

CITY OF APPLETON 2026 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.

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)
2022	-
2023	-
2024	-
12/31/25 Balance	\$ -

Major changes in Revenue, Expenditures, or Programs:

No major changes.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2023	2024	Adopted 2025	Amended 2025	2026	
	Program Revenues	\$ 29,469	\$ 85,872	\$ 71,785	\$ 71,785	\$ 71,785	0.00%
	Program Expenses	\$ 1,695,416	\$ 1,478,469	\$ 1,527,794	\$ 1,527,794	\$ 1,472,455	-3.62%
Expenses Comprised Of:							
	Personnel	-	13,452	19,809	19,809	14,145	-28.59%
	Purchased Services	1,607,116	1,367,992	1,462,310	1,462,310	1,458,310	-0.27%
	Miscellaneous Expense	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A
	Transfers Out	88,300	97,025	45,675	45,675	-	-100.00%

* % change from prior year adopted budget

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PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2023	2024	Adopted 2025	Amended 2025	2026
Revenues					
411000 Property Tax	\$ 1,829,872	\$ 2,152,307	\$ 900,000	\$ 900,000	\$ 1,578,000
422700 State Aid - Computers	3,123	3,123	3,100	3,100	3,100
422800 State Aid - Personal Prop	2,582	2,583	68,185	68,185	68,185
471000 Interest on Investments	23,764	80,166	500	500	500
Total Revenue	<u>\$ 1,859,341</u>	<u>\$ 2,238,179</u>	<u>\$ 971,785</u>	<u>\$ 971,785</u>	<u>\$ 1,649,785</u>
Expenses					
610100 Regular Salaries	\$ -	\$ 10,145	\$ 14,634	\$ 14,634	\$ 10,766
615000 Fringes	-	3,307	5,175	5,175	3,379
640100 Accounting/Audit Fees	1,268	1,397	6,000	6,000	1,500
640202 Recording/Filing Fees	150	150	150	150	150
640400 Consulting Services	-	-	15,000	15,000	15,000
659900 Other Contracts/Obligation	1,605,698	1,366,445	1,441,160	1,441,160	1,441,660
791300 Transfer Out - Debt Service	88,300	97,025	45,675	45,675	-
Total Expense	<u>\$ 1,695,416</u>	<u>\$ 1,478,469</u>	<u>\$ 1,527,794</u>	<u>\$ 1,527,794</u>	<u>\$ 1,472,455</u>

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

Other Contracts/Obligations

Developer funded incentive -	
RiverHeath	\$ 957,200
Eagle Flats	71,400
Eagle Point	336,400
Eagle Point #2	63,500
Fox Cities Regional Partnership support	13,160
	<u>\$ 1,441,660</u>

Consulting Services

Environmental assessments, site analysis, development due diligence, etc.	\$ 15,000
	<u>\$ 15,000</u>

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TAX INCREMENTAL DISTRICT #8

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

	2023 Actual	2024 Actual	2025 Budget	2025 Projected	2026 Budget
Revenues					
Property Taxes	\$ 1,829,872	\$ 2,152,307	\$ 900,000	\$ 900,000	\$ 1,578,000
Intergovernmental Revenue	5,705	5,706	71,285	71,285	71,285
Interest Income	23,764	80,166	500	500	500
Total Revenues	<u>1,859,341</u>	<u>2,238,179</u>	<u>971,785</u>	<u>971,785</u>	<u>1,649,785</u>
Expenses					
Program Costs	1,605,698	1,379,897	1,475,969	1,475,969	1,470,805
Administration	1,418	1,547	6,150	6,150	1,650
Total Expenses	<u>1,607,116</u>	<u>1,381,444</u>	<u>1,482,119</u>	<u>1,482,119</u>	<u>1,472,455</u>
Revenues over (under) Expenses	252,225	856,735	(510,334)	(510,334)	177,330
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Sale of City Property	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(88,300)	(97,025)	(45,675)	(45,675)	-
Total Other Financing Sources (Uses)	<u>(88,300)</u>	<u>(97,025)</u>	<u>(45,675)</u>	<u>(45,675)</u>	<u>-</u>
Net Change in Equity	163,925	759,710	(556,009)	(556,009)	177,330
Fund Balance - Beginning	<u>202,270</u>	<u>366,195</u>	<u>1,125,905</u>	<u>1,125,905</u>	<u>569,896</u>
Fund Balance - Ending	<u>\$ 366,195</u>	<u>\$ 1,125,905</u>	<u>\$ 569,896</u>	<u>\$ 569,896</u>	<u>\$ 747,226</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 1,125,905	\$ 569,896
+ Net Change in Equity	(556,009)	177,330
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 569,896</u>	<u>\$ 747,226</u>

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NOTES