

**CITY OF APPLETON 2018 BUDGET**

**TAX INCREMENTAL FINANCING DISTRICTS**

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**CITY OF APPLETON 2018 BUDGET  
SPECIAL REVENUE FUNDS**

**Tax Incremental District # 3**

**Business Unit 2040**

**PROGRAM MISSION**

This program accounts 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:**

Tax Incremental Financing (TIF) District #3 includes the area bounded by Richmond and Superior Streets, from the County Courthouse to the School Administration building.

Primary projects include the Green and Yellow Parking Ramps, the Radisson Paper Valley Hotel expansion, the Evans Title building, Angelus Assisted Living Center, the Copper Leaf Hotel, and the Richmond Terrace property. This district was scheduled to close in 2021 but in 2011 was designated as distressed as allowed by Act 310. This designation allows the extension of the district's life by up to ten years (2031) beyond the original

	General Fund Advance	Parking Utility Advance		General Fund Advance	Parking Utility Advance
1993	\$ -	\$ 129,877	2006	207,763	900,000
1994	-	604,290	2007	423,151	900,000
1995	-	703,516	2008	239,309	900,000
1996	-	1,254,622	2009	(568,726)	1,000,000
1997	639,211	764,308	2010	222,838	1,000,000
1998	1,141,212	787,831	2011	643,980	1,000,000
1999	1,756,773	827,222	2012	676,179	1,000,000
2000	1,774,640	868,584	2013	(417,512)	1,200,000
2001	1,341,515	1,568,974	2014	(1,360,888)	1,200,000
2002	2,235,558	969,870	2015	(1,428,932)	1,200,000
2003	1,498,145	1,892,733	2016	(2,000,000)	1,400,000
2004	1,575,103	1,338,592	2017	(1,500,000)	1,200,000
2005	393,108	800,000	2018	(1,500,000)	1,200,000
			12/31/18 Balance	\$ 5,992,427	\$ 26,610,419

**Major changes in Revenue, Expenditures, or Programs:**

TIF #3 is expected to repay the general fund advances including interest by 2024. At that time, the annual property tax increments will be used to repay the Parking Utility until the closure of the TIF in 2031.

**PERFORMANCE INDICATORS**

Actual 2015   Actual 2016   Target 2017   Projected 2017   Target 2018

Note: Since this program exists solely to account for incremental property tax receipts, there are no applicable performance measures.

**DEPARTMENT BUDGET SUMMARY**

Programs	Actual		Budget			% Change *
	2015	2016	Adopted 2017	Amended 2017	2018	
<b>Program Revenues</b>	\$ 47,922	\$ 46,610	\$ 51,000	\$ 51,000	\$ 45,500	-15.36%
<b>Program Expenses</b>	\$ 672,040	\$ 604,960	\$ 548,792	\$ 548,792	\$ 464,646	-15.33%
<b>Expenses Comprised Of:</b>						
Personnel	-	-	-	-	-	N/A
Administrative Expense	670,381	603,176	547,042	547,042	462,996	-15.36%
Supplies & Materials	-	-	-	-	-	N/A
Purchased Services	1,659	1,784	1,750	1,750	1,650	-5.71%
Utilities	-	-	-	-	-	N/A
Repair & Maintenance	-	-	-	-	-	N/A
Capital Expenditures	-	-	-	-	-	N/A

\* % change from prior year adopted budget

**CITY OF APPLETON 2018 BUDGET  
SPECIAL REVENUE FUNDS**

**Tax Incremental District # 3**

**Business Unit 2040**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4110 Property Taxes	\$ 954,220	\$ 918,463	\$ 987,000	\$ 987,000	\$ 1,070,730
4130 Payment in Lieu of Taxes	40,044	40,648	40,000	40,000	40,000
4227 State Aid - Computers	6,149	6,305	6,000	6,000	5,000
4710 Interest on Investments	1,729	(343)	5,000	5,000	500
5927 Transfer In - Parking Utility	1,200,000	1,400,000	1,200,000	1,200,000	1,200,000
<b>Total Revenue</b>	<b>\$ 2,202,142</b>	<b>\$ 2,365,073</b>	<b>\$ 2,238,000</b>	<b>\$ 2,238,000</b>	<b>\$ 2,316,230</b>
<b>Expenses</b>					
6401 Accounting/Audit	\$ 1,509	\$ 1,634	\$ 1,600	\$ 1,600	\$ 1,500
6402 Legal Fees	150	150	150	150	150
6720 Interest Payments	571,068	499,621	424,602	424,602	337,121
7913 Trans Out - Debt Service	99,313	103,555	122,440	122,440	125,875
<b>Total Expense</b>	<b>\$ 672,040</b>	<b>\$ 604,960</b>	<b>\$ 548,792</b>	<b>\$ 548,792</b>	<b>\$ 464,646</b>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

