

CITY OF APPLETON 2026 BUDGET

TAX INCREMENTAL FINANCING DISTRICTS

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CITY OF APPLETON 2026 BUDGET

SPECIAL REVENUE FUNDS

Tax Incremental District #3

Business Unit 2040

PROGRAM MISSION

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

Primary projects include the Green and Yellow Parking Ramps, the Radisson Paper Valley Hotel expansion, the Evans Title building, Appleton Retirement Community, 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 (2029) beyond the original termination date.

TIF #3 was amended in 2021 to transfer under-valued and under-utilized parcels to TIF #12 in order to encourage development, increase the tax base, and meet the goals and objectives as detailed in the Comprehensive Plan. This territory amendment was completed in February 2022.

	General Fund Advance	Parking Utility Advance		General Fund Advance	Parking Utility Advance
1993	\$ -	\$ 129,877	2010	222,838	1,000,000
1994	-	604,290	2011	643,980	1,000,000
1995	-	703,516	2012	676,179	1,000,000
1996	-	1,254,622	2013	(417,512)	1,200,000
1997	639,211	764,308	2014	(1,360,888)	1,200,000
1998	1,141,212	787,831	2015	(1,428,932)	1,200,000
1999	1,756,773	827,222	2016	(2,000,000)	1,400,000
2000	1,774,640	868,584	2017	(1,500,000)	1,200,000
2001	1,341,515	1,568,974	2018	(1,500,000)	1,000,000
2002	2,235,558	969,870	2019	(1,500,000)	600,000
2003	1,498,145	1,892,733	2020	(1,150,000)	-
2004	1,575,103	1,338,592	2021	(1,000,000)	-
2005	393,108	800,000	2022	(1,250,000)	-
2006	207,763	900,000	2023	(1,092,427)	-
2007	423,151	900,000	2024	-	(1,150,000)
2008	239,309	900,000	2025	-	(1,150,000)
2009	(568,726)	1,000,000	2026	-	(1,150,000)
12/31/26 Balance				\$ -	\$ 23,560,419

Major changes in Revenue, Expenditures, or Programs:

Beginning in 2024, the annual property tax increments have been used to repay the Parking Utility until the closure of the TIF in 2029.

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			%
Unit	Title	2023	2024	Adopted 2025	Amended 2025	2026	Change *
Program Revenues		\$ 66,836	\$ 105,673	\$ 50,360	\$ 50,360	\$ 50,360	0.00%
Program Expenses		\$ 28,728	\$ 1,151,547	\$ 23,525	\$ 1,173,525	\$ 1,180,400	4917.64%
Expenses Comprised Of:							
Purchased Services		1,418	1,547	1,650	1,650	1,650	0.00%
Other Expense		27,310	1,150,000	21,875	1,171,875	1,178,750	5288.57%

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PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2023	2024	Adopted 2025	Amended 2025	2026
Revenues					
411000 Property Taxes	\$ 1,205,648	\$ 1,617,127	\$ 650,000	\$ 650,000	\$ 1,185,000
413000 Payment in Lieu of Taxes	25,000	25,000	-	-	-
422700 State Aid - Computers	5,140	5,141	5,000	5,000	5,000
422800 State Aid - Personal Property	3,592	3,593	40,360	40,360	40,360
471000 Interest on Investments	33,104	71,939	5,000	5,000	5,000
Total Revenue	<u>\$ 1,272,484</u>	<u>\$ 1,722,800</u>	<u>\$ 700,360</u>	<u>\$ 700,360</u>	<u>\$ 1,235,360</u>
Expenses					
640100 Accounting/Audit	\$ 1,268	\$ 1,397	\$ 1,500	\$ 1,500	\$ 1,500
640202 Legal Fees	150	150	150	150	150
672000 Interest Payments	27,310	-	21,875	21,875	28,750
791504 Transfer Out - Parking	-	1,150,000	-	1,150,000	1,150,000
Total Expense	<u>\$ 28,728</u>	<u>\$ 1,151,547</u>	<u>\$ 23,525</u>	<u>\$ 1,173,525</u>	<u>\$ 1,180,400</u>

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

None

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TAX INCREMENTAL DISTRICT #3

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

	2023 Actual	2024 Actual	2025 Budget	2025 Projected	2026 Budget
Revenues					
Property Taxes	\$ 1,205,648	\$ 1,617,127	\$ 650,000	\$ 650,000	\$ 1,185,000
Payment in Lieu of Taxes	25,000	25,000	-	-	-
Intergovernmental	8,732	8,734	45,360	45,360	45,360
Interest Income	33,104	71,939	5,000	5,000	5,000
Total Revenues	<u>1,272,484</u>	<u>1,722,800</u>	<u>700,360</u>	<u>700,360</u>	<u>1,235,360</u>
Expenses					
Interest Expense	27,310	-	21,875	21,875	28,750
Administrative Expenses	1,418	1,547	1,650	1,650	1,650
Total Expenses	<u>28,728</u>	<u>1,547</u>	<u>23,525</u>	<u>23,525</u>	<u>30,400</u>
Revenues over (under) Expenses	1,243,756	1,721,253	676,835	676,835	1,204,960
Other Financing Sources (Uses)					
Operating Transfers In - Other Funds	-	-	-	-	-
Operating Transfers Out - Other Funds	-	(1,150,000)	-	(1,150,000)	(1,150,000)
Total Other Financing Sources (Uses)	<u>-</u>	<u>(1,150,000)</u>	<u>-</u>	<u>(1,150,000)</u>	<u>(1,150,000)</u>
Net Change in Equity	1,243,756	571,253	676,835	(473,165)	54,960
Fund Balance (Deficit)- Beginning	<u>(1,050,399)</u>	<u>193,357</u>	<u>764,610</u>	<u>764,610</u>	<u>291,445</u>
Fund Balance (Deficit)- Ending	<u>\$ 193,357</u>	<u>\$ 764,610</u>	<u>\$ 1,441,445</u>	<u>\$ 291,445</u>	<u>\$ 346,405</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 739,610	\$ 266,445
+ Net Change in Equity	(473,165)	54,960
- Parking Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 266,445</u>	<u>\$ 321,405</u>