

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**

**CITY OF APPLETON 2022 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 Southpoint Commerce 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). The expenditure period for TIF district #6 expired on February 14, 2018; the district is scheduled to close in 2023.

**Summary of General Fund Advance**

|      |              |                  |             |
|------|--------------|------------------|-------------|
| 2010 | \$ 1,025,000 | 2016             | 1,853,245   |
| 2011 | 1,877,500 *  | 2017             | 1,900,000   |
| 2012 | 145,125      | 2018             | (1,000,000) |
| 2013 | (360,119)    | 2019             | (1,000,000) |
| 2014 | 134,375      | 2020             | (2,000,000) |
| 2015 | 141,094      | 2021             | (2,716,220) |
|      |              | 12/31/22 Balance | \$ -        |

\* \$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 2022 budget reflects the final payment to Encapsys which fulfills the City's obligation under the 2017 development agreement. Once this payment is made, the City will begin the closeout process for TIF District #6.

**DEPARTMENT BUDGET SUMMARY**

| Programs                      |       | Actual       |            | Budget       |              |              | % Change * |
|-------------------------------|-------|--------------|------------|--------------|--------------|--------------|------------|
| Unit                          | Title | 2019         | 2020       | Adopted 2021 | Amended 2021 | 2022         |            |
| <b>Program Revenues</b>       |       | \$ 493,366   | \$ 143,909 | \$ 131,807   | \$ 131,807   | \$ 108,426   | -17.74%    |
| <b>Program Expenses</b>       |       | \$ 1,450,269 | \$ 726,398 | \$ 404,365   | \$ 404,365   | \$ 1,735,857 | 329.28%    |
| <b>Expenses Comprised Of:</b> |       |              |            |              |              |              |            |
| Personnel                     |       | -            | -          | -            | -            | -            | N/A        |
| Supplies & Materials          |       | -            | -          | -            | -            | -            | N/A        |
| Purchased Services            |       | 629,905      | 424,466    | 336,460      | 336,460      | 1,735,857    | 415.92%    |
| Miscellaneous Expense         |       | 260,811      | 185,811    | 67,905       | 67,905       | -            | -100.00%   |
| Capital Expenditures          |       | -            | -          | -            | -            | -            | N/A        |
| Transfers Out                 |       | 559,553      | 116,121    | -            | -            | -            | N/A        |

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 6**

**Business Unit 4090**

**PROGRAM BUDGET SUMMARY**

| Description                           | Actual              |                     | Budget              |                     |                     |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                       | 2019                | 2020                | Adopted 2021        | Amended 2021        | 2022                |
| <b>Revenues</b>                       |                     |                     |                     |                     |                     |
| 411000 Property Tax                   | \$ 2,526,866        | \$ 2,516,742        | \$ 3,290,000        | \$ 3,290,000        | \$ 2,677,332        |
| 422700 State Aid - Computers          | 66,726              | 66,726              | 66,000              | 66,000              | 66,000              |
| 422800 State Aid - Personal Prop      | 4,902               | 23,662              | 42,421              | 42,421              | 30,000              |
| 471000 Interest on Investments        | 43,640              | 35,315              | 20,000              | 20,000              | 10,000              |
| 500400 Sale of City Property          | 372,117             | 12,982              | -                   | -                   | -                   |
| 501500 Rental of City Property        | 5,981               | 5,224               | 3,386               | 3,386               | 2,426               |
| <b>Total Revenue</b>                  | <b>\$ 3,020,232</b> | <b>\$ 2,660,651</b> | <b>\$ 3,421,807</b> | <b>\$ 3,421,807</b> | <b>\$ 2,785,758</b> |
| <b>Expenses</b>                       |                     |                     |                     |                     |                     |
| 640100 Accounting/Audit Fees          | \$ 6,071            | \$ 1,246            | \$ 1,310            | \$ 1,310            | \$ 1,500            |
| 640202 Recording/Filing Fees          | 150                 | 150                 | 150                 | 150                 | 150                 |
| 642500 CEA Expense                    | -                   | 69                  | -                   | -                   | -                   |
| 659900 Other Contracts/Obligation     | 623,684             | 423,001             | 335,000             | 335,000             | 1,734,207           |
| 672000 Interest Payments              | 260,811             | 185,811             | 67,905              | 67,905              | -                   |
| 791300 Transfer Out - Debt Service    | 559,553             | 116,121             | -                   | -                   | -                   |
| 791400 Transfer Out - Industrial Park | -                   | -                   | -                   | -                   | -                   |
| <b>Total Expense</b>                  | <b>\$ 1,450,269</b> | <b>\$ 726,398</b>   | <b>\$ 404,365</b>   | <b>\$ 404,365</b>   | <b>\$ 1,735,857</b> |

**DETAILED SUMMARY OF 2022 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

Developer funded incentive payments:

|          |                     |
|----------|---------------------|
| Encapsys | \$ 1,734,207        |
|          | <u>\$ 1,734,207</u> |

## CITY OF APPLETON 2022 BUDGET

### TAX INCREMENTAL DISTRICT # 6

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

|   | 2019<br>Actual        | 2020<br>Actual        | 2021<br>Budget      | 2021<br>Projected | 2022<br>Budget      |
|---|-----------------------|-----------------------|---------------------|-------------------|---------------------|
| <b>Revenues</b>                           |                       |                       |                     |                   |                     |
| Property Taxes                            | \$ 2,526,866          | \$ 2,516,742          | \$ 3,290,000        | \$ 3,262,975      | \$ 2,677,332        |
| Intergovernmental                         | 71,628                | 90,388                | 108,421             | 109,148           | 96,000              |
| Interest Income                           | 43,640                | 35,315                | 20,000              | 5,000             | 10,000              |
| Other                                     | 5,981                 | 5,224                 | 3,386               | 3,386             | 2,426               |
| Total Revenues                            | <u>2,648,115</u>      | <u>2,647,669</u>      | <u>3,421,807</u>    | <u>3,380,509</u>  | <u>2,785,758</u>    |
| <b>Expenses</b>                           |                       |                       |                     |                   |                     |
| Operation & Maintenance                   | 1,183,237             | 539,191               | 335,000             | 1,329,423         | 1,734,207           |
| Interest Expense                          | 260,811               | 185,811               | 67,905              | 67,905            | -                   |
| Administrative Expense                    | 6,221                 | 1,396                 | 1,460               | 1,207             | 1,650               |
| Total Expenses                            | <u>1,450,269</u>      | <u>726,398</u>        | <u>404,365</u>      | <u>1,398,535</u>  | <u>1,735,857</u>    |
| Revenues over (under)<br>Expenses         | 1,197,846             | 1,921,271             | 3,017,442           | 1,981,974         | 1,049,901           |
| <b>Other Financing Sources (Uses)</b>     |                       |                       |                     |                   |                     |
| Operating Transfers Out - Industrial Park | -                     | -                     | -                   | -                 | -                   |
| Sale of City Property                     | 372,117               | 12,982                | -                   | -                 | -                   |
| Total Other Financing Sources (Uses)      | <u>372,117</u>        | <u>12,982</u>         | <u>-</u>            | <u>-</u>          | <u>-</u>            |
| Net Change in Equity                      | 1,569,963             | 1,934,253             | 3,017,442           | 1,981,974         | 1,049,901           |
| Fund Balance - Beginning                  | (5,153,436)           | (3,583,473)           | (1,649,220)         | (1,649,220)       | 332,754             |
| Residual Equity Transfers Out             | -                     | -                     | -                   | -                 | -                   |
| Fund Balance - Ending                     | <u>\$ (3,583,473)</u> | <u>\$ (1,649,220)</u> | <u>\$ 1,368,222</u> | <u>\$ 332,754</u> | <u>\$ 1,382,655</u> |

