures, or Programs:

TIF #3 is expected to repay the general fund advances, including interest, by 2024. At that time, the annual property tax increments will be used to repay the Parking Utility until the closure of the TIF in 2029. 2019 was the final year of the transfer-in from the Parking Utility as well as the final year of the guaranteed tax payment from the Red Lion Paper Valley Hotel.

TIF #3 was amended in 2020 to transfer under-valued and under-utilized parcels to TIF#11 in order to encourage development, increase the tax base, and meet the goals and objectives as detailed in the Comprehensive Plan.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

Note: Since this program exists solely to account for incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Unit	Programs Title	Actual		Budget		% Change *	
		2018	2019	Adopted 2020	Amended 2020		2021
	Program Revenues	\$ 55,236	\$ 68,749	\$ 13,593	\$ 13,593	\$ 10,983	-19.20%
	Program Expenses	\$ 464,698	\$ 263,591	\$ 197,371	\$ 197,371	\$ 143,581	-27.25%
Expenses Comprised Of:							
	Purchased Services	1,702	1,470	1,500	1,500	1,460	-2.67%
	Other Expense	462,996	262,121	195,871	195,871	142,121	-27.44%

* % change from prior year adopted budget

**CITY OF APPLETON 2021 BUDGET
SPECIAL REVENUE FUNDS**

Tax Incremental District # 3

Business Unit 2040

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
4110 Property Taxes	\$ 1,047,946	\$ 1,085,346	\$ 1,150,000	\$ 1,150,000	\$ 1,240,000
4130 Payment in Lieu of Taxes	40,510	36,741	-	-	-
4227 State Aid - Computers	5,019	5,141	5,000	5,000	5,000
4228 State Aid - Personal Property	-	6,203	3,593	3,593	983
4710 Interest on Investments	9,707	20,664	5,000	5,000	5,000
5927 Transfer In - Parking Utility	1,000,000	600,000	-	-	-
Total Revenue	\$ 2,103,182	\$ 1,754,095	\$ 1,163,593	\$ 1,163,593	\$ 1,250,983
Expenses					
6401 Accounting/Audit	\$ 1,552	\$ 1,320	\$ 1,350	\$ 1,350	\$ 1,310
6402 Legal Fees	150	150	150	150	150
6720 Interest Payments	337,121	262,121	195,871	195,871	142,121
7913 Trans Out - Debt Service	125,875	-	-	-	-
Total Expense	\$ 464,698	\$ 263,591	\$ 197,371	\$ 197,371	\$ 143,581

DETAILED SUMMARY OF 2021 PROPOSED EXPENDITURES > \$15,000

None

CITY OF APPLETON 2021 BUDGET

TAX INCREMENTAL DISTRICT # 3

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Revenues					
Property Taxes	\$ 1,047,946	\$ 1,085,346	\$ 1,150,000	\$ 1,102,513	\$ 1,240,000
Payment in Lieu of Taxes	40,510	36,741	-	-	-
Intergovernmental	5,019	11,344	8,593	8,734	5,983
Interest Income	9,707	20,664	5,000	10,000	5,000
Total Revenues	<u>1,103,182</u>	<u>1,154,095</u>	<u>1,163,593</u>	<u>1,121,247</u>	<u>1,250,983</u>
Expenses					
Interest Expense	337,121	262,121	195,871	195,871	142,121
Administrative Expenses	1,702	1,470	1,500	1,396	1,460
Total Expenses	<u>338,823</u>	<u>263,591</u>	<u>197,371</u>	<u>197,267</u>	<u>143,581</u>
Revenues over (under) Expenses	764,359	890,504	966,222	923,980	1,107,402
Other Financing Sources (Uses)					
Operating Transfers In - Other Funds	1,000,000	600,000	-	-	-
Operating Transfers Out - Debt Service	(125,875)	-	-	-	-
Total Other Financing Sources (Uses)	<u>874,125</u>	<u>600,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	1,638,484	1,490,504	966,222	923,980	1,107,402
Fund Balance (Deficit)- Beginning	<u>(7,287,715)</u>	<u>(5,649,231)</u>	<u>(4,158,727)</u>	<u>(4,158,727)</u>	<u>(3,234,747)</u>
Fund Balance (Deficit)- Ending	<u>\$ (5,649,231)</u>	<u>\$ (4,158,727)</u>	<u>\$ (3,192,505)</u>	<u>\$ (3,234,747)</u>	<u>\$ (2,127,345)</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 296,959	\$ 70,939
+ Net Change in Equity	923,980	1,107,402
- General Fund Advance Repayment	<u>(1,150,000)</u>	<u>(1,100,000)</u>
Working Cash - End of Year	<u>\$ 70,939</u>	<u>\$ 78,341</u>

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

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CITY OF APPLETON 2021 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 6

Business Unit 4090

PROGRAM MISSION

TIF District #6 supports the City's southeast growth corridor, financing land assembly for both public purposes and industrial development as well as infrastructure installation to the area. This fund accounts for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

Overall administration of the Southpoint Commerce Park, including costs for maintenance, real estate commissions, surveys, title insurance, and other costs associated with selling land and maintaining a high quality business park are funded from the Industrial Park Land Fund (IPLF). The expenditure period for TIF district #6 expired on February 14, 2018; the district is scheduled to close in 2023.

Summary of General Fund Advance

2010	\$	1,025,000		2016	1,853,245
2011		1,877,500 *		2017	1,900,000
2012		145,125		2018	(1,000,000)
2013		(360,119)		2019	(1,000,000)
2014		134,375		2020	(2,000,000)
2015		141,094		2021	(2,716,220)
				12/31/21 Balance	\$ -

* \$781,707 was part of general levy for TIF #6 debt service in 2011 Debt Service Fund.