None

**CITY OF APPLETON 2018 BUDGET**  
**TAX INCREMENTAL DISTRICT # 3**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
<b>Revenues</b>					
Property Taxes	\$ 954,220	\$ 918,463	\$ 987,000	\$ 970,998	\$ 1,070,730
Payment in Lieu of Taxes	40,044	40,648	40,000	40,000	40,000
Intergovernmental	6,149	6,305	6,000	4,947	5,000
Interest Income	1,729	(343)	5,000	2,000	500
Total Revenues	<u>1,002,142</u>	<u>965,073</u>	<u>1,038,000</u>	<u>1,017,945</u>	<u>1,116,230</u>
<b>Expenses</b>					
Interest Expense	571,068	499,621	424,602	412,121	337,121
Administrative Expenses	1,659	1,784	1,750	1,750	1,650
Total Expenses	<u>572,727</u>	<u>501,405</u>	<u>426,352</u>	<u>413,871</u>	<u>338,771</u>
Revenues over (under) Expenses	429,415	463,668	611,648	604,074	777,459
<b>Other Financing Sources (Uses)</b>					
Operating Transfers In - Other Funds	1,200,000	1,400,000	1,200,000	1,200,000	1,200,000
Operating Transfers Out - Debt Service	(99,313)	(103,555)	(122,440)	(122,440)	(125,875)
Total Other Financing Sources (Uses)	<u>1,100,687</u>	<u>1,296,445</u>	<u>1,077,560</u>	<u>1,077,560</u>	<u>1,074,125</u>
Revenues over (under) Expenses	1,530,102	1,760,113	1,689,208	1,681,634	1,851,584
Fund Balance (Deficit)- Beginning	<u>(12,261,157)</u>	<u>(10,731,055)</u>	<u>(8,970,942)</u>	<u>(8,970,942)</u>	<u>(7,289,308)</u>
Fund Balance (Deficit)- Ending	<u><u>\$ (10,731,055)</u></u>	<u><u>\$ (8,970,942)</u></u>	<u><u>\$ (7,281,734)</u></u>	<u><u>\$ (7,289,308)</u></u>	<u><u>\$ (5,437,724)</u></u>

**Discussion of changes in fund balances:**

TIF #3 closed for capital expenditures as of November 4, 2003, therefore it is classified as a Special Revenue Fund. The existence of a negative fund balance in this fund is the result of capital investments in the early years of the TIF district which continue to be funded by the inflows of incremental property taxes.

**CITY OF APPLETON 2018 BUDGET  
TAX INCREMENTAL DISTRICT #3  
LONG TERM DEBT**

<u>Year</u>	<u>2012B G.O. Refunding Bonds</u>	
	<u>Principal</u>	<u>Interest</u>
2018	\$ 125,000	\$ 875
	<u>\$ 125,000</u>	<u>\$ 875</u>

**CITY OF APPLETON 2018 BUDGET  
SPECIAL REVENUE FUNDS**

NOTES

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**

Lined area for notes.

## CITY OF APPLETON 2018 BUDGET CAPITAL PROJECTS FUNDS

**Tax Incremental District # 6**

**Business Unit 4090**

### PROGRAM MISSION

TIF District #6 supports the City's southeast growth corridor, financing land assembly for both public purposes and industrial development as well as infrastructure installation to the area. This fund accounts 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:**

Overall administration of the Park, including costs for maintenance, real estate commissions, surveys, title insurance, and other costs associated with selling land and maintaining a high quality business park are funded from the Industrial Park Land Fund (IPLF). Eligible expenditures may be made in this TIF district until February 14, 2018; this district will close in 2023. Further descriptions of projects to be funded from this fund can be found in the Capital Projects section of the budget, as follows:

Project	Amount	Page	
Southpoint Commerce Park development	\$ 25,401	Projects, Pg. 569	
	\$ 25,401		
<b>Summary of General Fund Advance</b>			
2010	\$ 1,025,000	2015	141,094
2011	1,877,500 *	2016	1,853,245
2012	145,125	2017	1,900,000
2013	(360,119)	2018	(500,000)
2014	134,375		
		<b>12/31/18 Balance</b>	<b>\$ 6,216,220</b>

\* \$781,707 was part of general levy for TIF #6 debt service in 2011 Debt Service Fund.

**Major changes in Revenue, Expenditures, or Programs:**

The 2018 budget provides funding for the sanitary area assessment for the last portion of property in the TIF District within the Southpoint Commerce Park.

The farm lease for vacant Southpoint Commerce park land is based on \$210 an acre lease rate with 142.4 acres in 2018. 80% of the lease revenue is payable to the IPLF and 20% is in TIF #6.

Sale of City property assumes 4 acres in the TIF #6 portion of Southpoint Commerce Park at \$40,000 per acre.

Funding for maintenance of the Park in 2018 and beyond will come from the Industrial Park Land Fund while TIF #6 recaptures the investments it's made in this District. The City will evaluate the need for additional infrastructure and platting of the land for the Park and will determine at a later date if a new TIF District will be created to fund these costs.

Payment of Developer Incentives to Manda Panda and Alco Tech are subject to performance standards per the Common Council approved purchase agreements for development in Southpoint Commerce Park.

### PERFORMANCE INDICATORS

Actual 2015   Actual 2016   Target 2017   Projected 2017   Target 2018

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	2015	2016	Adopted 2017	Amended 2017	2018	Change *
	<b>Program Revenues</b>	\$ 75,000	\$ 353,152	\$ 205,500	\$ 205,500	\$ 229,981	11.91%
	<b>Program Expenses</b>	\$ 2,506,022	\$ 3,838,629	\$ 5,248,768	\$ 5,248,768	\$ 2,082,237	-60.33%
<b>Expenses Comprised Of:</b>							
	Personnel	13,629	71,007	91,758	91,758	-	-100.00%
	Administrative Expense	1,973,346	1,599,144	1,865,164	1,865,164	1,457,036	-21.88%
	Supplies & Materials	-	7,408	-	-	-	N/A
	Purchased Services	502,510	467,680	495,050	495,050	599,800	21.16%
	Utilities	-	-	325	325	-	-100.00%
	Repair & Maintenance	253	3,917	3,500	3,500	-	-100.00%
	Other Capital Expenditures	16,284	1,689,473	2,792,971	2,792,971	25,401	-99.09%