#### SCHEDULE OF CASH FLOWS

|                                  |                    |                     |
|----------------------------------|--------------------|---------------------|
| Cash - Beginning of Year         | \$ 1,067,000       | \$ 332,754          |
| - Net Change in Equity           | 1,981,974          | 1,049,901           |
| + Advance from General Fund      | -                  | -                   |
| - General Fund Advance Repayment | <u>(2,716,220)</u> | <u>-</u>            |
| Working Cash - End of Year       | <u>\$ 332,754</u>  | <u>\$ 1,382,655</u> |

**CITY OF APPLETON 2021 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**

**CITY OF APPLETON 2022 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. The TIF remains a tool to support and encourage investment in this area. No new funds are being requested for the program in 2022.

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

No major changes.

**DEPARTMENT BUDGET SUMMARY**

| Programs                      |                      | Actual     |            | Budget       |              |            | % Change * |
|-------------------------------|----------------------|------------|------------|--------------|--------------|------------|------------|
| Unit                          | Title                | 2019       | 2020       | Adopted 2021 | Amended 2021 | 2022       |            |
| <b>Program Revenues</b>       |                      | \$ 92,573  | \$ 93,505  | \$ 88,287    | \$ 88,287    | \$ 77,687  | -12.01%    |
| <b>Program Expenses</b>       |                      | \$ 373,148 | \$ 346,479 | \$ 351,460   | \$ 351,460   | \$ 351,650 | 0.05%      |
| <b>Expenses Comprised Of:</b> |                      |            |            |              |              |            |            |
|                               | Personnel            | -          | -          | -            | -            | -          | N/A        |
|                               | Supplies & Materials | -          | -          | -            | -            | -          | N/A        |
|                               | Purchased Services   | 352,835    | 346,479    | 351,460      | 351,460      | 351,650    | 0.05%      |
|                               | Transfers Out        | 20,313     | -          | -            | -            | -          | N/A        |

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 7**

**Business Unit 4100**

**PROGRAM BUDGET SUMMARY**

| Description                          | Actual            |                   | Budget            |                   |                   |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                      | 2019              | 2020              | Adopted 2021      | Amended 2021      | 2022              |
| <b>Revenues</b>                      |                   |                   |                   |                   |                   |
| 411000 Property Tax                  | \$ 490,919        | \$ 342,772        | \$ 440,000        | \$ 440,000        | \$ 360,000        |
| 422700 State Aid - Computers         | 62,687            | 62,687            | 63,000            | 63,000            | 62,687            |
| 422800 State Aid - Personal Property | 1,706             | 3,497             | 5,287             | 5,287             | 5,000             |
| 471000 Interest on Investments       | 28,180            | 27,321            | 20,000            | 20,000            | 10,000            |
| <b>Total Revenue</b>                 | <b>\$ 583,492</b> | <b>\$ 436,277</b> | <b>\$ 528,287</b> | <b>\$ 528,287</b> | <b>\$ 437,687</b> |
| <b>Expenses</b>                      |                   |                   |                   |                   |                   |
| 640100 Accounting/Audit Fees         | \$ 1,319          | \$ 1,247          | \$ 1,310          | \$ 1,310          | \$ 1,500          |
| 640202 Recording/Filing Fees         | 150               | 150               | 150               | 150               | 150               |
| 659900 Other Contracts/Obligation    | 351,366           | 345,082           | 350,000           | 350,000           | 350,000           |
| 791300 Transfer Out - Debt Service   | 20,313            | -                 | -                 | -                 | -                 |
| <b>Total Expense</b>                 | <b>\$ 373,148</b> | <b>\$ 346,479</b> | <b>\$ 351,460</b> | <b>\$ 351,460</b> | <b>\$ 351,650</b> |

**DETAILED SUMMARY OF 2022 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

|  |                   |
|--|-------------------|
| Developer funded incentive -<br>Valley Fair Too, LLC | <u>\$ 350,000</u> |
|--|-------------------|

**CITY OF APPLETON 2022 BUDGET  
TAX INCREMENTAL DISTRICT # 7**

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

|                                       | 2019<br>Actual      | 2020<br>Actual      | 2021<br>Budget      | 2021<br>Projected   | 2022<br>Budget      |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Revenues</b>                       |                     |                     |                     |                     |                     |
| Property Taxes                        | \$ 490,919          | \$ 342,772          | \$ 440,000          | \$ 438,805          | \$ 360,000          |
| Intergovernmental                     | 64,393              | 66,184              | 68,287              | 68,287              | 67,687              |
| Interest Income                       | 28,180              | 27,321              | 20,000              | 5,000               | 10,000              |
| Other                                 | -                   | -                   | -                   | -                   | -                   |
| Total Revenues                        | <u>583,492</u>      | <u>436,277</u>      | <u>528,287</u>      | <u>512,092</u>      | <u>437,687</u>      |
| <b>Expenses</b>                       |                     |                     |                     |                     |                     |
| Operation & Maintenance               | 351,366             | 345,082             | 350,000             | 334,179             | 350,000             |
| Administrative Expense                | 1,469               | 1,397               | 1,460               | 1,207               | 1,650               |
| Total Expenses                        | <u>352,835</u>      | <u>346,479</u>      | <u>351,460</u>      | <u>335,386</u>      | <u>351,650</u>      |
| Revenues over (under)<br>Expenses     | 230,657             | 89,798              | 176,827             | 176,706             | 86,037              |
| <b>Other Financing Sources (Uses)</b> |                     |                     |                     |                     |                     |
| Proceeds of G.O. Debt                 | -                   | -                   | -                   | -                   | -                   |
| Operating Transfers In                | -                   | -                   | -                   | -                   | -                   |
| Operating Transfers Out               | (20,313)            | -                   | -                   | -                   | -                   |
| Total Other Financing Sources (Uses)  | <u>(20,313)</u>     | <u>-</u>            | <u>-</u>            | <u>-</u>            | <u>-</u>            |
| Net Change in Equity                  | 210,344             | 89,798              | 176,827             | 176,706             | 86,037              |
| Fund Balance (Deficit) - Beginning    | 814,082             | 1,024,426           | 1,114,224           | 1,114,224           | 1,290,930           |
| Residual Equity Transfers In (Out)    | -                   | -                   | -                   | -                   | -                   |
| Fund Balance (Deficit) - Ending       | <u>\$ 1,024,426</u> | <u>\$ 1,114,224</u> | <u>\$ 1,291,051</u> | <u>\$ 1,290,930</u> | <u>\$ 1,376,967</u> |