Major changes in Revenue, Expenditures, or Programs:

The previous farm lease for vacant Southpoint Commerce Park land expired in April 2020. Staff issued a request for proposals in early 2020 for a new lease. The revenue account reflects the new lease rate of \$160 per acre and assumes 105.8 acres of leaseable land after pending and recent sales in the business park. 80% of the lease revenue is payable to the IPLF and 20% is in TIF #6.

Funding for the maintenance of the Park in 2021 and beyond will come from the Industrial Park Land Fund while TIF #6 recaptures the investments it's made in this District.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2018	2019	Adopted 2020	Amended 2020	2021	
Program Revenues		\$ 565,114	\$ 493,366	\$ 272,798	\$ 272,798	\$ 131,807	-51.68%
Program Expenses		\$ 2,093,488	\$ 1,450,269	\$ 653,432	\$ 653,432	\$ 404,365	-38.12%
Expenses Comprised Of:							
Personnel		1,311	-	-	-	-	N/A
Supplies & Materials		-	-	-	-	-	N/A
Purchased Services		609,265	629,905	351,500	351,500	336,460	-4.28%
Miscellaneous Expense		310,811	260,811	185,811	185,811	67,905	-63.45%
Capital Expenditures		38,376	-	-	-	-	N/A
Transfers Out		1,133,725	559,553	116,121	116,121	-	-100.00%

* % change from prior year adopted budget
TIF 6.xls

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 6

Business Unit 4090

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
411000 Property Tax	\$ 2,205,849	\$ 2,526,866	\$ 2,500,000	\$ 2,500,000	\$ 3,290,000
422700 State Aid - Computers	65,150	66,726	66,000	66,000	66,000
422800 State Aid - Personal Prop	-	4,902	23,662	23,662	42,421
471000 Interest on Investments	26,145	43,640	20,000	20,000	20,000
500400 Sale of City Property	470,829	372,117	160,000	160,000	-
501500 Rental of City Property	2,990	5,981	3,136	3,136	3,386
Total Revenue	\$ 2,770,963	\$ 3,020,232	\$ 2,772,798	\$ 2,772,798	\$ 3,421,807
Expenses					
610200 Salary Expense	\$ 875	\$ -	\$ -	\$ -	\$ -
615000 Fringes	436	-	-	-	-
640100 Accounting/Audit Fees	1,552	6,071	1,350	1,350	1,310
640202 Recording/Filing Fees	150	150	150	150	150
642500 CEA Expense	14	-	-	-	-
659900 Other Contracts/Obligation	607,549	623,684	350,000	350,000	335,000
672000 Interest Payments	310,811	260,811	185,811	185,811	67,905
680900 Infrastructure Construction	38,376	-	-	-	-
791300 Transfer Out - Debt Service	1,133,725	559,553	116,121	116,121	-
Total Expense	\$ 2,093,488	\$ 1,450,269	\$ 653,432	\$ 653,432	\$ 404,365

DETAILED SUMMARY OF 2021 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive payments:

Encapsys	335,000
	<u>\$ 335,000</u>

**CITY OF APPLETON 2021 BUDGET
TAX INCREMENTAL DISTRICT # 6**

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Property Taxes	\$ 2,205,849	\$ 2,526,866	\$ 2,500,000	\$ 2,516,742	\$ 3,290,000
Intergovernmental	65,150	71,628	89,662	90,388	108,421
Interest Income	26,145	43,640	20,000	40,000	20,000
Other	2,990	5,981	3,136	5,000	3,386
Total Revenues	2,300,134	2,648,115	2,612,798	2,652,130	3,421,807
Expenses					
Operation & Maintenance	647,250	623,684	350,000	400,628	335,000
Interest Expense	310,811	260,811	185,811	185,811	67,905
Administrative Expense	1,702	6,221	1,500	1,396	1,460
Total Expenses	959,763	890,716	537,311	587,835	404,365
Revenues over (under) Expenses	1,340,371	1,757,399	2,075,487	2,064,295	3,017,442
Other Financing Sources (Uses)					
Operating Transfers Out - Debt Service	(1,133,725)	(559,553)	(116,121)	(116,121)	-
Sale of City Property	470,829	372,117	160,000	-	-
Total Other Financing Sources (Uses)	(662,896)	(187,436)	43,879	(116,121)	-
Net Change in Equity	677,475	1,569,963	2,119,366	1,948,174	3,017,442
Fund Balance - Beginning	(5,830,911)	(5,153,436)	(3,583,473)	(3,583,473)	(1,635,299)
Residual Equity Transfers Out	-	-	-	-	-
Fund Balance - Ending	\$ (5,153,436)	\$ (3,583,473)	\$ (1,464,107)	\$ (1,635,299)	\$ 1,382,143

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 1,202,497	\$ 1,150,671
- Net Change in Equity	1,948,174	3,017,442
+ Advance from General Fund	-	-
- General Fund Advance Repayment	(2,000,000)	(2,716,220)
Working Cash - End of Year	\$ 1,150,671	\$ 1,451,893

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

NOTES

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 7

Business Unit 4100

PROGRAM MISSION

This fund provides for commercial redevelopment of the area of South Memorial Drive from Calumet Street to Valley Road and for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

The City created TIF District #7 in 2007 to provide targeted investments in the commercial area of South Memorial Drive from Calumet Street to State Highway 441 which had deteriorated significantly over the prior ten years. The abandonment of Valley Fair Mall and the under utilization of former retail and service buildings were cause for concern. The TIF District provides for a 22 year expenditure period (September 5, 2029) to make investments to support the goals of the District, including eliminating blight and encouraging the rehabilitation of properties, enhancing the viability of the businesses, retention of businesses and attraction of new businesses, stabilizing and increasing property values and improving the overall appearance of public and private spaces. The maximum life of the District is September 5, 2034.