**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 6**

**Business Unit 4090**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4110 Property Taxes	\$ 2,203,729	\$ 2,090,076	\$ 2,200,000	\$ 2,200,000	\$ 2,301,700
4227 State Aid - Computers	65,677	55,758	60,000	60,000	60,000
4710 Interest on Investments	3,149	(7,148)	5,000	5,000	4,000
5004 Sale of City Prop - Nontax	-	298,585	135,000	135,000	160,000
5015 Rental of City Property	6,174	5,957	5,500	5,500	5,981
<b>Total Revenue</b>	<b>\$ 2,278,729</b>	<b>\$ 2,443,228</b>	<b>\$ 2,405,500</b>	<b>\$ 2,405,500</b>	<b>\$ 2,531,681</b>
<b>Expenses</b>					
6101 Regular Salaries	\$ 10,047	\$ 49,288	\$ 73,283	\$ 73,283	\$ -
6105 Overtime	-	2,407	466	466	-
6108 Part-Time	200	1,568	1,382	1,382	-
6150 Fringes	3,382	17,744	16,627	16,627	-
6309 Shop Supplies & Tools	-	247	-	-	-
6325 Construction Materials	-	7,161	-	-	-
6401 Accounting/Audit	1,509	1,634	1,600	1,600	11,500
6402 Legal Fees	184	185	150	150	150
6404 Consulting Services	-	2,130	5,000	5,000	-
6408 Contractor Fees	-	10,387	-	-	-
6413 Utilities	-	-	325	325	-
6425 CEA Equip. Rental	253	3,917	3,500	3,500	-
6599 Other Contracts/Obligations	500,817	453,344	488,300	488,300	588,150
6720 Interest Payments	141,094	171,314	316,877	316,877	323,311
6801 Land	-	151,690	-	-	-
6809 Infrastructure Construction	16,284	1,537,783	2,792,971	2,792,971	25,401
7913 Trans Out - Debt Service	1,832,252	1,427,830	1,548,287	1,548,287	1,133,725
<b>Total Expense</b>	<b>\$ 2,506,022</b>	<b>\$ 3,838,629</b>	<b>\$ 5,248,768</b>	<b>\$ 5,248,768</b>	<b>\$ 2,082,237</b>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

Developer funded incentive payments:

Manda Panda	\$ 66,000
Alco Tech	75,150
Time Warner Cable	447,000
<b>Total</b>	<b>\$ 588,150</b>

Infrastructure Construction

Sanitary area assessment	\$ 25,401
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**CITY OF APPLETON 2018 BUDGET**  
**TAX INCREMENTAL DISTRICT # 6**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

<b>Revenues</b>	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Property Taxes	\$ 2,203,729	\$ 2,090,076	\$ 2,200,000	\$ 2,202,336	\$ 2,301,700
Intergovernmental	65,677	55,758	60,000	64,206	60,000
Interest Income	3,149	(7,148)	5,000	3,000	4,000
Other	6,174	5,957	5,500	6,000	5,981
<b>Total Revenues</b>	<b>2,278,729</b>	<b>2,144,643</b>	<b>2,270,500</b>	<b>2,275,542</b>	<b>2,371,681</b>
<b>Expenses</b>					
Capital Outlay	530,983	2,237,666	3,381,854	2,582,540	613,551
Interest Expense	141,094	171,314	316,877	288,311	323,311
Administrative Expense	1,693	1,819	1,750	1,750	11,650
<b>Total Expenses</b>	<b>673,770</b>	<b>2,410,799</b>	<b>3,700,481</b>	<b>2,872,601</b>	<b>948,512</b>
Revenues over (under) Expenses	1,604,959	(266,156)	(1,429,981)	(597,059)	1,423,169
<b>Other Financing Sources (Uses)</b>					
Operating Transfers Out - Debt Service	(1,832,252)	(1,427,830)	(1,548,287)	(1,548,287)	(1,133,725)
Sale of City Property	-	298,585	135,000	258,983	160,000
<b>Total Other Financing Sources (Uses)</b>	<b>(1,832,252)</b>	<b>(1,129,245)</b>	<b>(1,413,287)</b>	<b>(1,289,304)</b>	<b>(973,725)</b>
Net Change in Equity	(227,293)	(1,395,401)	(2,843,268)	(1,886,363)	449,444
Fund Balance - Beginning	(2,478,652)	(2,705,945)	(4,101,346)	(4,101,346)	(5,987,709)
Residual Equity Transfers Out	-	-	-	-	-
<b>Fund Balance - Ending</b>	<b>\$ (2,705,945)</b>	<b>\$ (4,101,346)</b>	<b>\$ (6,944,614)</b>	<b>\$ (5,987,709)</b>	<b>\$ (5,538,265)</b>

**SCHEDULE OF CASH FLOWS**

Cash - Beginning of Year	\$ 714,877	\$ 728,514
- Net Change in Equity	(1,886,363)	449,444
+ Advance from General Fund	1,900,000	-
- General Fund Advance Repayment	-	(500,000)
<b>Working Cash - End of Year</b>	<b>\$ 728,514</b>	<b>\$ 677,958</b>

**CITY OF APPLETON 2018 BUDGET  
TAX INCREMENTAL DISTRICT # 6  
LONG TERM DEBT**

Year	2008A G.O. Notes		2009A G.O. Notes	
	Principal	Interest	Principal	Interest
2018	\$ 480,000	\$ 9,600	\$ 365,000	\$ 17,038
2019	-	-	370,000	5,781
	<u>\$ 480,000</u>	<u>\$ 9,600</u>	<u>\$ 735,000</u>	<u>\$ 22,819</u>

Year	2012B G.O. Refunding Bonds		TOTAL		
	Principal	Interest	Principal	Interest	Total
2018	\$ 255,000	\$ 7,087	\$ 1,100,000	\$ 33,725	\$ 1,133,725
2019	180,000	3,772	550,000	9,553	559,553
2020	115,000	1,121	115,000	1,121	116,121
	<u>\$ 550,000</u>	<u>\$ 11,980</u>	<u>\$ 1,765,000</u>	<u>\$ 44,399</u>	<u>\$ 1,809,399</u>

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 7**

**Business Unit 4100**

**PROGRAM MISSION**

This fund provides for commercial redevelopment of the area of South Memorial Drive from Calumet Street to Valley Road 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 created TIF District #7 in 2007 to provide targeted investments in the commercial area of South Memorial Drive from Calumet Street to State Highway 441 which had deteriorated significantly over the prior ten years. The abandonment of Valley Fair Mall and the under utilization of former retail and service buildings were cause for concern. The TIF District provides for a 22 year expenditure period (September 5, 2029) 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 September 5, 2034.