**SCHEDULE OF CASH FLOWS**

|                                  |                     |                     |
|----------------------------------|---------------------|---------------------|
| Cash - Beginning of Year         | \$ 1,114,224        | \$ 1,290,930        |
| + Net Change in Equity           | 176,706             | 86,037              |
| + Advance from General Fund      | -                   | -                   |
| - General Fund Advance Repayment | -                   | -                   |
| Working Cash - End of Year       | <u>\$ 1,290,930</u> | <u>\$ 1,376,967</u> |





**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 8**

**Business Unit 4110**

**PROGRAM MISSION**

This fund provides for redevelopment of the Fox 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 that 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<br>Advances | General<br>Fund |
|------------------------|-----------------|
| 2012                   | \$ 315,000      |
| 2013                   | 515,750         |
| 2014                   | 41,538          |
| 2015                   | 43,614          |
| 2016                   | -               |
| 2017                   | (500,000)       |
| 2018                   | -               |
| 2019                   | -               |
| 2020                   | (350,000)       |
| 2021                   | (65,902)        |
| 12/31/22 Balance       | <u>\$ -</u>     |

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

As noted above, TIF 8 has paid back the general fund advance in full in 2021. Also, the City loan to the developer of the Riverheath development was paid back in full in 2021.

**DEPARTMENT BUDGET SUMMARY**

| Programs                      |                         | Actual       |              | Budget       |              |              | %        |
|-------------------------------|-------------------------|--------------|--------------|--------------|--------------|--------------|----------|
| Unit                          | Title                   | 2019         | 2020         | Adopted 2021 | Amended 2021 | 2022         |          |
|                               | <b>Program Revenues</b> | \$ 602,890   | \$ 190,858   | \$ 181,409   | \$ 181,409   | \$ 5,600     | -96.91%  |
|                               | <b>Program Expenses</b> | \$ 1,555,994 | \$ 1,212,191 | \$ 1,594,907 | \$ 1,594,907 | \$ 1,635,950 | 2.57%    |
| <b>Expenses Comprised Of:</b> |                         |              |              |              |              |              |          |
|                               | Purchased Services      | 904,502      | 943,627      | 1,341,460    | 1,341,460    | 1,546,650    | 15.30%   |
|                               | Miscellaneous Expense   | 20,795       | 12,045       | 1,647        | 1,647        | -            | -100.00% |
|                               | Capital Expenditures    | -            | -            | -            | -            | -            | N/A      |
|                               | Transfers Out           | 630,697      | 256,519      | 251,800      | 251,800      | 89,300       | -64.54%  |

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 8**

**Business Unit 4110**

**PROGRAM BUDGET SUMMARY**

| Description                        | Actual              |                     | Budget              |                     |                     |
|------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                    | 2019                | 2020                | Adopted 2021        | Amended 2021        | 2022                |
| <b>Revenues</b>                    |                     |                     |                     |                     |                     |
| 411000 Property Tax                | \$ 1,014,802        | \$ 1,077,616        | \$ 1,520,000        | \$ 1,520,000        | \$ 1,750,000        |
| 422700 State Aid - Computers       | 3,123               | 3,123               | 3,100               | 3,100               | 3,100               |
| 422800 State Aid - Personal Prop   | 3,143               | 2,583               | 2,022               | 2,022               | 2,000               |
| 470500 General Interest            | 27,096              | 10,418              | 5,287               | 5,287               | -                   |
| 471000 Interest on Investments     | 33,278              | 9,734               | 1,000               | 1,000               | 500                 |
| 503500 Other Reimbursements        | 536,250             | 165,000             | 170,000             | 170,000             | -                   |
| 591000 Proceeds of Debt            | -                   | -                   | -                   | -                   | -                   |
| <b>Total Revenue</b>               | <b>\$ 1,617,692</b> | <b>\$ 1,268,474</b> | <b>\$ 1,701,409</b> | <b>\$ 1,701,409</b> | <b>\$ 1,755,600</b> |
| <b>Expenses</b>                    |                     |                     |                     |                     |                     |
| 610200 Labor Pool Allocations      | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| 615000 Fringes                     | -                   | -                   | -                   | -                   | -                   |
| 640100 Accounting/Audit Fees       | 1,319               | 1,247               | 1,310               | 1,310               | 1,500               |
| 640202 Recording/Filing Fees       | 150                 | 150                 | 150                 | 150                 | 150                 |
| 642501 CEA Operations/Maint.       | -                   | -                   | -                   | -                   | -                   |
| 642502 CEA Depreciation/Replace.   | -                   | -                   | -                   | -                   | -                   |
| 659900 Other Contracts/Obligation  | 903,033             | 942,230             | 1,340,000           | 1,340,000           | 1,545,000           |
| 672000 Interest Payments           | 20,795              | 12,045              | 1,647               | 1,647               | -                   |
| 680999 Other Infrastructure        | -                   | -                   | -                   | -                   | -                   |
| 791300 Transfer Out - Debt Service | 630,697             | 256,519             | 251,800             | 251,800             | 89,300              |
| <b>Total Expense</b>               | <b>\$ 1,555,994</b> | <b>\$ 1,212,191</b> | <b>\$ 1,594,907</b> | <b>\$ 1,594,907</b> | <b>\$ 1,635,950</b> |

**DETAILED SUMMARY OF 2022 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

|                         |                     |
|-------------------------|---------------------|
| Tax Development Payment |                     |
| RiverHeath              | \$ 1,050,000        |
| Eagle Flats             | 70,000              |
| Eagle Point             | 425,000             |
|                         | <u>\$ 1,545,000</u> |

