

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

NOTES

Lined area for notes.

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Industrial Park Land

Business Unit 4280/4281

PROGRAM MISSION

The Industrial Park Land Fund is the clearing house for the City's industrial and business park land sale revenue, acquisition of associated land, debt service from prior acquisition, and land development costs associated with industrial/business park infrastructures. This fund is utilized for these purposes exclusive of the industrial/business park areas developed and financed with tax incremental financing district(s).

PROGRAM NARRATIVE

Link to City Goals:

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

Objectives:

The 2020 budget includes funds for maintenance of the remaining 5.16 acres of land and berm maintenance in the City's Northeast Business Park in addition to the portion of Southpoint Commerce Park that is outside of TIF District #6. This includes weed cutting, soil testing, environmental reviews, surveys, real estate commissions, title insurance, and other costs associated with selling land. Maintenance costs and rental income associated with the homes and land acquired in 2016 at 110 and 210 W Edgewood Drive are also included in this budget. In addition, funds to cover the cost of lighting the two business park identification signs marking the main entrances to the Northeast Business Park and Southpoint Commerce Park are included in this budget. There are currently 8 parcels sold in the Northeast Business Park that remain undeveloped. Per the covenants, the owners have one year to develop these parcels. The City has first right of refusal on these properties if the current owners wish to sell.

Project	Subledger	Amount	Page
Business/Industrial Park Land		1,997,500	Projects, Pg. 563
		<u>\$ 1,997,500</u>	

Major changes in Revenue, Expenditures or Programs:

Land purchases are budgeted in 2020 to repurchase lots in the Northeast Business Park and Southpoint Commerce Park that are not in compliance with the protective covenants for construction. Purchases are only made at the direction of the Common Council.

Rental income includes leasing the home at 110 W. Edgewood, farmland associated with the Edgewood Drive properties, and the portion of Southpoint Commerce Park outside of TIF #6. The current farm lease for vacant Southpoint Commerce Park land expires in April 2020. Staff will issue a request for proposals in late 2019 for a new lease. Based on the current Calumet County average farmland lease rate, the revenue is expected to decrease to \$134/acre. The revenue account reflects this average lease rate and assumes 117 acres of leaseable land after recent sales in the business park. 80% of the lease revenue is payable to the IPLF and 20% is in TIF #6.

The sanitary area assessment (\$68,389) relates to Southpoint Commerce Park. Previous assessments were paid by the TIF 6 Fund. With the construction period for TIF 6 expiring in 2018, these costs are now the responsibility of this budget.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for business park land sale revenue, acquisition of associated land, debt service from prior acquisition, and land development costs associated with industrial/business park infrastructures, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs	Actual		Budget			% Change *
	2017	2018	Adopted 2019	Amended 2019	2020	
Program Revenues	\$ 37,900	\$ 37,944	\$ 35,911	\$ 35,911	\$ 31,022	-13.61%
Program Expenses	\$ 213,934	\$ 263,381	\$ 358,463	\$ 358,463	\$ 2,345,636	554.36%
Expenses Comprised Of:						
Personnel	-	-	-	-	-	N/A
Purchased Services	41,732	86,625	108,265	108,265	191,147	76.55%
Capital Expenditures	172,202	176,756	250,198	250,198	2,154,489	761.11%

* % change from prior year adopted budget
2020 Ind Park Land Capital Projects Fund.xlsx

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Industrial Park Land

Business Unit 4280/4281

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
471000 Interest on Investments	\$ 6,852	\$ 8,857	\$ -	\$ -	\$ 5,000
500400 Sale of City Property	-	-	-	-	-
501500 Rental of City Property	31,048	29,087	35,911	35,911	26,022
591000 Proceeds of Long-term Debt	-	-	-	-	-
Total Revenue	\$ 37,900	\$ 37,944	\$ 35,911	\$ 35,911	\$ 31,022
Expenses					
640400 Consulting Services	\$ 19,432	\$ 16,324	\$ 20,000	\$ 20,000	\$ 20,000
641200 Advertising	17,557	18,217	18,000	18,000	18,000
641301 Electric	229	404	975	975	975
641306 Stormwater	25	3,992	3,490	3,490	4,972
659900 Other Contracts/Obligation	4,489	47,688	65,800	65,800	35,800
680100 Land	-	176,756	200,000	200,000	2,197,500
680901 Streets	172,202	-	-	-	-
680903 Sanitary Sewers	-	-	50,198	50,198	68,389
Total Expense	\$ 213,934	\$ 263,381	\$ 358,463	\$ 358,463	\$ 2,345,636

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

Consulting Services

Platting	\$ 10,000
Testing and analysis, title work and due diligence for land sales	10,000
	<u>\$ 20,000</u>

Advertising

Marketing	\$ 18,000
	<u>\$ 18,000</u>

Other Contracts/Obligations

Maintenance of 110 W Edgewood	\$ 3,000
Real Estate Commissions (4 Acres @ \$40,000)	12,800
Weed cutting/maintenance/debris clean-up at Edgewood, Southpoint & NE Business Parks	20,000
	<u>\$ 35,800</u>