Major commercial projects which have occurred thus far (not all received TIF assistance) include construction of a grocery store, a gas station/convenience store, and renovation of a former department store to office space. Three businesses also benefited from the creation of the TIF #7 Business Enhancement Grant program for the renovation of building facades, parking lots, landscaping and signage. The TIF remains a tool to support and encourage investment in this area. No new funds are being requested for the program in 2021.

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2018	2019	Adopted 2020	Amended 2020	2021	
	Program Revenues	\$ 74,505	\$ 92,573	\$ 77,497	\$ 77,497	\$ 88,287	13.92%
	Program Expenses	\$ 453,762	\$ 373,148	\$ 351,500	\$ 351,500	\$ 351,460	-0.01%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	437,912	352,835	351,500	351,500	351,460	-0.01%
	Transfers Out	15,850	20,313	-	-	-	N/A

* % change from prior year adopted budget
TIF 7.xls

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 7

Business Unit 4100

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
411000 Property Tax	\$ 527,179	\$ 490,919	\$ 340,000	\$ 340,000	\$ 440,000
422700 State Aid - Computers	61,206	62,687	64,000	64,000	63,000
422800 State Aid - Personal Property	-	1,706	3,497	3,497	5,287
471000 Interest on Investments	13,299	28,180	10,000	10,000	20,000
591000 Proceeds of L-T Debt	-	-	-	-	-
Total Revenue	\$ 601,684	\$ 583,492	\$ 417,497	\$ 417,497	\$ 528,287
Expenses					
640100 Accounting/Audit Fees	\$ 1,552	\$ 1,319	\$ 1,350	\$ 1,350	\$ 1,310
640202 Recording/Filing Fees	150	150	150	150	150
659900 Other Contracts/Obligation	436,210	351,366	350,000	350,000	350,000
791300 Transfer Out - Debt Service	15,850	20,313	-	-	-
Total Expense	\$ 453,762	\$ 373,148	\$ 351,500	\$ 351,500	\$ 351,460

DETAILED SUMMARY OF 2021 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -
Valley Fair Too, LLC

\$ 350,000

**CITY OF APPLETON 2021 BUDGET
TAX INCREMENTAL DISTRICT # 7**

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Property Taxes	\$ 527,179	\$ 490,919	\$ 340,000	\$ 342,771	\$ 440,000
Intergovernmental	61,206	64,393	67,497	65,784	68,287
Interest Income	13,299	28,180	10,000	30,000	20,000
Other	-	-	-	-	-
Total Revenues	<u>601,684</u>	<u>583,492</u>	<u>417,497</u>	<u>438,555</u>	<u>528,287</u>
Expenses					
Operation & Maintenance	436,210	351,366	350,000	345,082	350,000
Administrative Expense	1,702	1,469	1,500	1,396	1,460
Total Expenses	<u>437,912</u>	<u>352,835</u>	<u>351,500</u>	<u>346,478</u>	<u>351,460</u>
Revenues over (under) Expenses	163,772	230,657	65,997	92,077	176,827
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(15,850)	(20,313)	-	-	-
Total Other Financing Sources (Uses)	<u>(15,850)</u>	<u>(20,313)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	147,922	210,344	65,997	92,077	176,827
Fund Balance (Deficit) - Beginning	666,160	814,082	1,024,426	1,024,426	1,116,503
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance (Deficit) - Ending	<u>\$ 814,082</u>	<u>\$ 1,024,426</u>	<u>\$ 1,090,423</u>	<u>\$ 1,116,503</u>	<u>\$ 1,293,330</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 1,024,426	\$ 1,116,503
+ Net Change in Equity	92,077	176,827
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 1,116,503</u>	<u>\$ 1,293,330</u>

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

NOTES

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**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 8

Business Unit 4110

PROGRAM MISSION

This fund provides for redevelopment of the Fox River corridor in an area that lies just north and south of the College Avenue Bridge and for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

The City's updated Comprehensive Plan 2010-2030, including the Downtown Plan and Fox River chapters, identified several redevelopment sites located along the banks of the Fox River, as well as the opportunities that the opening of the Fox River Navigation System provided the community. Several key sites included the former Foremost Dairy property (935 E. John Street) on the north side of the river, RiverHeath on the south, and the Eagle Flats property up the Fox River between Lawe Street and Olde Oneida Street. These sites were identified for future medium to high density residential development, neighborhood commercial development, and public access to the river.

In response, the City created Tax Increment Financing (TIF) District # 8 in 2009 to provide targeted investments in these areas, in conjunction with the private market, while recapturing the cost of participation through increased property tax revenues. The District was amended in 2011 to incorporate the Eagle Flats property, formerly Riverside Paper mill. The TIF District provides for a 22 year expenditure period to make investments to support the goals of the District, including eliminating blight and encouraging the rehabilitation of properties, enhancing the viability of businesses, retaining and attracting new businesses, stabilizing and increasing property values, and improving the overall appearance of public and private spaces. No new funds are being requested for the program for 2021 and the district is expected to pay back all general fund advances with interest.

