

**CITY OF APPLETON 2021 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 # 4: "Continually assess trends affecting the community and proactively respond".

Objectives:

The 2021 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 home 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 7 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
Southpoint Commerce Park		69,473	Projects, Pg. 564
		<u>\$ 69,473</u>	

Major changes in Revenue, Expenditures or Programs:

Land purchases are budgeted in 2021 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. Due to an exceptionally wet spring, the lease rate for the 21.25 farmable acres on Edgewood Drive was reduced to \$60 per acre. 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.

The sanitary area assessment (\$16,348) relates to Southpoint Commerce Park. This will be the final sanitary area assessment for this project. With the construction period for TIF 6 having expired in 2018, these costs are now the responsibility of this budget. Previous assessments were paid by the TIF 6 Fund.

PERFORMANCE INDICATORS

Actual 2018 Actual 2019 Target 2020 Projected 2020 Target 2021

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 *
Unit	Title	2018	2019	Adopted 2020	Amended 2020	2021	
	Program Revenues	\$ 37,943	\$ 170,022	\$ 31,022	\$ 31,022	\$ 41,217	32.86%
	Program Expenses	\$ 263,380	\$ 138,973	\$ 2,345,636	\$ 2,345,636	\$ 296,102	-87.38%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Purchased Services	86,624	35,639	79,747	79,747	79,754	0.01%
	Capital Expenditures	176,756	103,334	2,265,889	2,265,889	216,348	-90.45%

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

Industrial Park Land

Business Unit 4280/4281

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
471000 Interest on Investments	\$ 8,856	\$ 20,127	\$ 5,000	\$ 5,000	\$ 15,000
500400 Sale of City Property	-	105,364	-	-	-
501500 Rental of City Property	29,087	44,531	26,022	26,022	26,217
591000 Proceeds of Long-term Debt	-	-	-	-	-
Total Revenue	\$ 37,943	\$ 170,022	\$ 31,022	\$ 31,022	\$ 41,217
Expenses					
640400 Consulting Services	\$ 16,324	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
641200 Advertising	18,217	17,173	18,000	18,000	18,000
641301 Electric	404	330	975	975	975
641306 Stormwater	3,992	4,939	4,972	4,972	4,979
659900 Other Contracts/Obligation	47,687	13,197	35,800	35,800	35,800
680100 Land	176,756	53,136	2,197,500	2,197,500	200,000
680901 Streets	-	-	-	-	-
680903 Sanitary Sewers	-	50,198	68,389	68,389	16,348
Total Expense	\$ 263,380	\$ 138,973	\$ 2,345,636	\$ 2,345,636	\$ 296,102

DETAILED SUMMARY OF 2021 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	<u>\$ 200,000</u>
----------------------------------	-------------------

Infrastructure Construction

Sanitary area assessment	<u>\$ 16,348</u>
--------------------------	------------------

CITY OF APPLETON 2021 BUDGET
INDUSTRIAL PARK LAND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Interest Income	\$ 8,856	\$ 20,127	\$ 5,000	\$ 20,000	\$ 15,000
Other	29,087	44,531	26,022	25,000	26,217
Total Revenues	<u>37,943</u>	<u>64,658</u>	<u>31,022</u>	<u>45,000</u>	<u>41,217</u>
Expenses					
Program Costs	263,380	138,973	2,345,636	671,389	296,102
Total Expenses	<u>263,380</u>	<u>138,973</u>	<u>2,345,636</u>	<u>671,389</u>	<u>296,102</u>
Revenues over (under) Expenses	(225,437)	(74,315)	(2,314,614)	(626,389)	(254,885)
Other Financing Sources (Uses)					
Sale of City Property	-	105,364	-	556,878	-
Proceeds of G.O. Debt	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>105,364</u>	<u>-</u>	<u>556,878</u>	<u>-</u>
Net Change in Equity	(225,437)	31,049	(2,314,614)	(69,511)	(254,885)
Fund Balance - Beginning	796,724	571,287	602,336	602,336	532,825
Fund Balance - Ending	<u>\$ 571,287</u>	<u>\$ 602,336</u>	<u>\$ (1,712,278)</u>	<u>\$ 532,825</u>	<u>\$ 277,940</u>

CITY OF APPLETON 2021 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	Amount	Page
---------	--------	------

No funds have been budgeted for 2021 at this point. If a development project arises in 2021, 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 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			%
Unit	Title	2018	2019	Adopted 2020	Amended 2020	2021	Change *
Program Revenues		\$ 2,389	\$ 101,867	\$ -	\$ -	\$ -	\$ -
Program Expenses		\$ 100,389	\$ 103,718	\$ -	\$ -	\$ -	N/A
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	-	-	-	-	-	N/A
	Supplies & Materials	-	74,118	-	-	-	N/A
	Purchased Services	100,389	29,600	-	-	-	N/A
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

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

COMMUNITY DEVELOPMENT

Business Unit 4330

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2018	2019	Adopted 2020	Amended 2020	2021
Revenues					
471000 Interest on Investments	\$ 2,389	\$ 1,867	\$ -	\$ -	\$ -
503500 Other Reimbursements	-	100,000	-	-	-
591000 Proceeds of Long-term Debt	-	-	-	-	-
Total Revenue	<u>\$ 2,389</u>	<u>\$ 101,867</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Expenses					
632700 Miscellaneous Equipment	\$ -	\$ 74,118	\$ -	\$ -	\$ -
640400 Consulting Services	100,389	29,600	-	-	-
659900 Other Contracts/Obligation	-	-	-	-	-
680100 Land	-	-	-	-	-
Total Expense	<u>\$ 100,389</u>	<u>\$ 103,718</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

None

**CITY OF APPLETON 2021 BUDGET
COMMUNITY DEVELOPMENT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

Revenues	2018 Actual	2019 Actual	2020 Budget	2020 Projected	2021 Budget
Interest Income	\$ 2,389	\$ 1,867	\$ -	\$ -	\$ -
	-	100,000	-	-	-
Total Revenues	<u>2,389</u>	<u>101,867</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenses					
Program Costs	100,389	103,718	-	-	-
Total Expenses	<u>100,389</u>	<u>103,718</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues over (under) Expenses	(98,000)	(1,851)	-	-	-
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	(98,000)	(1,851)	-	-	-
Fund Balance - Beginning	176,363	78,363	76,512	76,512	76,512
Fund Balance - Ending	<u>\$ 78,363</u>	<u>\$ 76,512</u>	<u>\$ 76,512</u>	<u>\$ 76,512</u>	<u>\$ 76,512</u>