Land

Re-purchase industrial park lots	\$ 200,000
Business/industrial park land	1,997,500
	<u>\$ 2,197,500</u>

Infrastructure Construction

Sanitary area assessment	\$ 68,389
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CITY OF APPLETON 2020 BUDGET
INDUSTRIAL PARK LAND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Revenues					
Interest Income	\$ 6,852	\$ 8,857	\$ -	\$ 15,000	\$ 5,000
Other	31,048	29,087	35,911	35,911	26,022
Total Revenues	<u>37,900</u>	<u>37,944</u>	<u>35,911</u>	<u>50,911</u>	<u>31,022</u>
Expenses					
Program Costs	213,934	263,381	358,463	260,000	2,345,636
Total Expenses	<u>213,934</u>	<u>263,381</u>	<u>358,463</u>	<u>260,000</u>	<u>2,345,636</u>
Revenues over (under) Expenses	(176,034)	(225,437)	(322,552)	(209,089)	(2,314,614)
Other Financing Sources (Uses)					
Sale of City Property	-	-	-	2,005,320	-
Proceeds of G.O. Debt	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,005,320</u>	<u>-</u>
Net Change in Equity	(176,034)	(225,437)	(322,552)	1,796,231	(2,314,614)
Fund Balance - Beginning	<u>972,760</u>	<u>796,726</u>	<u>571,289</u>	<u>571,289</u>	<u>2,367,520</u>
Fund Balance - Ending	<u>\$ 796,726</u>	<u>\$ 571,289</u>	<u>\$ 248,737</u>	<u>\$ 2,367,520</u>	<u>\$ 52,906</u>

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

NOTES

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Community & Economic Development

Business Unit 4330

PROGRAM MISSION

This fund provides for the City's investment in the redevelopment of targeted areas of the City.

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, and the economic development strategic plan have identified areas where redevelopment may be appropriate. The ability of the City to acquire properties in these areas as they become available will enhance our ability to influence meaningful redevelopment. Supporting the retention, growth and long-term economic vitality of Appleton's businesses is also a priority.

Project	Subledger	Amount	Page
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No funds are being budgeted for 2020 at this point. If a development project arises in 2020, a separate action requesting applicable funding will be presented to the Council for approval at that time.

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

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 *
		2017	2018	Adopted 2019	Amended 2019	
	Program Revenues	\$ 3,309	\$ 2,389	\$ -	\$ -	\$ -
	Program Expenses	\$ 292,551	\$ 100,389	\$ 250,000	\$ 325,000	\$ -100.00%
Expenses Comprised Of:						
	Personnel	-	-	-	-	N/A
	Administrative Expense	-	-	-	-	N/A
	Supplies & Materials	-	-	-	-	N/A
	Purchased Services	292,551	100,389	-	-	N/A
	Utilities	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	N/A
	Capital Expenditures	-	-	250,000	325,000	-100.00%

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

COMMUNITY DEVELOPMENT

Business Unit 4330

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
471000 Interest on Investments	\$ 3,309	\$ 2,389	\$ -	\$ -	\$ -
591000 Proceeds of Long-term Debt	-	-	250,000	250,000	-
Total Revenue	\$ 3,309	\$ 2,389	\$ 250,000	\$ 250,000	\$ -
Expenses					
632700 Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ 75,000	\$ -
640400 Consulting Services	4,717	100,389	-	-	-
659900 Other Contracts/Obligation	287,834	-	-	-	-
680100 Land	-	-	250,000	250,000	-
Total Expense	\$ 292,551	\$ 100,389	\$ 250,000	\$ 325,000	\$ -

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

None

**CITY OF APPLETON 2020 BUDGET
COMMUNITY DEVELOPMENT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Revenues					
Interest Income	\$ 3,309	\$ 2,389	\$ -	\$ 2,000	\$ -
Total Revenues	<u>3,309</u>	<u>2,389</u>	<u>-</u>	<u>2,000</u>	<u>-</u>
Expenses					
Program Costs	292,551	100,389	250,000	75,000	-
Total Expenses	<u>292,551</u>	<u>100,389</u>	<u>250,000</u>	<u>75,000</u>	<u>-</u>
Revenues over (under) Expenses	(289,242)	(98,000)	(250,000)	(73,000)	-
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	250,000	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>250,000</u>	<u>-</u>	<u>-</u>
Net Change in Equity	(289,242)	(98,000)	-	(73,000)	-
Fund Balance - Beginning	<u>465,605</u>	<u>176,363</u>	<u>78,363</u>	<u>78,363</u>	<u>5,363</u>
Fund Balance - Ending	<u>\$ 176,363</u>	<u>\$ 78,363</u>	<u>\$ 78,363</u>	<u>\$ 5,363</u>	<u>\$ 5,363</u>