Summary of Advances	General Fund
2012	\$ 315,000
2013	515,750
2014	41,538
2015	43,614
2016	-
2017	(500,000)
2018	-
2019	-
2020	(350,000)
2021	(65,902)
12/31/21 Balance	\$ -

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Unit	Programs Title	Actual		Budget			% Change *
		2018	2019	Adopted 2020	Amended 2020	2021	
	Program Revenues	\$ 422,679	\$ 602,890	\$ 196,100	\$ 196,100	\$ 181,409	-7.49%
	Program Expenses	\$ 964,180	\$ 1,555,994	\$ 1,164,745	\$ 1,164,745	\$ 1,594,907	36.93%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Purchased Services	476,001	904,502	896,500	896,500	1,341,460	49.63%
	Miscellaneous Expense	20,795	20,795	12,045	12,045	1,647	-86.33%
	Capital Expenditures	-	-	-	-	-	N/A
	Transfers Out	467,384	630,697	256,200	256,200	251,800	-1.72%

* % change from prior year adopted budget
TIF 8.xls

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 8

Business Unit 4110

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
411000 Property Tax	\$ 531,054	\$ 1,014,802	\$ 1,150,000	\$ 1,150,000	\$ 1,520,000
422700 State Aid - Computers	3,050	3,123	3,100	3,100	3,100
422800 State Aid - Personal Prop	-	3,143	2,582	2,582	2,022
470500 General Interest	38,535	27,096	10,418	10,418	5,287
471000 Interest on Investments	13,281	33,278	15,000	15,000	1,000
503500 Other Reimbursements	367,813	536,250	165,000	165,000	170,000
591000 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ 953,733	\$ 1,617,692	\$ 1,346,100	\$ 1,346,100	\$ 1,701,409
Expenses					
610200 Labor Pool Allocations	\$ -	\$ -	\$ -	\$ -	\$ -
615000 Fringes	-	-	-	-	-
640100 Accounting/Audit Fees	1,553	1,319	1,350	1,350	1,310
640202 Recording/Filing Fees	150	150	150	150	150
642501 CEA Operations/Maint.	11	-	-	-	-
642502 CEA Depreciation/Replace.	12	-	-	-	-
659900 Other Contracts/Obligation	474,275	903,033	895,000	895,000	1,340,000
672000 Interest Payments	20,795	20,795	12,045	12,045	1,647
680999 Other Infrastructure	-	-	-	-	-
791300 Transfer Out - Debt Service	467,384	630,697	256,200	256,200	251,800
Total Expense	\$ 964,180	\$ 1,555,994	\$ 1,164,745	\$ 1,164,745	\$ 1,594,907

DETAILED SUMMARY OF 2021 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Tax Development Payment	
RiverHeath	\$ 920,000
Eagle Flats	70,000
Eagle Point	350,000
	<u>\$ 1,340,000</u>

CITY OF APPLETON 2021 BUDGET

TAX INCREMENTAL DISTRICT # 8

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Property Taxes	\$ 531,054	\$ 1,014,802	\$ 1,150,000	\$ 1,077,616	\$ 1,520,000
Intergovernmental Revenue	3,050	6,266	5,682	5,706	5,122
Other Reimbursements	367,813	536,250	165,000	165,000	170,000
Interest Income	51,816	60,374	25,418	24,000	6,287
Total Revenues	<u>953,733</u>	<u>1,617,692</u>	<u>1,346,100</u>	<u>1,272,322</u>	<u>1,701,409</u>
Expenses					
Program Costs	474,298	903,033	895,000	942,230	1,340,000
Interest Expense	20,795	20,795	12,045	12,045	1,647
Administration	1,703	1,469	1,500	1,396	1,460
Total Expenses	<u>496,796</u>	<u>925,297</u>	<u>908,545</u>	<u>955,671</u>	<u>1,343,107</u>
Revenues over (under) Expenses	456,937	692,395	437,555	316,651	358,302
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Sale of City Property	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(467,384)	(630,697)	(256,200)	(256,519)	(251,800)
Total Other Financing Sources (Uses)	<u>(467,384)</u>	<u>(630,697)</u>	<u>(256,200)</u>	<u>(256,519)</u>	<u>(251,800)</u>
Net Change in Equity	(10,447)	61,698	181,355	60,132	106,502
Fund Balance - Beginning	(156,151)	(166,598)	(104,900)	(104,900)	(44,768)
Fund Balance - Ending	<u>\$ (166,598)</u>	<u>\$ (104,900)</u>	<u>\$ 76,455</u>	<u>\$ (44,768)</u>	<u>\$ 61,734</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 311,001	\$ 21,133
+ Net Change in Equity	60,132	106,502
+ Advance from General Fund	-	-
- General Fund Advance Repayment	(350,000)	(65,902)
Working Cash - End of Year	<u>\$ 21,133</u>	<u>\$ 61,733</u>

CITY OF APPLETON 2021 BUDGET
TAX INCREMENTAL DISTRICT # 8
LONG TERM DEBT

Year	2012 DNR Site Remediation Loan		2014 G.O. Notes ¹	
	Principal	Interest	Principal	Interest
2021	\$ 35,000	\$ -	\$ 170,000	\$ 1,700
2022	45,000	-	-	-
2023	45,000	-	-	-
2024	50,000	-	-	-
	<u>\$ 175,000</u>	<u>\$ -</u>	<u>\$ 170,000</u>	<u>\$ 1,700</u>

Year	2015 G.O. Notes		Total		Total
	Principal	Interest	Principal	Interest	
2021	\$ 40,000	\$ 5,100	\$ 245,000	\$ 6,800	\$ 251,800
2022	40,000	4,300	85,000	4,300	89,300
2023	40,000	3,300	85,000	3,300	88,300
2024	45,000	2,025	95,000	2,025	97,025
2025	45,000	675	45,000	675	45,675
	<u>\$ 210,000</u>	<u>\$ 15,400</u>	<u>\$ 555,000</u>	<u>\$ 17,100</u>	<u>\$ 572,100</u>

¹ The City borrowed a total of \$1,600,000 on behalf of Riverheath in two installments with the 2012A and 2014 G.O. issues. Debt service on that borrowing is paid by Riverheath and is included in the transfer out to debt service.