Major commercial projects which have occurred thus far (not all received TIF assistance) include construction of a grocery store, a gas station/convenience store, and renovation of a former department store to office space. Three businesses also benefited from the creation of the TIF #7 Business Enhancement Grant program for the renovation of building facades, parking lots, landscaping and signage. In 2015, Secura Insurance began leasing the former Kohl's department store that had been vacant for years. With Secura's announcement of a new headquarters in the Village of Fox Crossing their current campus is for sale. The TIF remains a tool to support and encourage investment in this area. No new funds are being requested for the program in 2018.

**Major changes in Revenue, Expenditures, or Programs:**

No major changes.

**PERFORMANCE INDICATORS**

Actual 2015    Actual 2016    Target 2017    Projected 2017    Target 2018

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			% Change *
Unit	Title	2015	2016	Adopted 2017	Amended 2017	2018	
	<b>Program Revenues</b>	\$ 45,827	\$ 47,691	\$ 55,600	\$ 55,600	\$ 66,500	19.60%
	<b>Program Expenses</b>	\$ 308,596	\$ 307,923	\$ 408,050	\$ 408,050	\$ 437,500	7.22%
<b>Expenses Comprised Of:</b>							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	1,525	1,525	16,300	16,300	15,850	-2.76%
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	307,071	306,398	391,750	391,750	421,650	7.63%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

\* % change from prior year adopted budget  
TIF 7.xls

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 7**

**Business Unit 4100**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4110 Property Taxes	\$ 320,373	\$ 310,168	\$ 447,000	\$ 447,000	\$ 530,600
4227 State Aid - Computers	43,179	46,569	50,000	50,000	60,000
4710 Interest on Investments	2,648	1,122	5,600	5,600	6,500
5910 Proceeds of Long-term Debt	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ 366,200</b>	<b>\$ 357,859</b>	<b>\$ 502,600</b>	<b>\$ 502,600</b>	<b>\$ 597,100</b>
<b>Expenses</b>					
6401 Accounting/Audit	\$ 1,509	\$ 1,634	\$ 1,600	\$ 1,600	\$ 1,500
6402 Legal Fees	150	150	150	150	150
6425 CEA Equip. Rental	-	-	-	-	-
6599 Other Contracts/Obligations	305,412	304,614	390,000	390,000	420,000
6809 Infrastructure Construction	-	-	-	-	-
7913 Trans Out - Debt Service	1,525	1,525	16,300	16,300	15,850
<b>Total Expense</b>	<b>\$ 308,596</b>	<b>\$ 307,923</b>	<b>\$ 408,050</b>	<b>\$ 408,050</b>	<b>\$ 437,500</b>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

Developer funded incentive -  
Valley Fair Too, LLC

\$ 420,000  
\$ 420,000

**CITY OF APPLETON 2018 BUDGET**  
**TAX INCREMENTAL DISTRICT # 7**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

<b>Revenues</b>	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Property Taxes	\$ 320,373	\$ 310,168	\$ 447,000	\$ 450,029	\$ 530,600
Intergovernmental	43,179	46,569	50,000	60,319	60,000
Interest Income	2,648	1,122	5,600	5,000	6,500
Other	-	-	-	-	-
Total Revenues	366,200	357,859	502,600	515,348	597,100
<b>Expenses</b>					
Capital Outlay	305,412	304,614	390,000	383,598	420,000
Administrative Expense	1,659	1,784	1,750	1,750	1,650
Total Expenses	307,071	306,398	391,750	385,348	421,650
Revenues over (under) Expenses	59,129	51,461	110,850	130,000	175,450
<b>Other Financing Sources (Uses)</b>					
Proceeds of G.O. Debt	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(1,525)	(1,525)	(16,300)	(16,300)	(15,850)
Total Other Financing Sources (Uses)	(1,525)	(1,525)	(16,300)	(16,300)	(15,850)
Net Change in Equity	57,604	49,936	94,550	113,700	159,600
Fund Balance (Deficit) - Beginning	446,492	504,096	554,032	554,032	667,732
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance (Deficit) - Ending	\$ 504,096	\$ 554,032	\$ 648,582	\$ 667,732	\$ 827,332

**CITY OF APPLETON 2018 BUDGET  
TAX INCREMENTAL DISTRICT # 7  
LONG TERM DEBT**

Year	2009A G.O. Notes	
	Principal	Interest
2018	\$ 15,000	\$ 850
2019	20,000	313
	<u>\$ 50,000</u>	<u>\$ 5,513</u>

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 8**

**Business Unit 4110**

**PROGRAM MISSION**

This fund provides for redevelopment to eliminate blight and stimulate the redevelopment of the 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 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	-
12/31/18 Balance	<u>\$ 415,902</u>

**Major changes in Revenue, Expenditures, or Programs:**

No major changes.