## CITY OF APPLETON 2022 BUDGET

### TAX INCREMENTAL DISTRICT # 8

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

| <b>Revenues</b>                             | 2019<br>Actual      | 2020<br>Actual     | 2021<br>Budget   | 2021<br>Projected | 2022<br>Budget    |
|---|---------------------|--------------------|------------------|-------------------|-------------------|
| Property Taxes                              | \$ 1,014,802        | \$ 1,077,616       | \$ 1,520,000     | \$ 1,490,812      | \$ 1,750,000      |
| Intergovernmental Revenue                   | 6,266               | 5,706              | 5,122            | 5,146             | 5,100             |
| Other Reimbursements                        | 536,250             | 165,000            | 170,000          | 170,000           | -                 |
| Interest Income                             | 60,374              | 20,152             | 6,287            | 5,500             | 500               |
| <b>Total Revenues</b>                       | <b>1,617,692</b>    | <b>1,268,474</b>   | <b>1,701,409</b> | <b>1,671,458</b>  | <b>1,755,600</b>  |
| <b>Expenses</b>                             |                     |                    |                  |                   |                   |
| Program Costs                               | 903,033             | 942,230            | 1,340,000        | 1,247,494         | 1,545,000         |
| Interest Expense                            | 20,795              | 12,045             | 1,647            | 1,647             | -                 |
| Administration                              | 1,469               | 1,397              | 1,460            | 1,208             | 1,650             |
| <b>Total Expenses</b>                       | <b>925,297</b>      | <b>955,672</b>     | <b>1,343,107</b> | <b>1,250,349</b>  | <b>1,546,650</b>  |
| Revenues over (under)<br>Expenses           | 692,395             | 312,802            | 358,302          | 421,109           | 208,950           |
| <b>Other Financing Sources (Uses)</b>       |                     |                    |                  |                   |                   |
| Proceeds of G.O. Debt                       | -                   | -                  | -                | -                 | -                 |
| Sale of City Property                       | -                   | -                  | -                | -                 | -                 |
| Operating Transfers In                      | -                   | -                  | -                | -                 | -                 |
| Operating Transfers Out                     | (630,697)           | (256,519)          | (251,800)        | (251,800)         | (89,300)          |
| <b>Total Other Financing Sources (Uses)</b> | <b>(630,697)</b>    | <b>(256,519)</b>   | <b>(251,800)</b> | <b>(251,800)</b>  | <b>(89,300)</b>   |
| Net Change in Equity                        | 61,698              | 56,283             | 106,502          | 169,309           | 119,650           |
| Fund Balance - Beginning                    | (166,598)           | (104,900)          | (48,617)         | (48,617)          | 120,692           |
| Fund Balance - Ending                       | <b>\$ (104,900)</b> | <b>\$ (48,617)</b> | <b>\$ 57,885</b> | <b>\$ 120,692</b> | <b>\$ 240,342</b> |

#### SCHEDULE OF CASH FLOWS

|                                  |                   |                   |
|----------------------------------|-------------------|-------------------|
| Cash - Beginning of Year         | \$ 17,286         | \$ 121,503        |
| + Net Change in Equity           | 169,309           | 119,650           |
| + Advance from General Fund      | -                 | -                 |
| - General Fund Advance Repayment | (65,092)          | -                 |
| Working Cash - End of Year       | <b>\$ 121,503</b> | <b>\$ 241,153</b> |

**CITY OF APPLETON 2022 BUDGET**  
**TAX INCREMENTAL DISTRICT # 8**  
**LONG TERM DEBT**

| Year | 2012 DNR Site Remediation Loan |             |
|------|--------------------------------|-------------|
|      | Principal                      | Interest    |
| 2022 | \$ 45,000                      | \$ -        |
| 2023 | 45,000                         | -           |
| 2024 | 50,000                         | -           |
|      | <u>\$ 140,000</u>              | <u>\$ -</u> |

| Year | 2015 G.O. Notes   |                  |
|------|-------------------|------------------|
|      | Principal         | Interest         |
| 2022 | \$ 40,000         | \$ 4,300         |
| 2023 | 40,000            | 3,300            |
| 2024 | 45,000            | 2,025            |
| 2025 | 45,000            | 675              |
|      | <u>\$ 170,000</u> | <u>\$ 10,300</u> |

| Year | Total             |                  |                   |
|------|-------------------|------------------|-------------------|
|      | Principal         | Interest         | Total             |
| 2022 | \$ 85,000         | \$ 4,300         | \$ 89,300         |
| 2023 | 85,000            | 3,300            | 93,300            |
| 2024 | 95,000            | 2,025            | 97,025            |
| 2025 | 45,000            | 675              | 45,675            |
|      | <u>\$ 310,000</u> | <u>\$ 10,300</u> | <u>\$ 325,300</u> |

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 9**

**Business Unit 4120**

**PROGRAM MISSION**

This fund provides for redevelopment of the business and industrial corridor located along East Wisconsin Avenue from Meade Street to Viola 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 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

No new funds are being requested for the program in 2022.

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

No major changes.

**DEPARTMENT BUDGET SUMMARY**

| Programs                      |       | Actual    |            | Budget       |              |            | % Change * |
|-------------------------------|-------|-----------|------------|--------------|--------------|------------|------------|
| Unit                          | Title | 2019      | 2020       | Adopted 2021 | Amended 2021 | 2022       |            |
| <b>Program Revenues</b>       |       | \$ 81,957 | \$ 117,834 | \$ 156,605   | \$ 156,605   | \$ 115,287 | -26.38%    |
| <b>Program Expenses</b>       |       | \$ 35,630 | \$ 30,921  | \$ 36,460    | \$ 36,460    | \$ 34,650  | -4.96%     |
| <b>Expenses Comprised Of:</b> |       |           |            |              |              |            |            |
| Personnel                     |       | -         | -          | -            | -            | -          | N/A        |
| Purchased Services            |       | 35,630    | 30,921     | 36,460       | 36,460       | 34,650     | -4.96%     |
| Miscellaneous Expense         |       | -         | -          | -            | -            | -          | N/A        |
| Repair & Maintenance          |       | -         | -          | -            | -            | -          | N/A        |
| Transfers Out                 |       | -         | -          | -            | -            | -          | N/A        |

\* % change from prior year adopted budget

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 9**

**Business Unit 4120**

**PROGRAM BUDGET SUMMARY**

| Description                       | Actual            |                   | Budget            |                   |                   |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                   | 2019              | 2020              | Adopted 2021      | Amended 2021      | 2022              |
| <b>Revenues</b>                   |                   |                   |                   |                   |                   |
| 411000 Property Tax               | \$ 18,769         | \$ -              | \$ 9,500          | \$ 9,500          | \$ 13,000         |
| 422700 State Aid - Computers      | 73,794            | 73,794            | 74,000            | 74,000            | 73,794            |
| 422800 State Aid - Personal Prop  | 382               | 36,494            | 72,605            | 72,605            | 36,493            |
| 471000 Interest on Investments    | 7,781             | 7,546             | 10,000            | 10,000            | 5,000             |
| 503500 Other Reimbursements       | -                 | -                 | -                 | -                 | -                 |
| <b>Total Revenue</b>              | <b>\$ 100,726</b> | <b>\$ 117,834</b> | <b>\$ 166,105</b> | <b>\$ 166,105</b> | <b>\$ 128,287</b> |
| <b>Expenses</b>                   |                   |                   |                   |                   |                   |
| 640100 Accounting/Audit Fees      | \$ 1,320          | \$ 1,246          | \$ 1,310          | \$ 1,310          | \$ 1,500          |
| 640202 Recording/Filing Fees      | 150               | 150               | 150               | 150               | 150               |
| 659900 Other Contracts/Obligation | 34,160            | 29,525            | 35,000            | 35,000            | 33,000            |
| <b>Total Expense</b>              | <b>\$ 35,630</b>  | <b>\$ 30,921</b>  | <b>\$ 36,460</b>  | <b>\$ 36,460</b>  | <b>\$ 34,650</b>  |

**DETAILED SUMMARY OF 2022 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

|                                      |                  |
|--------------------------------------|------------------|
| TIF contribution - Union Square Apts | \$ 33,000        |
|                                      | <u>\$ 33,000</u> |