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 9

Business Unit 4120

PROGRAM MISSION

This fund provides for redevelopment of the business and industrial corridor located along East Wisconsin Avenue from Meade Street to Viola Street, and for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

The district was created 9/19/13 and allows a 22 year expenditure period to make investments. Costs can be recouped over the 27 year maximum life (9/18/2040). The investment in this district will:

- * Eliminate blight and foster urban renewal through public and private investment
- * Enhance the development potential of private property within and adjacent to the district
- * Stabilize property values in the area
- * Promote business retention, expansion, and attraction through the development of an improved area
- * Increase the attraction of compatible residential and business uses in this area
- * Improve the overall appearance of public and private spaces
- * Strengthen the economic well-being and economic diversity of the area
- * Provide appropriate financial incentives to encourage business expansion and retention
- * Reduce the financial risks to the taxpayer by timing the implementation of the project plan with the creation of additional property value
- * Maximize the district's strategic location close to the central business district

No new funds are being requested for the program in 2021.

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2018	2019	Adopted 2020	Amended 2020	2021	
	Program Revenues	\$ 74,762	\$ 81,957	\$ 115,493	\$ 115,493	\$ 156,605	35.60%
	Program Expenses	\$ 34,401	\$ 35,630	\$ 36,500	\$ 36,500	\$ 36,460	-0.11%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Purchased Services	34,401	35,630	36,500	36,500	36,460	-0.11%
	Miscellaneous Expense	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Transfers Out	-	-	-	-	-	N/A

* % change from prior year adopted budget

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 9

Business Unit 4120

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
411000 Property Tax	\$ 64,489	\$ 18,769	\$ -	\$ -	\$ 9,500
422700 State Aid - Computers	72,050	73,794	74,000	74,000	74,000
422800 State Aid - Personal Prop	-	382	36,493	36,493	72,605
471000 Interest on Investments	2,712	7,781	5,000	5,000	10,000
503500 Other Reimbursements	-	-	-	-	-
Total Revenue	<u>\$ 139,251</u>	<u>\$ 100,726</u>	<u>\$ 115,493</u>	<u>\$ 115,493</u>	<u>\$ 166,105</u>
Expenses					
640100 Accounting/Audit Fees	\$ 1,554	\$ 1,320	\$ 1,350	\$ 1,350	\$ 1,310
640202 Recording/Filing Fees	150	150	150	150	150
659900 Other Contracts/Obligation	32,697	34,160	35,000	35,000	35,000
Total Expense	<u>\$ 34,401</u>	<u>\$ 35,630</u>	<u>\$ 36,500</u>	<u>\$ 36,500</u>	<u>\$ 36,460</u>

DETAILED SUMMARY OF 2021 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -
Union Square Apartments

\$ 35,000

CITY OF APPLETON 2021 BUDGET

TAX INCREMENTAL DISTRICT # 9

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Property Taxes	\$ 64,489	\$ 18,769	\$ -	\$ -	\$ 9,500
Intergovernmental Revenue	72,050	74,176	110,493	110,287	146,605
Interest Income	2,712	7,781	5,000	10,000	10,000
Other Reimbursements	-	-	-	-	-
Total Revenues	<u>139,251</u>	<u>100,726</u>	<u>115,493</u>	<u>120,287</u>	<u>166,105</u>
Expenses					
Program Costs	32,697	34,160	35,000	29,525	35,000
Administration	1,704	1,470	1,500	1,397	1,460
Total Expenses	<u>34,401</u>	<u>35,630</u>	<u>36,500</u>	<u>30,922</u>	<u>36,460</u>
Revenues over (under) Expenses	104,850	65,096	78,993	89,365	129,645
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	104,850	65,096	78,993	89,365	129,645
Fund Balance - Beginning	92,087	196,937	262,033	262,033	351,398
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	<u>\$ 196,937</u>	<u>\$ 262,033</u>	<u>\$ 341,026</u>	<u>\$ 351,398</u>	<u>\$ 481,043</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 262,033	\$ 351,398
+ Net Change in Equity	89,365	129,645
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 351,398</u>	<u>\$ 481,043</u>

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

NOTES

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**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 10

Business Unit 4130

PROGRAM MISSION

This fund provides for redevelopment of the northside of the West College Avenue corridor from Lilas Drive to Linwood Avenue and for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

The district was created 9/19/13 and allows a 22 year expenditure period to make investments. Costs can be recouped over the 27 year maximum life (9/18/2040).

The largest building in TIF District #10 is the Marketplace Commercial Center. Built in 1964 and added to in 1988, it has experienced significant vacancies for several years. The largest vacant parcel in this District is the 12 acre former K-Mart site. The K-Mart store was demolished in 2008, leaving a blighted, vacant parcel. CVS Pharmacy vacated their 17,000 square foot building in 2009 and it remains unoccupied. These sites and buildings are poised for commercial redevelopment/rehabilitation, being located along the gateway to Appleton with easy access to U.S. Highway 41 and Appleton's downtown.