**PERFORMANCE INDICATORS**

Actual 2015    Actual 2016    Target 2017    Projected 2017    Target 2018

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 *	
		2015	2016	Adopted 2017	Amended 2017		2018
	<b>Program Revenues</b>	\$ 27,508	\$ 55,205	\$ 414,198	\$ 414,198	\$ 409,347	-1.17%
	<b>Program Expenses</b>	\$ 285,966	\$ 411,955	\$ 817,626	\$ 1,119,626	\$ 969,828	18.62%
<b>Expenses Comprised Of:</b>							
	Personnel	-	1,167	-	-	-	N/A
	Administrative Expense	82,372	101,019	505,876	505,876	488,178	-3.50%
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	193,594	264,699	311,750	311,750	481,650	54.50%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	70	-	-	-	N/A
	Capital Expenditures	10,000	45,000	-	302,000	-	N/A

\* % change from prior year adopted budget  
TIF 8.xls



**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 8**

**Business Unit 4110**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4110 Property Taxes	\$ 236,264	\$ 262,672	\$ 328,000	\$ 328,000	\$ 542,600
4227 State Aid - Computers	1,755	3,527	3,500	3,500	3,000
4705 General Interest	25,711	49,760	49,760	49,760	38,535
4710 Interest on Investments	42	1,918	-	-	-
5030 Other Reimbursements	-	-	360,938	360,938	367,812
5910 Proceeds of Long-term Debt	360,000	-	-	-	-
<b>Total Revenue</b>	<b>\$ 623,772</b>	<b>\$ 317,877</b>	<b>\$ 742,198</b>	<b>\$ 742,198</b>	<b>\$ 951,947</b>
<b>Expenses</b>					
6101 Regular Salaries	\$ -	\$ 1,015	\$ -	\$ -	\$ -
6105 Overtime	-	-	-	-	-
6108 Part Time	-	152	-	-	-
6150 Fringes	-	-	-	-	-
6325 Construction Materials	-	-	-	-	-
6401 Accounting/Audit	1,509	1,634	1,600	1,600	1,500
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6408 Contractor Fees	-	-	-	-	-
6425 CEA Equip. Rental	-	70	-	-	-
6599 Other Contracts/Obligations	191,935	262,915	310,000	310,000	480,000
6720 Interest Payments	43,614	45,795	48,085	48,085	20,795
6809 Infrastructure Construction	10,000	45,000	-	302,000	-
7913 Trans Out - Debt Service	38,758	55,224	457,791	457,791	467,383
<b>Total Expense</b>	<b>\$ 285,966</b>	<b>\$ 411,955</b>	<b>\$ 817,626</b>	<b>\$ 1,119,626</b>	<b>\$ 969,828</b>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

Tax Development Payment

RiverHeath \$ 410,000

Eagle Flats 70,000

\$ 480,000

**CITY OF APPLETON 2018 BUDGET**  
**TAX INCREMENTAL DISTRICT # 8**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

<b>Revenues</b>	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Property Taxes	\$ 236,264	\$ 262,672	\$ 328,000	\$ 322,823	\$ 542,600
Intergovernmental Revenue	1,755	3,527	3,500	3,005	3,000
Other Reimbursements	-	-	360,938	1,220,477	367,812
Interest Income	25,753	51,678	49,760	54,000	38,535
<b>Total Revenues</b>	<u>263,772</u>	<u>317,877</u>	<u>742,198</u>	<u>1,600,305</u>	<u>951,947</u>
<b>Expenses</b>					
Program Costs	201,935	309,152	310,000	608,809	480,000
Interest Expense	43,614	45,795	48,085	33,295	20,795
Administration	1,659	1,784	1,750	1,750	1,650
<b>Total Expenses</b>	<u>247,208</u>	<u>356,731</u>	<u>359,835</u>	<u>643,854</u>	<u>502,445</u>
Revenues over (under) Expenses	16,564	(38,854)	382,363	956,451	449,502
<b>Other Financing Sources (Uses)</b>					
Proceeds of G.O. Debt	360,000	-	-	-	-
Sale of City Property	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(38,758)	(55,224)	(457,791)	(457,791)	(467,383)
<b>Total Other Financing Sources (Uses)</b>	<u>321,242</u>	<u>(55,224)</u>	<u>(457,791)</u>	<u>(457,791)</u>	<u>(467,383)</u>
Net Change in Equity	337,806	(94,078)	(75,428)	498,660	(17,881)
Fund Balance - Beginning	(915,477)	(577,671)	(671,749)	(671,749)	(173,089)
Fund Balance - Ending	<u>\$ (577,671)</u>	<u>\$ (671,749)</u>	<u>\$ (747,177)</u>	<u>\$ (173,089)</u>	<u>\$ (190,970)</u>

**CITY OF APPLETON 2018 BUDGET  
TAX INCREMENTAL DISTRICT # 8  
LONG TERM DEBT**

Year	2009A G.O. Notes		2012A G.O. Notes <sup>1</sup>	
	Principal	Interest	Principal	Interest
2018	10,000	618	367,812	11,103
2019	15,000	234	371,250	3,712
	<u>\$ 25,000</u>	<u>\$ 852</u>	<u>\$ 739,062</u>	<u>\$ 14,815</u>

Year	2012 DNR Site Remediation Loan		2014 G.O. Notes <sup>1</sup>	
	Principal	Interest	Principal	Interest
2018	\$ 25,000	\$ -	\$ -	\$ 10,100
2019	25,000	-	165,000	8,450
2020	35,000	-	170,000	5,100
2021	35,000	-	170,000	1,700
2022	45,000	-	-	-
2023	45,000	-	-	-
2024	50,000	-	-	-
	<u>\$ 260,000</u>	<u>\$ -</u>	<u>\$ 505,000</u>	<u>\$ 25,350</u>

Year	2015 G.O. Notes		Total		Total
	Principal	Interest	Principal	Interest	
2018	\$ 35,000	\$ 7,750	\$ 437,812	\$ 29,571	\$ 467,383
2019	35,000	7,050	611,250	19,446	630,696
2020	40,000	6,100	245,000	11,200	256,200
2021	40,000	5,100	245,000	6,800	251,800
2022	40,000	4,300	85,000	4,300	89,300
2023	40,000	3,300	85,000	3,300	88,300
2024	45,000	2,025	95,000	2,025	97,025
2025	45,000	675	45,000	675	45,675
	<u>\$ 320,000</u>	<u>\$ 36,300</u>	<u>\$ 1,849,062</u>	<u>\$ 77,317</u>	<u>\$1,926,379</u>

<sup>1</sup> The City borrowed a total of \$1,600,000 on behalf of Riverheath in two installments with the 2012 and 2014 G.O. issues. Debt service on that borrowing is paid by Riverheath and is included in the transfer out to debt service.