**CITY OF APPLETON 2022 BUDGET  
TAX INCREMENTAL DISTRICT # 9**

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

|                                       | 2019<br>Actual    | 2020<br>Actual    | 2021<br>Budget    | 2021<br>Projected | 2022<br>Budget    |
|---------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Revenues</b>                       |                   |                   |                   |                   |                   |
| Property Taxes                        | \$ 18,769         | \$ -              | \$ 9,500          | \$ 9,644          | \$ 13,000         |
| Intergovernmental Revenue             | 74,176            | 110,288           | 146,605           | 146,399           | 110,287           |
| Interest Income                       | 7,781             | 7,546             | 10,000            | 1,000             | 5,000             |
| Other Reimbursements                  | -                 | -                 | -                 | -                 | -                 |
| Total Revenues                        | <u>100,726</u>    | <u>117,834</u>    | <u>166,105</u>    | <u>157,043</u>    | <u>128,287</u>    |
| <b>Expenses</b>                       |                   |                   |                   |                   |                   |
| Program Costs                         | 34,160            | 29,525            | 35,000            | 30,301            | 33,000            |
| Administration                        | 1,470             | 1,396             | 1,460             | 1,208             | 1,650             |
| Total Expenses                        | <u>35,630</u>     | <u>30,921</u>     | <u>36,460</u>     | <u>31,509</u>     | <u>34,650</u>     |
| Revenues over (under)<br>Expenses     | 65,096            | 86,913            | 129,645           | 125,534           | 93,637            |
| <b>Other Financing Sources (Uses)</b> |                   |                   |                   |                   |                   |
| Proceeds of G.O. Debt                 | -                 | -                 | -                 | -                 | -                 |
| Interest Payments                     | -                 | -                 | -                 | -                 | -                 |
| Operating Transfers In                | -                 | -                 | -                 | -                 | -                 |
| Total Other Financing Sources (Uses)  | <u>-</u>          | <u>-</u>          | <u>-</u>          | <u>-</u>          | <u>-</u>          |
| Net Change in Equity                  | 65,096            | 86,913            | 129,645           | 125,534           | 93,637            |
| Fund Balance - Beginning              | 196,937           | 262,033           | 348,946           | 348,946           | 474,480           |
| Residual Equity Transfers In (Out)    | -                 | -                 | -                 | -                 | -                 |
| Fund Balance - Ending                 | <u>\$ 262,033</u> | <u>\$ 348,946</u> | <u>\$ 478,591</u> | <u>\$ 474,480</u> | <u>\$ 568,117</u> |

**SCHEDULE OF CASH FLOWS**

|                                  |                   |                   |
|----------------------------------|-------------------|-------------------|
| Cash - Beginning of Year         | \$ 348,946        | \$ 474,480        |
| + Net Change in Equity           | 125,534           | 93,637            |
| + Advance from General Fund      | -                 | -                 |
| - General Fund Advance Repayment | -                 | -                 |
| Working Cash - End of Year       | <u>\$ 474,480</u> | <u>\$ 568,117</u> |





**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 10**

**Business Unit 4130**

**PROGRAM MISSION**

This fund provides for 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.

No new funding is requested for this TIF for 2022.

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

The January 1, 2021 equalized value of this TIF remained below the base value by \$2,597,600, therefore no property tax increment was included in the 2022 budget. The District realized a drop in value in 2019 following a significant reduction in value of Marketplace Plaza during Open Book for assessment.

In 2018, the City approved a development agreement with Appleton Storage I, LLC for the construction of a commercial storage development on the former K-Mart site. Staff worked with Appleton Storage I, LLC throughout 2019 on the site approvals and site preparation has begun in 2021. The project is expected to add approximately \$2.2 million in assessed value to the TIF once completed.

**DEPARTMENT BUDGET SUMMARY**

| Programs                      |       | Actual   |          | Budget       |              |          | % Change * |
|-------------------------------|-------|----------|----------|--------------|--------------|----------|------------|
| Unit                          | Title | 2019     | 2020     | Adopted 2021 | Amended 2021 | 2022     |            |
| <b>Program Revenues</b>       |       | \$ 8,524 | \$ 7,915 | \$ 6,500     | \$ 6,500     | \$ 6,163 | -5.18%     |
| <b>Program Expenses</b>       |       | \$ 1,471 | \$ 1,396 | \$ 1,460     | \$ 1,460     | \$ 1,650 | 13.01%     |
| <b>Expenses Comprised Of:</b> |       |          |          |              |              |          |            |
| Personnel                     |       | -        | -        | -            | -            | -        | N/A        |
| Purchased Services            |       | 1,471    | 1,396    | 1,460        | 1,460        | 1,650    | 13.01%     |
| Miscellaneous Expense         |       | -        | -        | -            | -            | -        | N/A        |
| Capital Expenditures          |       | -        | -        | -            | -            | -        | N/A        |
| Transfers Out                 |       | -        | -        | -            | -            | -        | N/A        |

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

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 10**

**Business Unit 4130**

**PROGRAM BUDGET SUMMARY**

| Description                        | Actual          |                 | Budget          |                 |                 |
|------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                                    | 2019            | 2020            | Adopted 2021    | Amended 2021    | 2022            |
| <b>Revenues</b>                    |                 |                 |                 |                 |                 |
| 411000 Property Tax                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 422700 State Aid - Computers       | 5,163           | 5,163           | 5,000           | 5,000           | 5,163           |
| 471000 Interest on Investments     | 3,361           | 2,752           | 1,500           | 1,500           | 1,000           |
| 591000 Proceeds of Debt            | -               | -               | -               | -               | -               |
| <b>Total Revenue</b>               | <b>\$ 8,524</b> | <b>\$ 7,915</b> | <b>\$ 6,500</b> | <b>\$ 6,500</b> | <b>\$ 6,163</b> |
| <b>Expenses</b>                    |                 |                 |                 |                 |                 |
| 610100 Regular Salaries            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 615000 Fringes                     | -               | -               | -               | -               | -               |
| 640100 Accounting/Audit Fees       | 1,321           | 1,246           | 1,310           | 1,310           | 1,500           |
| 640202 Recording/Filing Fees       | 150             | 150             | 150             | 150             | 150             |
| 640400 Consulting                  | -               | -               | -               | -               | -               |
| 672000 Interest Payments           | -               | -               | -               | -               | -               |
| 659900 Other Contracts/Obligation  | -               | -               | -               | -               | -               |
| 680900 Infrastructure Construction | -               | -               | -               | -               | -               |
| <b>Total Expense</b>               | <b>\$ 1,471</b> | <b>\$ 1,396</b> | <b>\$ 1,460</b> | <b>\$ 1,460</b> | <b>\$ 1,650</b> |