No new funding is requested for this TIF for 2021.

Major changes in Revenue, Expenditures, or Programs:

The January 1, 2019 equalized value of this TIF remained below the base value by \$3,381,600, therefore no property tax increment was included in the 2020 budget. The District realized a drop in value in 2019 following a significant reduction in value of Marketplace Plaza during Open Book for assessment.

In 2018, the City approved a development agreement with Appleton Storage I, LLC for the construction of a commercial storage development on the former K-Mart site. Staff worked with Appleton Storage I, LLC throughout 2019 on the site approvals, with construction expected to begin later in 2020. The project will add approximately \$2.2 million in assessed value to the TIF.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2018	2019	Adopted 2020	Amended 2020	2021	
	Program Revenues	\$ 6,335	\$ 8,524	\$ 6,500	\$ 6,500	\$ 6,500	0.00%
	Program Expenses	\$ 1,704	\$ 1,471	\$ 1,500	\$ 1,500	\$ 1,460	-2.67%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Purchased Services	1,704	1,471	1,500	1,500	1,460	-2.67%
	Miscellaneous Expense	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A
	Transfers Out	-	-	-	-	-	N/A

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 10

Business Unit 4130

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
411000 Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -
422700 State Aid - Computers	5,041	5,163	5,000	5,000	5,000
471000 Interest on Investments	1,294	3,361	1,500	1,500	1,500
591000 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ 6,335	\$ 8,524	\$ 6,500	\$ 6,500	\$ 6,500
Expenses					
610100 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
615000 Fringes	-	-	-	-	-
640100 Accounting/Audit Fees	1,554	1,321	1,350	1,350	1,310
640202 Recording/Filing Fees	150	150	150	150	150
640400 Consulting	-	-	-	-	-
672000 Interest Payments	-	-	-	-	-
659900 Other Contracts/Obligation	-	-	-	-	-
680900 Infrastructure Construction	-	-	-	-	-
Total Expense	\$ 1,704	\$ 1,471	\$ 1,500	\$ 1,500	\$ 1,460

DETAILED SUMMARY OF 2021 PROPOSED EXPENDITURES > \$15,000

None

CITY OF APPLETON 2021 BUDGET
TAX INCREMENTAL DISTRICT # 10
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	5,041	5,163	5,000	5,162	5,000
Interest on Investments	1,294	3,361	1,500	3,000	1,500
Total Revenues	<u>6,335</u>	<u>8,524</u>	<u>6,500</u>	<u>8,162</u>	<u>6,500</u>
Expenses					
Program Costs	-	-	-	-	-
Administration	1,704	1,471	1,500	1,396	1,460
Total Expenses	<u>1,704</u>	<u>1,471</u>	<u>1,500</u>	<u>1,396</u>	<u>1,460</u>
Revenues over (under) Expenses	4,631	7,053	5,000	6,766	5,040
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	4,631	7,053	5,000	6,766	5,040
Fund Balance - Beginning	87,141	91,772	98,825	98,825	105,591
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	<u>\$ 91,772</u>	<u>\$ 98,825</u>	<u>\$ 103,825</u>	<u>\$ 105,591</u>	<u>\$ 110,631</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 98,825	\$ 105,591
+ Net Change in Equity	6,766	5,040
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 105,591</u>	<u>\$ 110,631</u>

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

NOTES

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**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 11

Business Unit 4140

PROGRAM MISSION

This fund provides for redevelopment of East College Avenue from Durkee Street to just west of Superior Street, south to Water Street and north to E. Washington Street and for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

This area of East College Avenue, is characterized by a large blighted and vacant commercial site, a mixture of small businesses, office space, and housing which have the potential to create, and in some cases already have created, a blighting influence on the surrounding area. Assisting with the rehabilitation and conservation of existing properties and business, as well as redevelopment of vacant, blighted, and underutilized properties as needed to support the urban renewal of this area, is a priority for the City as outlined in the Comprehensive Plan 2010-2030 (Chapter 14 Downtown Plan). The City created TIF District #11 in 2017 to provide targeted investments in this commercial corridor in conjunction with the private market, while recapturing the cost of participation through the increased property tax revenues. The TIF District provides for a 22 year expenditure period (August 9, 2039) to make investments to support the goals of the District. The maximum life of the District is 27 years (August 9, 2044). Projects to be funded from this fund can be found in the Capital Projects section of the budget, as follows:

<u>Project</u>	<u>Amount</u>	<u>Page</u>
Water Main Construction Program	518,270	Projects, pg. 590
Stormwater Construction Program	185,400	Projects, pg. 584
Wastewater Construction Program	187,650	Projects, pg. 596
	<u>\$ 891,320</u>	
<u>Summary of Advances</u>	<u>General Fund</u>	
2017	\$ 1,025	
2018	348,551	
2019	437,729	
2020	449,365	
2021	(274,441)	
12/31/21 Balance	<u>\$ 962,229</u>	

Major changes in Revenue, Expenditures, or Programs:

