

**CITY OF APPLETON 2025 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 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 #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	(5,267)
2022	(94,390)
2023	-
2024	-
12/31/25 Balance	<u>\$ -</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, 2024, \$56,000 in grants funds remained available in TIF District #12. The remaining balance will be proposed to carry forward from FY24 to FY25.

The decrease in Property Taxes is related to a valuation error in 2023. The District was overvalued resulting in additional revenues received for the 2023 tax increment, collected in 2024. The value has been corrected and an adjustment in the 2024 tax increment has been made to account for the excess amounts received in 2024.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2022	2023	Adopted 2024	Amended 2024	2025	
	Program Revenues	\$ (1,500)	\$ 7,600	\$ 500	\$ 500	\$ 34,173	6734.60%
	Program Expenses	\$ 32,463	\$ 129,381	\$ 160,815	\$ 198,262	\$ 161,211	0.25%
Expenses Comprised Of:							
	Personnel	-	-	18,557	18,557	22,453	20.99%
	Purchased Services	1,210	1,418	16,650	16,650	16,650	0.00%
	Miscellaneous Expense	31,253	127,963	125,608	163,055	122,108	-2.79%
	Capital Expenditures	-	-	-	-	-	N/A

* % change from prior year adopted budget
TIF 12.xls

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PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2022	2023	Adopted 2024	Amended 2024	2025
Revenues					
411000 Property Tax	\$ 133,832	\$ 293,125	\$ 425,000	\$ 558,000	\$ -
422800 State Aid - Personal Prop	-	-	-	-	33,673
471000 Interest on Investments	(1,500)	7,600	500	500	500
Total Revenue	\$ 132,332	\$ 300,725	\$ 425,500	\$ 558,500	\$ 34,173
Expenses					
610100 Regular Salaries	\$ -	\$ -	\$ 13,730	\$ 13,730	\$ 16,464
615000 Fringes	-	-	4,827	4,827	5,989
640100 Accounting/Audit Fees	1,060	1,268	1,500	1,500	1,500
640202 Recording/Filing Fees	150	150	150	150	150
640400 Consulting Services	-	-	15,000	15,000	15,000
659900 Other Contracts/Obligation	28,635	127,963	125,608	163,055	122,108
672000 Interest Payments	2,618	-	-	-	-
Total Expense	\$ 32,463	\$ 129,381	\$ 160,815	\$ 198,262	\$ 161,211

DETAILED SUMMARY OF 2025 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -	
McFleshman's Commons	\$ 6,000
Block 800	87,000
513 West College	27,000
Fox Cities Regional Partnership support	2,108
	<u>\$ 122,108</u>

Consulting Services

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

CITY OF APPLETON 2025 BUDGET
TAX INCREMENTAL DISTRICT # 12
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2022 Actual	2023 Actual	2024 Budget	2024 Projected	2025 Budget
Property Taxes	\$ 133,832	\$ 293,125	\$ 425,000	\$ 558,000	\$ -
Intergovernmental Revenue	-	-	-	-	33,673
Interest on Investments	(1,500)	7,600	500	500	500
Total Revenues	<u>132,332</u>	<u>300,725</u>	<u>425,500</u>	<u>558,500</u>	<u>34,173</u>
Expenses					
Program Costs	28,635	127,963	159,165	159,165	159,561
Administration	1,210	1,418	1,650	1,650	1,650
Total Expenses	<u>29,845</u>	<u>129,381</u>	<u>160,815</u>	<u>160,815</u>	<u>161,211</u>
Revenues over (under) Expenses	102,487	171,344	264,685	397,685	(127,038)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	(2,618)	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>(2,618)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	99,869	171,344	264,685	397,685	(127,038)
Fund Balance - Beginning	<u>(33,846)</u>	<u>66,023</u>	<u>237,367</u>	<u>237,367</u>	<u>635,052</u>
Fund Balance - Ending	<u>\$ 66,023</u>	<u>\$ 237,367</u>	<u>\$ 502,052</u>	<u>\$ 635,052</u>	<u>\$ 508,014</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 237,369	\$ 635,054
+ Net Change in Equity	397,685	(127,038)
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 635,054</u>	<u>\$ 508,016</u>