**DETAILED SUMMARY OF 2022 PROPOSED EXPENDITURES > \$15,000**

None

**CITY OF APPLETON 2022 BUDGET**  
**TAX INCREMENTAL DISTRICT # 10**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

| <b>Revenues</b>                       | 2019<br>Actual   | 2020<br>Actual    | 2021<br>Budget    | 2021<br>Projected | 2022<br>Budget    |
|---------------------------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| Property Taxes                        | \$ -             | \$ -              | \$ -              | \$ -              | \$ -              |
| Intergovernmental Revenue             | 5,163            | 5,163             | 5,000             | 5,163             | 5,163             |
| Interest on Investments               | 3,361            | 2,752             | 1,500             | 500               | 1,000             |
| Total Revenues                        | <u>8,524</u>     | <u>7,915</u>      | <u>6,500</u>      | <u>5,663</u>      | <u>6,163</u>      |
| <b>Expenses</b>                       |                  |                   |                   |                   |                   |
| Program Costs                         | -                | -                 | -                 | -                 | -                 |
| Administration                        | 1,471            | 1,396             | 1,460             | 1,208             | 1,650             |
| Total Expenses                        | <u>1,471</u>     | <u>1,396</u>      | <u>1,460</u>      | <u>1,208</u>      | <u>1,650</u>      |
| Revenues over (under)<br>Expenses     | 7,053            | 6,519             | 5,040             | 4,455             | 4,513             |
| <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                  | 7,053            | 6,519             | 5,040             | 4,455             | 4,513             |
| Fund Balance - Beginning              | 91,772           | 98,825            | 105,344           | 105,344           | 109,799           |
| Residual Equity Transfers In (Out)    | -                | -                 | -                 | -                 | -                 |
| Fund Balance - Ending                 | <u>\$ 98,825</u> | <u>\$ 105,344</u> | <u>\$ 110,384</u> | <u>\$ 109,799</u> | <u>\$ 114,312</u> |

**SCHEDULE OF CASH FLOWS**

|                                  |                   |                   |
|----------------------------------|-------------------|-------------------|
| Cash - Beginning of Year         | \$ 105,344        | \$ 109,799        |
| + Net Change in Equity           | 4,455             | 4,513             |
| + Advance from General Fund      | -                 | -                 |
| - General Fund Advance Repayment | -                 | -                 |
| Working Cash - End of Year       | <u>\$ 109,799</u> | <u>\$ 114,312</u> |

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 11**

**Business Unit 4140**

**PROGRAM MISSION**

This fund provides for redevelopment of East College Avenue from Durkee Street to just west of Superior Street, south to Water Street and to areas north of Packard 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. 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              |
|---------------------------------|-------------------|-------------------|
| Water Main Construction Program | 581,750           | Projects, pg. 616 |
| Stormwater Construction Program | 222,650           | Projects, pg. 610 |
| Wastewater Construction Program | 189,975           | Projects, pg. 622 |
|                                 | <u>\$ 994,375</u> |                   |

| Summary of Advances | General Fund      |
|---------------------|-------------------|
| 2017                | \$ 1,025          |
| 2018                | 348,551           |
| 2019                | 437,729           |
| 2020                | 449,365           |
| 2021                | (219,468)         |
| 2022                | (300,000)         |
| 12/31/22 Balance    | <u>\$ 717,202</u> |

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

The Business Enhancement Grants have continued to experience high demand since the inception of the program in 2018. As of July 1, 2020, approximately \$35,000 of the \$42,000 available in TIF District #11 has been committed, and it has leveraged approximately \$69,000 in private investment. 2022 funding is requested to continue to provide for six (6) Business Enhancement Grants to continue leverage of significant private investment in this corridor. TIF #11 was amended in 2020 to add under valued and under utilized parcels from TIF#3 in order to encourage development, increase the tax base and meet the goals and objectives as detailed in the Comprehensive Plan.

**DEPARTMENT BUDGET SUMMARY**

| Programs                      |                         | Actual       |            | Budget       |              |              | % Change * |
|-------------------------------|-------------------------|--------------|------------|--------------|--------------|--------------|------------|
| Unit                          | Title                   | 2019         | 2020       | Adopted 2021 | Amended 2021 | 2022         |            |
|                               | <b>Program Revenues</b> | \$ 2,010,000 | \$ 1,204   | \$ 891,000   | \$ 891,000   | \$ 994,375   | 11.60%     |
|                               | <b>Program Expenses</b> | \$ 2,850,181 | \$ 156,238 | \$ 980,339   | \$ 980,339   | \$ 1,312,535 | 33.89%     |
| <b>Expenses Comprised Of:</b> |                         |              |            |              |              |              |            |
|                               | Personnel               | 113,779      | 4,843      | -            | -            | -            | N/A        |
|                               | Supplies & Materials    | 149,842      | 281        | -            | -            | -            | N/A        |
|                               | Purchased Services      | 1,098,547    | 81,609     | 63,460       | 63,460       | 223,650      | 252.43%    |
|                               | Miscellaneous Expense   | 27,729       | 49,365     | 25,559       | 25,559       | 43,360       | 69.65%     |
|                               | Capital Expenditures    | 1,460,284    | 20,140     | 891,320      | 891,320      | 994,375      | 11.56%     |
|                               | Transfers Out           | -            | -          | -            | -            | 51,150       | N/A        |

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 11**

**Business Unit 4140**

**PROGRAM BUDGET SUMMARY**

| Description                        | Actual              |                   | Budget              |                     |                     |
|------------------------------------|---------------------|-------------------|---------------------|---------------------|---------------------|
|                                    | 2019                | 2020              | Adopted 2021        | Amended 2021        | 2022                |
| <b>Revenues</b>                    |                     |                   |                     |                     |                     |
| 411000 Property Tax                | \$ 162,983          | \$ 34,029         | \$ 385,000          | \$ 385,000          | \$ 620,000          |
| 422700 State Aid - Computers       | -                   | -                 | -                   | -                   | -                   |
| 471000 Interest on Investments     | -                   | 204               | -                   | -                   | -                   |
| 501000 Miscellaneous Revenue       | -                   | 1,000             | -                   | -                   | -                   |
| 591000 Proceeds of Debt            | 2,010,000           | -                 | 891,000             | 891,000             | 994,375             |
| <b>Total Revenue</b>               | <b>\$ 2,172,983</b> | <b>\$ 35,233</b>  | <b>\$ 1,276,000</b> | <b>\$ 1,276,000</b> | <b>\$ 1,614,375</b> |
| <b>Expenses</b>                    |                     |                   |                     |                     |                     |
| 610100 Regular Salaries            | \$ 76               | \$ -              | \$ -                | \$ -                | \$ -                |
| 610200 Labor Pool Allocations      | 79,059              | 3,265             | -                   | -                   | -                   |
| 610400 Call Time                   | 100                 | -                 | -                   | -                   | -                   |
| 610500 Overtime Wages              | 2,727               | -                 | -                   | -                   | -                   |
| 610800 Part-Time Wages             | 2,723               | 242               | -                   | -                   | -                   |
| 615000 Fringes                     | 29,094              | 1,337             | -                   | -                   | -                   |
| 630901 Shop Supplies               | 40                  | -                 | -                   | -                   | -                   |
| 632503 Other Materials             | 86                  | 36                | -                   | -                   | -                   |
| 632510 Street Lights               | 144,489             | -                 | -                   | -                   | -                   |
| 632800 Signs                       | 5,226               | 245               | -                   | -                   | -                   |
| 640100 Accounting/Audit Fees       | 1,320               | 1,246             | 1,310               | 1,310               | 1,500               |
| 640201 Attorney Fees               | 39,625              | 24,660            | 20,000              | 20,000              | 10,000              |
| 640202 Recording/Filing Fees       | 150                 | 1,150             | 150                 | 150                 | 150                 |
| 640400 Consulting Services         | 91,908              | 3,546             | -                   | -                   | -                   |
| 640600 Architect Fees              | 898,050             | -                 | -                   | -                   | -                   |
| 640800 Contractor Fees             | 7,103               | -                 | -                   | -                   | -                   |
| 642501 CEA Operations/Maint.       | 1,045               | 33                | -                   | -                   | -                   |
| 642502 CEA Depreciation/Replace.   | 559                 | 23                | -                   | -                   | -                   |
| 650100 Insurance                   | 29,183              | -                 | -                   | -                   | -                   |
| 659900 Other Contracts/Obligation  | 29,605              | 50,950            | 42,000              | 42,000              | 212,000             |
| 672000 Interest Payments           | 27,729              | 49,365            | 25,559              | 25,559              | 43,360              |
| 680100 Land                        | -                   | -                 | -                   | -                   | -                   |
| 680300 Buildings                   | -                   | -                 | -                   | -                   | -                   |
| 680900 Infrastructure Construction | 1,460,284           | 20,140            | 891,320             | 891,320             | 994,375             |
| 791300 Transfer Out - Debt Svc     | -                   | -                 | -                   | -                   | 51,150              |
| <b>Total Expense</b>               | <b>\$ 2,850,181</b> | <b>\$ 156,238</b> | <b>\$ 980,339</b>   | <b>\$ 980,339</b>   | <b>\$ 1,312,535</b> |

