

CITY OF APPLETON 2024 BUDGET
CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2026 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District #13

Business Unit 4160

PROGRAM MISSION

This fund provides for the promotion of industry and providing industrial sites in the City's Southpoint Commerce Park 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 Strategies #1: "Responsibly deliver excellent services" and #4: "Continually assess trends affecting the community and proactively respond".

Objectives:

The City's Southpoint Commerce Park has experienced notable sales of larger parcels for industrial/manufacturing and warehousing users. To ensure continued supply of industrial sites for new business and expansion, investment in infrastructure is needed. This is identified as a priority for the City as outlined in the Comprehensive Plan 2010-2030 (Chapter 4 Overall Community Goals, Chapter 9 Economic Development and Chapter 10 Land Use). The City created TIF District #13 in 2023 to provide infrastructure investments in the Southpoint Commerce Park, while recapturing the cost of investments through the increased property tax revenues. The TIF District provides for a 15-year expenditure period (July 19, 2038) to make investments to support the goals of the District, including promotion of industry: industrial sites, attraction of new businesses, and increasing property values. The maximum life of the District is 20 years (July 19, 2043).

Major changes in Revenue, Expenditures, or Programs:

Electric services increased due to lighting being installed in Phase 4.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2023	2024	Adopted 2025	Amended 2025	2026	
Program Revenues		\$ 573,918	\$ 4,757,913	\$ 609,520	\$ 609,520	\$ 610,491	0.16%
Program Expenses		\$ 28,365	\$ 3,329,723	\$ 1,016,886	\$ 1,016,886	\$ 685,278	-32.61%
Expenses Comprised Of:							
Personnel		26,788	89,864	32,693	32,693	30,393	-7.04%
Purchased Services		1,000	13,403	1,650	1,650	36,650	2121.21%
Miscellaneous Expense		27	7,379	71,660	71,660	59,860	-16.47%
Capital Expenditures		550	3,219,077	-	-	-	N/A
Transfers Out		-	-	910,883	910,883	558,375	-38.70%

CITY OF APPLETON 2026 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District #13

Business Unit 4160

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2023	2024	Adopted 2025	Amended 2025	2026
Revenues					
411000 Property Tax	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 902,000
471000 Interest on Investments	10,231	22,277	-	-	1,000
500400 Sale of City Property	563,687	-	602,000	602,000	602,000
501500 Rental of City Property	-	13,936	7,520	7,520	7,491
591000 Proceeds of Debt	-	4,721,700	-	-	-
Total Revenue	\$ 573,918	\$ 4,757,913	\$ 1,089,520	\$ 1,089,520	\$ 1,512,491
Expenses					
610100 Regular Salaries	\$ 19,667	\$ 66,670	\$ 23,030	\$ 23,030	\$ 23,853
615000 Fringes	7,121	23,194	9,663	9,663	6,540
640100 Accounting/Audit Fees	-	-	1,500	1,500	1,500
640202 Recording/Filing Fees	1,000	200	150	150	150
640400 Consulting Services	-	13,203	-	-	35,000
641200 Advertising	-	-	8,000	8,000	7,500
641301 Electric	-	141	500	500	1,000
642501 CEA Operations/Maint.	17	1,462	-	-	-
642502 CEA Depreciation/Replace.	10	1,936	-	-	-
659900 Other Contracts/Obligation	-	3,840	63,160	63,160	51,360
680900 Infrastructure Construction	550	3,219,077	-	-	-
791300 Transfer Out - Debt Service	-	-	910,883	910,883	558,375
Total Expense	\$ 28,365	\$ 3,329,723	\$ 1,016,886	\$ 1,016,886	\$ 685,278

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

Other Contracts/Obligations

Weed Cutting/Maintenance
Commissions/Fees

\$ 3,200
48,160
\$ 51,360

Consulting

Design - Concrete CIP

\$ 35,000
\$ 35,000

CITY OF APPLETON 2026 BUDGET
TAX INCREMENTAL DISTRICT #13
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2023 Actual	2024 Actual	2025 Budget	2025 Projected	2026 Budget
Property Taxes	\$ -	\$ -	\$ 480,000	\$ 480,000	\$ 902,000
Interest on Investments	10,231	22,277	-	-	1,000
Rental of City Property	-	13,936	7,520	7,520	7,491
Total Revenues	<u>10,231</u>	<u>36,213</u>	<u>487,520</u>	<u>487,520</u>	<u>\$ 910,491</u>
Expenses					
Program Costs	27,365	3,329,523	104,353	104,353	125,253
Administration	1,000	200	1,650	1,650	1,650
Total Expenses	<u>28,365</u>	<u>3,329,723</u>	<u>106,003</u>	<u>106,003</u>	<u>126,903</u>
Revenues over (under) Expenses	(18,134)	(3,293,510)	381,517	381,517	783,588
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	4,721,700	-	-	-
Proceeds from Sale of Capital Assets	563,687	-	602,000	602,000	602,000
Interest Payments	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	(910,883)	(910,883)	(558,375)
Total Other Financing Sources (Uses)	<u>563,687</u>	<u>4,721,700</u>	<u>(308,883)</u>	<u>(308,883)</u>	<u>43,625</u>
Net Change in Equity	545,553	1,428,190	72,634	72,634	827,213
Fund Balance - Beginning	-	545,553	1,973,743	1,973,743	2,046,377
Fund Balance - Ending	<u>\$ 545,553</u>	<u>\$ 1,973,743</u>	<u>\$ 2,046,377</u>	<u>\$ 2,046,377</u>	<u>\$ 2,873,590</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 1,973,743	\$ 2,046,377
+ Net Change in Equity	72,634	827,213
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 2,046,377</u>	<u>\$ 2,873,590</u>

CITY OF APPLETON 2025 BUDGET
TAX INCREMENTAL DISTRICT #13
LONG TERM DEBT

Year	2024 G.O. Notes		
	Principal	Interest	Total
2026	365,000	193,375	558,375
2027	385,000	174,625	559,625
2028	405,000	154,875	559,875
2029	425,000	134,125	559,125
2030	445,000	112,375	557,375
2031	470,000	89,500	559,500
2032	490,000	65,500	555,500
2033	520,000	40,250	560,250
2034	545,000	13,625	558,625
	<u>\$ 4,050,000</u>	<u>\$ 978,250</u>	<u>\$ 5,028,250</u>

Year	Total		
	Principal	Interest	Total
2026	365,000	193,375	558,375
2027	385,000	174,625	559,625
2028	405,000	154,875	559,875
2029	425,000	134,125	559,125
2030	445,000	112,375	557,375
2031	470,000	89,500	559,500
2032	490,000	65,500	555,500
2033	520,000	40,250	560,250
2034	545,000	13,625	558,625
	<u>\$ 4,050,000</u>	<u>\$ 978,250</u>	<u>\$ 5,028,250</u>

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