

# CITY OF APPLETON 2026 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 businesses, 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 #12 in 2017 to provide targeted investments in this commercial corridor in conjunction with the private market, while recapturing the cost of participation through the increased property tax revenues. The TIF District provides for a 22-year expenditure period (August 9, 2039) to make investments to support the goals of the District, including eliminating blight and encouraging the rehabilitation of properties, enhancing the viability of the businesses, retention of businesses and attraction of new businesses, stabilizing and increasing property values and improving the overall appearance of public and private spaces. The maximum life of the District is 27 years (August 9, 2044).

Summary of Advances	General Fund
2017	\$ 1,025
2018	7,739
2019	47,100
2020	43,793
2021	(5,267)
2022	(94,390)
2023	-
2024	-
12/31/25 Balance	<u>\$ -</u>

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

The Business Enhancement Grant program demand has softened after significant utilization by eligible businesses since the inception of the program in 2018. As of July 1, 2025, \$15,829 in grant funds remained available in TIF District #12. The remaining balance will be proposed to carry forward from FY25 to FY26.

### DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2023	2024	Adopted 2025	Amended 2025	2026	
	<b>Program Revenues</b>	\$ 7,600	\$ 29,960	\$ 34,173	\$ 34,173	\$ 34,173	0.00%
	<b>Program Expenses</b>	\$ 129,381	\$ 124,049	\$ 161,211	\$ 161,211	\$ 159,615	-0.99%
<b>Expenses Comprised Of:</b>							
	Personnel	-	17,072	22,453	22,453	17,957	-20.02%
	Purchased Services	1,418	1,547	16,650	16,650	16,650	0.00%
	Miscellaneous Expense	127,963	105,430	122,108	122,108	125,008	2.37%
	Capital Expenditures	-	-	-	-	-	N/A

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**Tax Incremental District #12**

**Business Unit 4150**

## PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2023	2024	Adopted 2025	Amended 2025	2026
Revenues					
411000 Property Tax	\$ 293,125	\$ 558,509	\$ -	\$ -	\$ 328,000
422800 State Aid - Personal Prop	-	-	33,673	33,673	33,673
471000 Interest on Investments	7,600	29,960	500	500	500
Total Revenue	<u>\$ 300,725</u>	<u>\$ 588,469</u>	<u>\$ 34,173</u>	<u>\$ 34,173</u>	<u>\$ 362,173</u>
Expenses					
610100 Regular Salaries	\$ -	\$ 12,980	\$ 16,464	\$ 16,464	\$ 13,776
615000 Fringes	-	4,092	5,989	5,989	4,181
640100 Accounting/Audit Fees	1,268	1,397	1,500	1,500	1,500
640202 Recording/Filing Fees	150	150	150	150	150
640400 Consulting Services	-	-	15,000	15,000	15,000
659900 Other Contracts/Obligation	127,963	105,430	122,108	122,108	125,008
Total Expense	<u>\$ 129,381</u>	<u>\$ 124,049</u>	<u>\$ 161,211</u>	<u>\$ 161,211</u>	<u>\$ 159,615</u>

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

### Other Contracts/Obligations

Developer funded incentive -

McFleshman's Commons LLC \$ 6,500

Block 800 LLC 89,300

Bela Development LLC 27,100

Fox Cities Regional Partnership support 2,108

\$ 125,008

### Consulting Services

Environmental assessments, site analysis,  
development due diligence, etc.

\$ 15,000

\$ 15,000

**CITY OF APPLETON 2026 BUDGET**  
**TAX INCREMENTAL DISTRICT # 12**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

<b>Revenues</b>	2023 Actual	2024 Actual	2025 Budget	2025 Projected	2026 Budget
Property Taxes	\$ 293,125	\$ 558,509	\$ -	\$ -	\$ 328,000
Intergovernmental Revenue	-	-	33,673	33,673	33,673
Interest on Investments	7,600	29,960	500	500	500
Total Revenues	<u>300,725</u>	<u>588,469</u>	<u>34,173</u>	<u>34,173</u>	<u>362,173</u>
<b>Expenses</b>					
Program Costs	127,963	122,502	159,561	159,561	157,965
Administration	1,418	1,547	1,650	1,650	1,650
Total Expenses	<u>129,381</u>	<u>124,049</u>	<u>161,211</u>	<u>161,211</u>	<u>159,615</u>
Revenues over (under) Expenses	171,344	464,420	(127,038)	(127,038)	202,558
<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	171,344	464,420	(127,038)	(127,038)	202,558
Fund Balance - Beginning	<u>66,023</u>	<u>237,367</u>	<u>701,787</u>	<u>701,787</u>	<u>574,749</u>
Fund Balance - Ending	<u>\$ 237,367</u>	<u>\$ 701,787</u>	<u>\$ 574,749</u>	<u>\$ 574,749</u>	<u>\$ 777,307</u>

**SCHEDULE OF CASH FLOWS**

Cash - Beginning of Year	\$ 701,787	\$ 574,749
+ Net Change in Equity	(127,038)	202,558
+ Advance from General Fund	-	-
- General Fund Advance Repayment	<u>-</u>	<u>-</u>
Working Cash - End of Year	<u>\$ 574,749</u>	<u>\$ 777,307</u>