**DETAILED SUMMARY OF 2022 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

|                                  |                   |
|----------------------------------|-------------------|
| TIF contribution - Avant         | \$ 90,000         |
| TIF contribution - Gabriel Lofts | 80,000            |
| Property improvement grants      | 42,000            |
|                                  | <u>\$ 212,000</u> |

Infrastructure Construction

|                   |                   |
|-------------------|-------------------|
| Sanitary Sewers   | \$ 189,975        |
| Stormwater Sewers | 222,650           |
| Water Mains       | 581,750           |
|                   | <u>\$ 994,375</u> |

**CITY OF APPLETON 2022 BUDGET**  
**TAX INCREMENTAL DISTRICT # 11**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

| <b>Revenues</b>                             | 2019<br>Actual        | 2020<br>Actual        | 2021<br>Budget      | 2021<br>Projected   | 2022<br>Budget      |
|---|-----------------------|-----------------------|---------------------|---------------------|---------------------|
| Property Taxes                              | \$ 162,983            | \$ 34,029             | \$ 385,000          | \$ 379,012          | \$ 620,000          |
| Intergovernmental Revenue                   | -                     | -                     | -                   | -                   | -                   |
| Interest on Investments                     | -                     | 204                   | -                   | -                   | -                   |
| Miscellaneous Revenue                       | -                     | 1,000                 | -                   | 10,000              | -                   |
| <b>Total Revenues</b>                       | <u>162,983</u>        | <u>35,233</u>         | <u>385,000</u>      | <u>389,012</u>      | <u>620,000</u>      |
| <b>Expenses</b>                             |                       |                       |                     |                     |                     |
| Program Costs                               | 2,820,982             | 104,477               | 953,320             | 48,000              | 1,216,375           |
| Administration                              | 1,470                 | 2,396                 | 1,460               | 1,208               | 1,650               |
| <b>Total Expenses</b>                       | <u>2,822,452</u>      | <u>106,873</u>        | <u>954,780</u>      | <u>49,208</u>       | <u>1,218,025</u>    |
| Revenues over (under)<br>Expenses           | (2,659,469)           | (71,640)              | (569,780)           | 339,804             | (598,025)           |
| <b>Other Financing Sources (Uses)</b>       |                       |                       |                     |                     |                     |
| Proceeds of G.O. Debt                       | 2,010,000             | -                     | 891,000             | -                   | 994,375             |
| Interest Payments                           | (27,729)              | (49,365)              | (25,559)            | (54,973)            | (43,360)            |
| Operating Transfers In                      | -                     | -                     | -                   | -                   | -                   |
| Operating Transfers Out                     | -                     | -                     | -                   | -                   | (51,150)            |
| <b>Total Other Financing Sources (Uses)</b> | <u>1,982,271</u>      | <u>(49,365)</u>       | <u>865,441</u>      | <u>(54,973)</u>     | <u>899,865</u>      |
| Net Change in Equity                        | (677,198)             | (121,005)             | 295,661             | 284,831             | 301,840             |
| Fund Balance - Beginning                    | <u>(419,132)</u>      | <u>(1,096,330)</u>    | <u>(1,217,335)</u>  | <u>(1,217,335)</u>  | <u>(932,504)</u>    |
| Fund Balance - Ending                       | <u>\$ (1,096,330)</u> | <u>\$ (1,217,335)</u> | <u>\$ (921,674)</u> | <u>\$ (932,504)</u> | <u>\$ (630,664)</u> |

**SCHEDULE OF CASH FLOWS**

|                                  |                  |                  |
|----------------------------------|------------------|------------------|
| Cash - Beginning of Year         | \$ 28,475        | \$ 84,698        |
| + Net Change in Equity           | 284,831          | 301,840          |
| - Decrease in accounts payable   | (9,140)          | -                |
| + Advance from General Fund      | 54,973           | -                |
| - General Fund Advance Repayment | <u>(274,441)</u> | <u>(300,000)</u> |
| Working Cash - End of Year       | <u>\$ 84,698</u> | <u>\$ 86,538</u> |



**CITY OF APPLETON 2022 BUDGET  
TAX INCREMENTAL DISTRICT # 11  
LONG TERM DEBT**

| Year | 2019A G.O. Notes    |                   | Total               |
|------|---------------------|-------------------|---------------------|
|      | Principal           | Interest          |                     |
| 2022 | \$ -                | \$ 51,150         | \$ 51,150           |
| 2023 | 260,000             | 47,250            | 307,250             |
| 2024 | 270,000             | 39,300            | 309,300             |
| 2025 | 280,000             | 31,050            | 311,050             |
| 2026 | 285,000             | 22,575            | 307,575             |
| 2027 | 295,000             | 15,350            | 310,350             |
| 2028 | 305,000             | 9,350             | 314,350             |
| 2029 | 315,000             | 3,150             | 318,150             |
|      | <u>\$ 2,010,000</u> | <u>\$ 219,175</u> | <u>\$ 2,229,175</u> |

An anticipated \$994,375 general obligation debt issue is planned for 2022

**CITY OF APPLETON 2022 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 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,

| Summary of<br>Advances | General<br>Fund |
|------------------------|-----------------|
| 2017                   | \$ 1,025        |
| 2018                   | 7,739           |
| 2019                   | 47,100          |
| 2020                   | 43,793          |
| 2021                   | (5,267)         |
| 2022                   | (94,390)        |
| 12/31/22 Balance       | \$ -            |

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

The Business Enhancement Grants have continued to experience significant interest since the inception of the program in 2018. As of July 1, 2020, \$14,000 of the \$42,000 available in TIF District #12 has been committed and it has leveraged approximately \$40,000 in private investment. Demand continues for the program. 2022 funding is requested to continue to provide for six (6) Business Enhancement Grants to continue leverage of significant private investment in this corridor.