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 9**

**Business Unit 4120**

**PROGRAM MISSION**

This fund provides for redevelopment to eliminate blight and stimulate the redevelopment of the business and industrial corridor located along East Wisconsin Avenue from Meade Street to Viola Street 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 district was created 9/19/13 and allows a 22 year expenditure period to make investments. Costs can be recouped over the 27 year maximum life (9/18/2040). The investment in this district will:
- \* Eliminate blight and foster urban renewal through public and private investment
  - \* Enhance the development potential of private property within and adjacent to the district
  - \* Stabilize property values in the area
  - \* Promote business retention, expansion, and attraction through the development of an improved area
  - \* Increase the attraction of compatible residential and business uses in this area
  - \* Improve the overall appearance of public and private spaces
  - \* Strengthen the economic well-being and economic diversity of the area
  - \* Provide appropriate financial incentives to encourage business expansion and retention
  - \* Reduce the financial risks to the taxpayer by timing the implementation of the project plan with the creation of additional property value
  - \* Maximize the district's strategic location close to the central business district

Summary of Advances	General Fund
2013	\$ 1,025
2014	182,301
2015	(93,334)
2016	-
2017	(89,992)
2018	-
12/31/18 Balance	\$ -

**Major changes in Revenue, Expenditures, or Programs:**

No major changes.

**PERFORMANCE INDICATORS**

Actual 2015    Actual 2016    Target 2017    Projected 2017    Target 2018

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			% Change *
Unit	Title	2015	2016	Adopted 2017	Amended 2017	2018	
	<b>Program Revenues</b>	\$ 68,591	\$ 70,079	\$ 71,000	\$ 71,000	\$ 70,610	-0.55%
	<b>Program Expenses</b>	\$ 8,325	\$ 81,104	\$ 35,750	\$ 35,750	\$ 35,650	-0.28%
<b>Expenses Comprised Of:</b>							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	6,666	4,500	-	-	-	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	1,659	1,784	35,750	35,750	35,650	-0.28%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	74,820	-	-	-	N/A

\* % change from prior year adopted budget  
TIF 9.xls

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 9**

**Business Unit 4120**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4110 Property Taxes	\$ 30,965	\$ 33,007	\$ 42,000	\$ 42,000	\$ 65,900
4227 State Aid - Computers	68,133	70,031	70,000	70,000	70,000
4710 Interest on Investments	458	48	1,000	1,000	610
<b>Total Revenue</b>	<b>\$ 99,556</b>	<b>\$ 103,086</b>	<b>\$ 113,000</b>	<b>\$ 113,000</b>	<b>\$ 136,510</b>
<b>Expenses</b>					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	1,509	1,634	1,600	1,600	1,500
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6425 CEA Equipment Rental	-	-	-	-	-
6599 Other Contracts/Obligations	-	-	34,000	34,000	34,000
6720 Interest Payments	6,666	4,500	-	-	-
6809 Infrastructure Construction	-	74,820	-	-	-
<b>Total Expense</b>	<b>\$ 8,325</b>	<b>\$ 81,104</b>	<b>\$ 35,750</b>	<b>\$ 35,750</b>	<b>\$ 35,650</b>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

Developer funded incentive - Union Square Apartments	\$ 34,000
	<u>\$ 34,000</u>

**CITY OF APPLETON 2018 BUDGET  
TAX INCREMENTAL DISTRICT # 9  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

<b>Revenues</b>	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Property Taxes	\$ 30,965	\$ 33,007	\$ 42,000	\$ 69,846	\$ 65,900
Intergovernmental Revenue	68,133	70,031	70,000	71,006	70,000
Interest Income	458	48	1,000	1,000	610
<b>Total Revenues</b>	<u>99,556</u>	<u>103,086</u>	<u>113,000</u>	<u>141,852</u>	<u>136,510</u>
<b>Expenses</b>					
Program Costs	-	74,820	34,000	31,715	34,000
Administration	1,659	1,784	1,750	1,750	1,650
<b>Total Expenses</b>	<u>1,659</u>	<u>76,604</u>	<u>35,750</u>	<u>33,465</u>	<u>35,650</u>
Revenues over (under) Expenses	97,897	26,482	77,250	108,387	100,860
<b>Other Financing Sources (Uses)</b>					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	(6,666)	(4,500)	-	-	-
Operating Transfers In	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>(6,666)</u>	<u>(4,500)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	91,231	21,982	77,250	108,387	100,860
Fund Balance - Beginning	(129,519)	(38,288)	(16,306)	(16,306)	92,081
Residual Equity Transfers In (Out)	-	-	-	-	-
<b>Fund Balance - Ending</b>	<u>\$ (38,288)</u>	<u>\$ (16,306)</u>	<u>\$ 60,944</u>	<u>\$ 92,081</u>	<u>\$ 192,941</u>

**SCHEDULE OF CASH FLOWS**

Cash - Beginning of Year	\$ 73,686	\$ 92,081
+ Net Change in Equity	108,387	100,860
+ Advance from General Fund	-	-
- General Fund Advance Repayment	(89,992)	-
<b>Working Cash - End of Year</b>	<u>\$ 92,081</u>	<u>\$ 192,941</u>

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**

Lined area for notes.

