

CITY OF APPLETON 2026 BUDGET
CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2026 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 to areas north of Packard 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 businesses, 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).

Summary of Advances	General Fund
2017	\$ 1,025
2018	348,551
2019	437,729
2020	449,365
2021	(219,468)
2022	(300,000)
2023	(100,000)
2024	(100,000)
2025	(100,000)
2026	(100,000)
12/31/25 Balance	<u>\$ 317,202</u>

Major changes in Revenue, Expenditures, or Programs:

The Business Enhancement Grant program demand has softened after significant utilization by eligible businesses since the inception of the program in 2018. As of July 1, 2025, \$21,000 in grant funds remained available in TIF District #11. The remaining balance will be proposed to carry forward from FY25 to FY26.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2023	2024	Adopted 2025	Amended 2025	2026	
	Program Revenues	\$ 4,060,924	\$ 115,946	\$ 428,052	\$ 428,052	\$ 428,052	0.00%
	Program Expenses	\$ 4,109,146	\$ 1,597,746	\$ 1,486,684	\$ 1,486,684	\$ 1,779,496	19.70%
Expenses Comprised Of:			#REF!	#REF!	#REF!	#REF!	
	Personnel	180,587	24,615	27,187	27,187	16,989	-37.51%
	Supplies & Materials	778,069	36,292	-	-	-	N/A
	Purchased Services	138,635	22,946	16,650	16,650	16,650	0.00%
	Miscellaneous Expense	224,643	412,783	516,397	516,397	837,157	62.12%
	Capital Expenditures	2,475,250	#REF!	#REF!	#REF!	#REF!	#REF!
	Transfers Out	311,962	1,097,110	926,450	926,450	908,700	-1.92%

CITY OF APPLETON 2026 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District #11

Business Unit 4140

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2023	2024	Adopted 2025	Amended 2025	2026
Revenues					
411000 Property Tax	\$ 889,522	\$ 2,139,515	\$ 55,000	\$ 55,000	\$ 1,650,000
422800 State Aid - Personal Prop	-	-	418,052	418,052	418,052
471000 Interest on Investments	37,148	115,946	10,000	10,000	10,000
591000 Proceeds of Debt	4,023,776	-	-	-	-
Total Revenue	<u>\$ 4,950,446</u>	<u>\$ 2,255,461</u>	<u>\$ 483,052</u>	<u>\$ 483,052</u>	<u>\$ 2,078,052</u>
Expenses					
610100 Regular Salaries	\$ 5,330	\$ 10,868	\$ 19,924	\$ 19,924	\$ 13,017
610200 Labor Pool Allocations	123,180	7,337	-	-	-
610800 Part-Time Wages	4,998	-	-	-	-
615000 Fringes	47,079	6,410	7,263	7,263	3,972
630901 Shop Supplies	402	-	-	-	-
632503 Other Materials	14,108	35,709	-	-	-
632510 Street Lights	458,003	106	-	-	-
632800 Signs	305,556	477	-	-	-
640100 Accounting/Audit Fees	1,268	1,396	1,500	1,500	1,500
640202 Recording/Filing Fees	150	150	150	150	150
640400 Consulting Services	-	21,400	15,000	15,000	15,000
640800 Contractor Fees	137,217	-	-	-	-
642501 CEA Operations/Maint.	3,241	1,354	-	-	-
642502 CEA Depreciation/Replace.	2,871	876	-	-	-
659900 Other Contracts/Obligation	185,171	382,193	513,897	513,897	818,797
660200 Tax Refunds	-	-	-	-	-
672000 Interest Payments	33,360	28,360	2,500	2,500	18,360
680901 Streets	1,929,002	-	-	-	-
680902 Sidewalks	546,248	4,000	-	-	-
791300 Transfer Out - Debt Service	311,962	1,097,110	926,450	926,450	908,700
Total Expense	<u>\$ 4,109,146</u>	<u>\$ 1,597,746</u>	<u>\$ 1,486,684</u>	<u>\$ 1,486,684</u>	<u>\$ 1,779,496</u>

DETAILED SUMMARY OF 2026 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -

Avant	\$ 68,200
Gabriel Lofts	67,300
320 East College Ave	160,700
Zuelke Flats	133,300
Urbane 115, LLC	136,000
RISE Apartments	59,500
318 College Ave, LLC	116,600
Oshkosh Invest/Lofgren Prop 6	70,800
Fox Cities Regional Partnership support	6,397
	<u>\$ 818,797</u>

Consulting Services

Environmental assessments, site analysis,
development due diligence, etc.