TIF #12 is in the process of being amended in 2021 to transfer under-valued and under-utilized parcels from TIF#3 into TIF#12 in order to encourage development, increase the tax base, and meet the goals and objectives as detailed in the Comprehensive Plan.

**DEPARTMENT BUDGET SUMMARY**

| Programs                      |                         | Actual    |           | Budget       |              |           | %<br>Change * |
|-------------------------------|-------------------------|-----------|-----------|--------------|--------------|-----------|---------------|
| Unit                          | Title                   | 2019      | 2020      | Adopted 2021 | Amended 2021 | 2022      |               |
|                               | <b>Program Revenues</b> | \$ 37     | \$ 38     | \$ -         | \$ -         | \$ 500    | N/A           |
|                               | <b>Program Expenses</b> | \$ 45,145 | \$ 44,235 | \$ 56,443    | \$ 56,443    | \$ 54,268 | -3.85%        |
| <b>Expenses Comprised Of:</b> |                         |           |           |              |              |           |               |
|                               | Personnel               | -         | -         | -            | -            | -         | N/A           |
|                               | Purchased Services      | 43,569    | 40,442    | 51,460       | 51,460       | 51,650    | 0.37%         |
|                               | Miscellaneous Expense   | 1,576     | 3,793     | 4,983        | 4,983        | 2,618     | -47.46%       |
|                               | Capital Expenditures    | -         | -         | -            | -            | -         | N/A           |

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

**CITY OF APPLETON 2022 BUDGET  
CAPITAL PROJECTS FUNDS**

**Tax Incremental District # 12**

**Business Unit 4150**

**PROGRAM BUDGET SUMMARY**

| Description                       | Actual           |                  | Budget           |                  |                   |
|-----------------------------------|------------------|------------------|------------------|------------------|-------------------|
|                                   | 2019             | 2020             | Adopted 2021     | Amended 2021     | 2022              |
| <b>Revenues</b>                   |                  |                  |                  |                  |                   |
| 411000 Property Tax               | \$ -             | \$ 24,824        | \$ 75,000        | \$ 75,000        | \$ 135,000        |
| 422700 State Aid - Computers      | -                | -                | -                | -                | -                 |
| 471000 Interest on Investments    | 37               | 38               | -                | -                | 500               |
| 591000 Proceeds of Debt           | -                | -                | -                | -                | -                 |
| <b>Total Revenue</b>              | <b>\$ 37</b>     | <b>\$ 24,862</b> | <b>\$ 75,000</b> | <b>\$ 75,000</b> | <b>\$ 135,500</b> |
| <b>Expenses</b>                   |                  |                  |                  |                  |                   |
| 610100 Regular Salaries           | \$ -             | \$ -             | \$ -             | \$ -             | \$ -              |
| 615000 Fringes                    | -                | -                | -                | -                | -                 |
| 640100 Accounting/Audit Fees      | 1,320            | 1,246            | 1,310            | 1,310            | 1,500             |
| 640202 Recording/Filing Fees      | 150              | 150              | 150              | 150              | 150               |
| 659900 Other Contracts/Obligation | 42,099           | 39,046           | 50,000           | 50,000           | 50,000            |
| 672000 Interest Payments          | 1,576            | 3,793            | 4,983            | 4,983            | 2,618             |
| 680901 Streets                    | -                | -                | -                | -                | -                 |
| <b>Total Expense</b>              | <b>\$ 45,145</b> | <b>\$ 44,235</b> | <b>\$ 56,443</b> | <b>\$ 56,443</b> | <b>\$ 54,268</b>  |

**DETAILED SUMMARY OF 2022 PROPOSED EXPENDITURES > \$15,000**

Other Contracts/Obligations

|                                      |                  |
|--------------------------------------|------------------|
| Property Improvement Grants          | \$ 42,000        |
| TIF contribution-McFleshmans Commons | 8,000            |
|                                      | <u>\$ 50,000</u> |

**CITY OF APPLETON 2022 BUDGET**  
**TAX INCREMENTAL DISTRICT # 12**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

| <b>Revenues</b>                       | 2019<br>Actual     | 2020<br>Actual     | 2021<br>Budget     | 2021<br>Projected  | 2022<br>Budget   |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Property Taxes                        | \$ -               | \$ 24,824          | \$ 75,000          | \$ 76,827          | \$ 135,000       |
| Intergovernmental Revenue             | -                  | -                  | -                  | -                  | -                |
| Interest on Investments               | 37                 | 38                 | -                  | 500                | 500              |
| Total Revenues                        | <u>37</u>          | <u>24,862</u>      | <u>75,000</u>      | <u>77,327</u>      | <u>135,500</u>   |
| <b>Expenses</b>                       |                    |                    |                    |                    |                  |
| Program Costs                         | 42,099             | 39,046             | 50,000             | 40,000             | 50,000           |
| Administration                        | 1,470              | 1,396              | 1,460              | 1,208              | 1,650            |
| Total Expenses                        | <u>43,569</u>      | <u>40,442</u>      | <u>51,460</u>      | <u>41,208</u>      | <u>51,650</u>    |
| Revenues over (under)<br>Expenses     | (43,532)           | (15,580)           | 23,540             | 36,119             | 83,850           |
| <b>Other Financing Sources (Uses)</b> |                    |                    |                    |                    |                  |
| Proceeds of G.O. Debt                 | -                  | -                  | -                  | -                  | -                |
| Interest Payments                     | (1,576)            | (3,793)            | (4,983)            | (4,733)            | (2,618)          |
| Operating Transfers In                | -                  | -                  | -                  | -                  | -                |
| Operating Transfers Out               | -                  | -                  | -                  | -                  | -                |
| Total Other Financing Sources (Uses)  | <u>(1,576)</u>     | <u>(3,793)</u>     | <u>(4,983)</u>     | <u>(4,733)</u>     | <u>(2,618)</u>   |
| Net Change in Equity                  | (45,108)           | (19,373)           | 18,557             | 31,386             | 81,232           |
| Fund Balance - Beginning              | (8,283)            | (53,391)           | (72,764)           | (72,764)           | (41,378)         |
| Residual Equity Transfers In (Out)    | -                  | -                  | -                  | -                  | -                |
| Fund Balance - Ending                 | <u>\$ (53,391)</u> | <u>\$ (72,764)</u> | <u>\$ (54,207)</u> | <u>\$ (41,378)</u> | <u>\$ 39,854</u> |

**SCHEDULE OF CASH FLOWS**

|                                  |                  |                  |
|----------------------------------|------------------|------------------|
| Cash - Beginning of Year         | \$ 26,894        | \$ 53,013        |
| + Net Change in Equity           | 31,386           | 81,232           |
| + Advance from General Fund      | -                | -                |
| - General Fund Advance Repayment | (5,267)          | (94,390)         |
| Working Cash - End of Year       | <u>\$ 53,013</u> | <u>\$ 39,855</u> |