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 10**

**Business Unit 4130**

**PROGRAM MISSION**

This fund provides for redevelopment to eliminate blight and stimulate the redevelopment of the northside of the West College Avenue corridor from Lilas Drive to Linwood Avenue 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 district was created 9/19/13 and allows a 22 year expenditure period to make investments. Costs can be recouped over the 27 year maximum life (9/18/2040).

The largest building in TIF District #10 is the Marketplace Commercial Center. Built in 1964 and added to in 1988, it has experienced significant vacancies for several years. The largest vacant parcel in this District is the 12 acre former K-Mart site. The K-Mart store was demolished in 2008, leaving a blighted, vacant parcel. CVS Pharmacy vacated their 17,000 square foot building in 2009 and it remains unoccupied. These sites and buildings are poised for commercial redevelopment/rehabilitation, being located along the gateway to Appleton with easy access to U.S. Highway 41 and Appleton's downtown. The City continues to work cooperatively with the owners to analyze and consider options to provide appropriate development incentives for this area.

**Major changes in Revenue, Expenditures, or Programs:**

The January 1, 2017 equalized value of this TIF has decreased below the base value by \$641,800 therefore no property tax increment is included in the 2018 budget.

**PERFORMANCE INDICATORS**

Actual 2015    Actual 2016    Target 2017    Projected 2017    Target 2018

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	2015	2016	Adopted 2017	Amended 2017	2018	Change *
	<b>Program Revenues</b>	\$ 3,142	\$ 5,015	\$ 5,000	\$ 5,000	\$ 5,700	14.00%
	<b>Program Expenses</b>	\$ 1,659	\$ 1,784	\$ 1,750	\$ 1,750	\$ 1,650	-5.71%
<b>Expenses Comprised Of:</b>							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	-	-	-	-	-	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	1,659	1,784	1,750	1,750	1,650	-5.71%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

\* % change from prior year adopted budget  
TIF 10.xls



**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 10**

**Business Unit 4130**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4110 Property Taxes	\$ 33,247	\$ 11,924	\$ 37,000	\$ 37,000	\$ -
4227 State Aid - Computers	3,102	4,967	5,000	5,000	5,000
4910 Interest Income	40	48	-	-	700
5910 Proceeds of Debt	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ 36,389</b>	<b>\$ 16,939</b>	<b>\$ 42,000</b>	<b>\$ 42,000</b>	<b>\$ 5,700</b>
<b>Expenses</b>					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	1,509	1,634	1,600	1,600	1,500
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6720 Interest Payments	-	-	-	-	-
6809 Infrastructure Construction	-	-	-	-	-
<b>Total Expense</b>	<b>\$ 1,659</b>	<b>\$ 1,784</b>	<b>\$ 1,750</b>	<b>\$ 1,750</b>	<b>\$ 1,650</b>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

None

**CITY OF APPLETON 2018 BUDGET**  
**TAX INCREMENTAL DISTRICT # 10**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

<b>Revenues</b>	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Property Taxes	\$ 33,247	\$ 11,924	\$ 37,000	\$ 36,206	\$ -
Intergovernmental Revenue	3,102	4,967	5,000	4,968	5,000
Interest on Investments	40	48	-	600	700
Total Revenues	<u>36,389</u>	<u>16,939</u>	<u>42,000</u>	<u>41,774</u>	<u>5,700</u>
<b>Expenses</b>					
Program Costs	-	-	-	-	-
Administration	1,659	1,784	1,750	1,750	1,650
Total Expenses	<u>1,659</u>	<u>1,784</u>	<u>1,750</u>	<u>1,750</u>	<u>1,650</u>
Revenues over (under) Expenses	34,730	15,155	40,250	40,024	4,050
<b>Other Financing Sources (Uses)</b>					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	34,730	15,155	40,250	40,024	4,050
Fund Balance - Beginning	(2,669)	32,061	47,216	47,216	87,240
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	<u>\$ 32,061</u>	<u>\$ 47,216</u>	<u>\$ 87,466</u>	<u>\$ 87,240</u>	<u>\$ 91,290</u>

**SCHEDULE OF CASH FLOWS**

Cash - Beginning of Year	\$ 47,216	\$ 87,240
+ Net Change in Equity	40,024	4,050
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 87,240</u>	<u>\$ 91,290</u>

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**

Lined area for notes.

## CITY OF APPLETON 2018 BUDGET CAPITAL PROJECTS FUNDS

**Tax Incremental District # 11**

**Business Unit 4140**

### PROGRAM MISSION

This fund provides for redevelopment to eliminate blight and stimulate the redevelopment of East College Avenue from Durkee Street to just west of Superior Street, south to Water Street and north to E. Washington 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 business, 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, 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).

Projects to be funded from this fund can be found in the Capital Projects section of the budget, as follows:

Project	Amount	Page
Concrete Paving Program	\$ 946,466	Projects, pg. 580
Sidewalk Construction Program	109,200	Projects, pg. 588
Sanitary Sewer Construction Program	156,550	Projects, pg. 602
Storm Sewer Construction Program	161,155	Projects, pg. 590
Water Main Construction Program	312,750	Projects, pg. 596
Parking Ramp Design	400,000	Projects, pg. 608
	<u>\$ 2,086,121</u>	

Summary of Advances	General Fund
2017	\$ 1,025
2018	23,267
12/31/18 Balance	<u>\$ 24,292</u>

**Major changes in Revenue, Expenditures, or Programs:**

No major changes.