The Business Enhancement Grants have continued to experience high demand since the inception of the program in 2018. As of July 1, 2020, all of the \$42,000 available in TIF District #11 has been committed (including the carryover from 2019), and it has leveraged over \$77,774 in private investment. 2021 funding is requested to continue to provide for six (6) Business Enhancement Grants to continue leverage of significant private investment in this corridor. TIF #11 was amended in 2020 to add under valued and under utilized parcels from TIF#3 in order to encourage development, increase the tax base and meet the goals and objectives as detailed in the Comprehensive Plan.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2018	2019	Adopted 2020	Amended 2020	2021	
	Program Revenues	\$ 133	\$ 2,010,000	\$ 20,510,150	\$ 20,510,150	\$ 891,000	-95.66%
	Program Expenses	\$ 418,240	\$ 2,850,181	\$ 20,589,272	\$ 20,640,361	\$ 980,339	-95.24%
Expenses Comprised Of:							
	Personnel	44,060	113,779	-	-	-	N/A
	Supplies & Materials	146	149,842	-	-	-	N/A
	Purchased Services	265,475	1,098,547	43,500	74,436	63,460	45.89%
	Miscellaneous Expense	8,551	27,729	35,622	35,622	25,559	-28.25%
	Capital Expenditures	100,008	1,460,284	20,510,150	20,530,303	891,320	-95.65%
	Transfers Out	-	-	-	-	-	N/A

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 11

Business Unit 4140

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
411000 Property Tax	\$ -	\$ 162,983	\$ 36,000	\$ 36,000	\$ 385,000
422700 State Aid - Computers	-	-	-	-	-
471000 Interest on Investments	133	-	160,150	160,150	-
501000 Miscellaneous Revenue	-	-	-	-	-
591000 Proceeds of Debt	-	2,010,000	20,350,000	20,350,000	891,000
Total Revenue	\$ 133	\$ 2,172,983	\$ 20,546,150	\$ 20,546,150	\$ 1,276,000
Expenses					
610100 Regular Salaries	\$ 15,342	\$ 76	\$ -	\$ -	\$ -
610200 Labor Pool Allocations	16,940	79,059	-	-	-
610400 Call Time	-	100	-	-	-
610500 Overtime Wages	80	2,727	-	-	-
610800 Part-Time Wages	46	2,723	-	-	-
615000 Fringes	11,652	29,094	-	-	-
630901 Shop Supplies	-	40	-	-	-
632503 Other Materials	-	86	-	-	-
632510 Street Lights	146	144,489	-	-	-
632800 Signs	-	5,226	-	-	-
640100 Accounting/Audit Fees	-	1,320	1,350	1,350	1,310
640201 Attorney Fees	-	39,625	-	-	20,000
640202 Recording/Filing Fees	150	150	150	150	150
640400 Consulting Services	99,777	91,908	-	15,936	-
640600 Architect Fees	145,687	898,050	-	-	-
640800 Contractor Fees	-	7,103	-	-	-
642501 CEA Operations/Maint.	253	1,045	-	-	-
642502 CEA Depreciation/Replace.	102	559	-	-	-
650100 Insurance	-	29,183	-	-	-
659900 Other Contracts/Obligation	19,506	29,605	42,000	57,000	42,000
672000 Interest Payments	8,551	27,729	35,622	35,622	25,559
680100 Land	5,150	-	-	-	-
680300 Buildings	-	-	20,000,000	20,000,000	-
680900 Infrastructure Construction	94,858	1,460,284	510,150	530,303	891,320
791300 Transfer Out - Debt Svc	-	-	-	-	-
Total Expense	\$ 418,240	\$ 2,850,181	\$ 20,589,272	\$ 20,640,361	\$ 980,339

DETAILED SUMMARY OF 2021 PROPOSED EXPENDITURES > \$15,000

Attorney Fees

Project negotiation/legal assistance \$ 20,000

Other Contracts/Obligations

Property improvement grants \$ 42,000

Infrastructure Construction

Sanitary Sewers 187,650

Storm sewers 185,400

Water Mains 518,270

\$ 891,320

CITY OF APPLETON 2021 BUDGET
TAX INCREMENTAL DISTRICT # 11
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Property Taxes	\$ -	\$ 162,983	\$ 36,000	\$ 34,028	\$ 385,000
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	133	-	160,150	1,000	-
Total Revenues	<u>133</u>	<u>162,983</u>	<u>196,150</u>	<u>35,028</u>	<u>385,000</u>
Expenses					
Program Costs	409,539	2,820,982	20,552,150	107,000	953,320
Administration	150	1,470	1,500	1,396	1,460
Total Expenses	<u>409,689</u>	<u>2,822,452</u>	<u>20,553,650</u>	<u>108,396</u>	<u>954,780</u>
Revenues over (under) Expenses	(409,556)	(2,659,469)	(20,357,500)	(73,368)	(569,780)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	2,010,000	20,350,000	-	891,000
Interest Payments	(8,551)	(27,729)	(35,622)	(49,365)	(25,559)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>(8,551)</u>	<u>1,982,271</u>	<u>20,314,378</u>	<u>(49,365)</u>	<u>865,441</u>
Net Change in Equity	(418,107)	(677,198)	(43,122)	(122,733)	295,661
Fund Balance - Beginning	<u>(1,025)</u>	<u>(419,132)</u>	<u>(1,096,330)</u>	<u>(1,096,330)</u>	<u>(1,219,063)</u>
Fund Balance - Ending	<u>\$ (419,132)</u>	<u>\$ (1,096,330)</u>	<u>\$ (1,139,452)</u>	<u>\$ (1,219,063)</u>	<u>\$ (923,402)</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 12,786	\$ 17,674
+ Net Change in Equity	(122,733)	295,661
- Decrease in accounts payable	(321,744)	-
+ Advance from General Fund	449,365	25,559
- General Fund Advance Repayment	-	(300,000)
Working Cash - End of Year	<u>\$ 17,674</u>	<u>\$ 38,894</u>

**CITY OF APPLETON 2021 BUDGET
TAX INCREMENTAL DISTRICT # 11
LONG TERM DEBT**

Year	2019A G.O. Notes	
	Principal	Interest
2021	\$ -	\$ - *
2022	-	51,150
2023	260,000	47,250
2024	270,000	39,300
2025	280,000	31,050
2026	285,000	22,575
2027	295,000	15,350
2028	305,000	9,350
2029	315,000	3,150
	<u>\$ 2,010,000</u>	<u>\$ 219,175</u>

* The premium received when the 2019 G.O. notes were issued will be used to pay the amount of interest due in 2020 & 2021, so no transfer to the debt service fund will be required in 2020 or 2021.