\$ 15,000
<u>\$ 15,000</u>

CITY OF APPLETON 2026 BUDGET
TAX INCREMENTAL DISTRICT #11
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2023 Actual	2024 Actual	2025 Budget	2025 Projected	2026 Budget
Property Taxes	\$ 889,522	\$ 2,139,515	\$ 55,000	\$ 55,000	\$ 1,650,000
Intergovernmental Revenue	-	-	418,052	418,052	418,052
Interest on Investments (Loss)	37,148	115,946	10,000	10,000	10,000
Total Revenues	<u>926,670</u>	<u>2,255,461</u>	<u>483,052</u>	<u>483,052</u>	<u>2,078,052</u>
Expenses					
Program Costs	3,762,406	470,731	556,084	556,084	850,786
Administration	1,418	1,545	1,650	1,650	1,650
Total Expenses	<u>3,763,824</u>	<u>472,276</u>	<u>557,734</u>	<u>557,734</u>	<u>852,436</u>
Revenues over (under) Expenses	(2,837,154)	1,783,185	(74,682)	(74,682)	1,225,616
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	4,023,776	-	-	-	-
Proceeds from Sale of Capital Assets	-	-	-	-	-
Interest Payments	(33,360)	(28,360)	(2,500)	(2,500)	(18,360)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(311,962)	(1,097,110)	(926,450)	(926,450)	(908,700)
Total Other Financing Sources (Uses)	<u>3,678,454</u>	<u>(1,125,470)</u>	<u>(928,950)</u>	<u>(928,950)</u>	<u>(927,060)</u>
Net Change in Equity	841,300	657,715	(1,003,632)	(1,003,632)	298,556
Fund Balance - Beginning	<u>(519,440)</u>	<u>321,860</u>	<u>979,575</u>	<u>979,575</u>	<u>(24,057)</u>
Fund Balance - Ending	<u>\$ 321,860</u>	<u>\$ 979,575</u>	<u>\$ (24,057)</u>	<u>\$ (24,057)</u>	<u>\$ 274,499</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 1,496,777	\$ 393,145
+ Net Change in Equity	(1,003,632)	298,556
- Principal Repayment	-	-
+ Long Term Debt	-	-
- Fixed Assets	-	-
+ Advance from General Fund	-	-
- General Fund Advance Repayment	(100,000)	(100,000)
Working Cash - End of Year	<u>\$ 393,145</u>	<u>\$ 591,701</u>

CITY OF APPLETON 2026 BUDGET
TAX INCREMENTAL DISTRICT #11
LONG TERM DEBT

Year	2019A G.O. Notes		
	Principal	Interest	Total
2026	285,000	22,575	307,575
2027	295,000	15,350	310,350
2028	305,000	9,350	314,350
2029	315,000	3,150	318,150
	<u>\$ 1,200,000</u>	<u>\$ 50,425</u>	<u>\$ 1,250,425</u>

Year	2022 G.O. Notes		
	Principal	Interest	Total
2026	105,000	34,075	139,075
2027	105,000	28,825	133,825
2028	110,000	23,450	133,450
2029	110,000	17,950	127,950
2030	120,000	12,800	132,800
2031	130,000	7,800	137,800
2032	130,000	2,600	132,600
	<u>\$ 810,000</u>	<u>\$ 127,500</u>	<u>\$ 937,500</u>

Year	2023 G.O. Notes		
	Principal	Interest	Total
2026	340,000	122,050	462,050
2027	355,000	104,675	459,675
2028	315,000	87,925	402,925
2029	335,000	71,675	406,675
2030	350,000	54,550	404,550
2031	365,000	38,500	403,500
2032	380,000	23,600	403,600
2033	400,000	8,000	408,000
	<u>\$ 2,840,000</u>	<u>\$ 510,975</u>	<u>\$ 3,350,975</u>

Year	Total G.O. Notes		
	Principal	Interest	Total
2026	730,000	178,700	908,700
2027	755,000	148,850	903,850
2028	730,000	120,725	850,725
2029	760,000	92,775	852,775
2030	470,000	67,350	537,350
2031	495,000	46,300	541,300
2032	510,000	26,200	536,200
2033	400,000	8,000	408,000
	<u>\$ 4,850,000</u>	<u>\$ 688,900</u>	<u>\$ 5,538,900</u>