### PERFORMANCE INDICATORS

Actual 2015   Actual 2016   Target 2017   Projected 2017   Target 2018

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	2015	2016	Adopted 2017	Amended 2017	2018	Change *
	<b>Program Revenues</b>	\$ -	\$ -	\$ -	\$ -	\$ 2,086,121	N/A
	<b>Program Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ 2,109,388	N/A
<b>Expenses Comprised Of:</b>							
	Personnel	-	-	-	-	60,000	N/A
	Administrative Expense	-	-	-	-	617	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	-	-	-	-	422,650	N/A
	Capital Expenditures	-	-	-	-	1,626,121	N/A

\* % change from prior year adopted budget  
TIF 11.xls

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 11**

**Business Unit 4140**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4110 Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
4227 State Aid - Computers	-	-	-	-	-
4910 Interest Income	-	-	-	-	-
5910 Proceeds of Debt	-	-	-	-	2,086,121
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,086,121</b>
<b>Expenses</b>					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ 43,740
6150 Fringes	-	-	-	-	16,260
6401 Accounting/Audit	-	-	-	-	1,500
6402 Legal Fees	-	-	-	-	150
6404 Consulting Serices	-	-	-	-	400,000
6599 Other Contracts / Obligations	-	-	-	-	21,000
6720 Interest Payments	-	-	-	-	617
6809 Infrastructure Construction	-	-	-	-	1,626,121
<b>Total Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,109,388</b>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

Consulting Services

Parking ramp design	\$ 400,000
	<u>\$ 400,000</u>

Other Contracts/Obligations

Property Improvement Grants	\$ 21,000
	<u>\$ 21,000</u>

Infrastructure construction

Concrete paving	\$ 886,466
Sidewalks	109,200
Sanitary sewer	156,550
Storm sewer	161,155
Water main	312,750
	<u>\$ 1,626,121</u>

**CITY OF APPLETON 2018 BUDGET**  
**TAX INCREMENTAL DISTRICT # 11**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

<b>Revenues</b>	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	-	-	-	-	-
Total Revenues	-	-	-	-	-
<b>Expenses</b>					
Program Costs	-	-	-	-	2,107,121
Administration	-	-	-	1,000	1,650
Total Expenses	-	-	-	1,000	2,108,771
Revenues over (under) Expenses	-	-	-	(1,000)	(2,108,771)
<b>Other Financing Sources (Uses)</b>					
Proceeds of G.O. Debt	-	-	-	-	2,086,121
Interest Payments	-	-	-	(25)	(617)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	(25)	2,085,504
Net Change in Equity	-	-	-	(1,025)	(23,267)
Fund Balance - Beginning	-	-	-	-	(1,025)
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ (1,025)	\$ (24,292)

**SCHEDULE OF CASH FLOWS**

Cash - Beginning of Year	\$ -	\$ -
+ Net Change in Equity	(1,025)	(23,267)
+ Advance from General Fund	1,025	23,267
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ -	\$ -

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**

Lined area for notes.

## CITY OF APPLETON 2018 BUDGET CAPITAL PROJECTS FUNDS

**Tax Incremental District # 12**

**Business Unit 4150**

### PROGRAM MISSION

This fund provides for rehabilitation and redevelopment to eliminate blight and stimulate investment 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 business, 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 including 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	23,267
12/31/18 Balance	<u>\$ 24,292</u>

**Major changes in Revenue, Expenditures, or Programs:**

No major changes.

### PERFORMANCE INDICATORS

Actual 2015   Actual 2016   Target 2017   Projected 2017   Target 2018

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	2015	2016	Adopted 2017	Amended 2017	2018	Change *
	<b>Program Revenues</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
	<b>Program Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ 23,267	N/A
<b>Expenses Comprised Of:</b>							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	-	-	-	-	617	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	-	-	-	-	22,650	N/A
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

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



**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 12**

**Business Unit 4150**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4110 Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
4227 State Aid - Computers	-	-	-	-	-
4910 Interest Income	-	-	-	-	-
5910 Proceeds of Debt	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenses</b>					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	-	-	-	-	1,500
6402 Legal Fees	-	-	-	-	150
6425 CEA Equipment Rental	-	-	-	-	-
6599 Other Contracts / Obligations	-	-	-	-	21,000
6720 Interest Payments	-	-	-	-	617
6809 Infrastructure Construction	-	-	-	-	-
<b>Total Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>23,267</b>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

<b>Other Contracts/Obligations</b>	
Property Improvement Grants	\$ 21,000
	<u>\$ 21,000</u>

**CITY OF APPLETON 2018 BUDGET**

**TAX INCREMENTAL DISTRICT # 12**

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

<b>Revenues</b>	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	-	-	-	-	-
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expenses</b>					
Program Costs	-	-	-	-	21,000
Administration	-	-	-	1,000	1,650
<b>Total Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,000</b>	<b>22,650</b>
Revenues over (under) Expenses	-	-	-	(1,000)	(22,650)
<b>Other Financing Sources (Uses)</b>					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	-	-	(25)	(617)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(25)</b>	<b>(617)</b>
Net Change in Equity	-	-	-	(1,025)	(23,267)
Fund Balance - Beginning	-	-	-	-	(1,025)
Residual Equity Transfers In (Out)	-	-	-	-	-
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,025)</b>	<b>\$ (24,292)</b>

**SCHEDULE OF CASH FLOWS**

Cash - Beginning of Year	\$ -	\$ -
+ Net Change in Equity	(1,025)	(23,267)
+ Advance from General Fund	1,025	23,267
- General Fund Advance Repayment	-	-
<b>Working Cash - End of Year</b>	<b>\$ -</b>	<b>\$ -</b>