An anticipated \$891,000 general obligation debt issue is planned for 2021

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 12

Business Unit 4150

PROGRAM MISSION

This fund provides for rehabilitation and redevelopment of the West College Avenue corridor from Badger/Story Street to Walnut Street and for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

The area of West College Avenue, from Badger/Story Streets to Walnut Street, is experiencing notable vacancies and deteriorated conditions. Assisting with the rehabilitation and conservation of existing properties and business, as well as redevelopment of vacant, blighted, and underutilized properties as needed to support the urban renewal of this area, is a priority for the City as outlined in the Comprehensive Plan 2010-2030 including Chapter 14 Downtown Plan. The City created TIF District #12 in 2017 to provide targeted investments in this commercial corridor in conjunction with the private market, while recapturing the cost of participation through the increased property tax revenues. The TIF District provides for a 22 year expenditure period (August 9, 2039) to make investments to support the goals of the District, including eliminating blight and encouraging the rehabilitation of properties, enhancing the viability of the businesses, retention of businesses and attraction of new businesses, stabilizing and increasing property values and improving the overall appearance of public and private spaces. The maximum life of the District is 27 years (August 9, 2044).

Summary of Advances	General Fund
2017	\$ 1,025
2018	7,739
2019	47,100
2020	43,793
2021	4,983
12/31/21 Balance	<u>\$ 104,640</u>

Major changes in Revenue, Expenditures, or Programs:

The Business Enhancement Grants have continued to experience high demand since the inception of the program in 2018. As of July 1, 2020, \$39,175 Of the \$42,000 available in TIF District #12 has been committed and it has leveraged over \$175,236 in private investment. Demand continues for the program. 2021 funding is requested to continue to provide for six (6) Business Enhancement Grants to continue leverage of significant private investment in this corridor.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2018	2019	Adopted 2020	Amended 2020	2021	
	Program Revenues	\$ 131	\$ 37	\$ -	\$ -	\$ -	N/A
	Program Expenses	\$ 7,389	\$ 45,145	\$ 54,593	\$ 54,593	\$ 56,443	3.39%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Purchased Services	7,150	43,569	51,000	51,000	51,460	0.90%
	Miscellaneous Expense	239	1,576	3,593	3,593	4,983	38.69%
	Capital Expenditures	-	-	-	-	-	N/A

**CITY OF APPLETON 2021 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 12

Business Unit 4150

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
411000 Property Tax	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 75,000
422700 State Aid - Computers	-	-	-	-	-
471000 Interest on Investments	131	37	-	-	-
591000 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ 131	\$ 37	\$ 25,000	\$ 25,000	\$ 75,000
Expenses					
610100 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
615000 Fringes	-	-	-	-	-
640100 Accounting/Audit Fees	-	1,320	1,350	1,350	1,310
640202 Recording/Filing Fees	150	150	150	150	150
659900 Other Contracts/Obligation	7,000	42,099	49,500	49,500	50,000
672000 Interest Payments	239	1,576	3,593	3,593	4,983
680901 Streets	-	-	-	-	-
Total Expense	\$ 7,389	\$ 45,145	\$ 54,593	\$ 54,593	\$ 56,443

DETAILED SUMMARY OF 2021 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Property Improvement Grants	\$ 42,000
Tax development payment	
McFleshmans Commons	8,000
	<u>\$ 50,000</u>

CITY OF APPLETON 2021 BUDGET
TAX INCREMENTAL DISTRICT # 12
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Property Taxes	\$ -	\$ -	\$ 25,000	\$ 24,824	\$ 75,000
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	131	37	-	-	-
Total Revenues	<u>131</u>	<u>37</u>	<u>25,000</u>	<u>24,824</u>	<u>75,000</u>
Expenses					
Program Costs	7,000	42,099	49,500	61,400	50,000
Administration	150	1,470	1,500	1,396	1,460
Total Expenses	<u>7,150</u>	<u>43,569</u>	<u>51,000</u>	<u>62,796</u>	<u>51,460</u>
Revenues over (under) Expenses	(7,019)	(43,532)	(26,000)	(37,972)	23,540
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	(239)	(1,576)	(3,593)	(3,793)	(4,983)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>(239)</u>	<u>(1,576)</u>	<u>(3,593)</u>	<u>(3,793)</u>	<u>(4,983)</u>
Net Change in Equity	(7,258)	(45,108)	(29,593)	(41,765)	18,557
Fund Balance - Beginning	(1,025)	(8,283)	(53,391)	(53,391)	(95,156)
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	<u>\$ (8,283)</u>	<u>\$ (53,391)</u>	<u>\$ (82,984)</u>	<u>\$ (95,156)</u>	<u>\$ (76,599)</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 2,473	\$ 4,501
+ Net Change in Equity	(41,765)	18,557
+ Advance from General Fund	43,793	4,983
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 4,501</u>	<u>\$ 28,041</u>