

CITY OF APPLETON 2020 BUDGET CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

IDENTIFICATION

Project Title: Business/Industrial Park Land

PROJECT DESCRIPTION

Justification:

The City of Appleton has approximately 1,113 acres of fully improved land in our business and industrial parks. 959 acres have been sold, 89 acres are under contract and 58 acres are fully improved and for sale by the City. An additional 88 acres are owned by the City and are in the CIP to have infrastructure put in over the next 5 to 10 years.

The City develops and markets parcels of business and industrial land to ensure availability of sites for new and expanding businesses within the City. In order to continue to provide sites, we need to invest in our future by securing additional land for the next municipally-owned business and industrial park. The purpose of this request is to purchase additional land.

Discussion of operating cost impact:

The final impact on operating costs is undertermined at this time since the properties and final use for the properties has not been finalized.

DEPARTMENT PHASE	2020	2021	2022	2023	2024	Total
Community Development Industrial Park Land	1,997,500	-	-	-	-	\$ 1,997,500
Total - Industrial Park Land Capital Projects Fund	\$ 1,997,500	\$ -	\$ -	\$ -	\$ -	\$ 1,997,500

COST ANALYSIS

Estimated Cash Flows

Components	2020	2021	2022	2023	2024	Total
Planning	-	-	-	-	-	-
Land Acquisition	1,197,500	-	-	-	-	\$ 1,197,500
Construction	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total	\$ 1,197,500	\$ -	\$ -	\$ -	\$ -	\$ 1,197,500
Operating Cost Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF APPLETON 2020 BUDGET CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

IDENTIFICATION

Project Title: Southpoint Commerce Park

PROJECT DESCRIPTION

Justification:

This project comprises infrastructure development for the Southpoint Commerce Park in the southeast growth area of the City. The 359-acre site will be developed in several phases over the next several decades.

The first half of the Park was developed using the Tax Incremental District #6 (TIF #6) created in 2000. The TIF #6 Plan projects the district will create \$75 million in tax base. Job creation and retention will also be significant.

The 2020 budget provides funding for administration and management of Southpoint. Much of the development of Southpoint Commerce Park was paid for by TIF #6, which closed for capital investments February 14, 2018.

Funding in 2020 and beyond is for maintenance of the Park that 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.

Other administration costs include real estate commissions paid on land sales, due diligence expenses for land sales and park administration.

Discussion of operating cost impact:

No major impacts.

DEPARTMENT COST SUMMARY

DEPARTMENT PHASE		2020	2021	2022	2023	2024	Total
Comm Dev	Administration	53,125	53,125	48,125	38,125	118,125	\$ 310,625
Comm Dev	Non-City Improvements	-	17,158	30,000	30,000	30,000	\$ 107,158
Comm Dev	Sanitary Area Assessment	68,389	16,348	-	-	-	\$ 84,737
Public Works	Infrastructure	-	-	2,007,105	1,499,646	366,863	\$ 3,873,614
Total - Industrial Park Land Fund		\$ 121,514	\$ 86,631	\$ 2,085,230	\$ 1,567,771	\$ 514,988	\$ 4,376,134

COST ANALYSIS

Estimated Cash Flows

Components	2020	2021	2022	2023	2024	Total
Planning	-	-	-	-	-	\$ -
Land Acquisition	-	-	-	-	-	\$ -
Construction	-	17,158	2,037,105	1,529,646	396,863	\$ 3,980,772
Other	121,514	69,473	48,125	38,125	118,125	\$ 395,362
Total	\$ 121,514	\$ 86,631	\$ 2,085,230	\$ 1,567,771	\$ 514,988	\$ 4,376,134
Operating Cost Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -