

CITY OF APPLETON 2020 BUDGET

TAX INCREMENTAL FINANCING DISTRICTS

Community & Economic Development Director: Karen E. Harkness

Finance Director: Anthony D. Saucerman, CPA

**CITY OF APPLETON 2020 BUDGET
SPECIAL REVENUE FUNDS**

Tax Incremental District # 3

Business Unit 2040

PROGRAM MISSION

This program accounts for the receipt of district "incremental" property taxes and other revenues, along with the corresponding program expenditures.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy # 2: "Encourage active community participation and involvement."

Objectives:

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

Primary projects include the Green and Yellow Parking Ramps, the Radisson Paper Valley Hotel expansion, the Evans Title building, Appleton Retirement Community, the Copper Leaf Hotel, and the Richmond Terrace property. This district was scheduled to close in 2021, but in 2011 was designated as distressed as allowed by Act 310. This designation allows the extension of the district's life by up to ten years (2031) beyond the original

	General Fund Advance	Parking Utility Advance		General Fund Advance	Parking Utility Advance
1993	\$ -	\$ 129,877	2007	423,151	900,000
1994	-	604,290	2008	239,309	900,000
1995	-	703,516	2009	(568,726)	1,000,000
1996	-	1,254,622	2010	222,838	1,000,000
1997	639,211	764,308	2011	643,980	1,000,000
1998	1,141,212	787,831	2012	676,179	1,000,000
1999	1,756,773	827,222	2013	(417,512)	1,200,000
2000	1,774,640	868,584	2014	(1,360,888)	1,200,000
2001	1,341,515	1,568,974	2015	(1,428,932)	1,200,000
2002	2,235,558	969,870	2016	(2,000,000)	1,400,000
2003	1,498,145	1,892,733	2017	(1,500,000)	1,200,000
2004	1,575,103	1,338,592	2018	(1,500,000)	1,000,000
2005	393,108	800,000	2019	(1,500,000)	600,000
2006	207,763	900,000	2020	(1,150,000)	-
			12/31/20 Balance	\$ 3,342,427	\$ 27,010,419

Major changes in Revenue, Expenditures, or Programs:

TIF #3 is expected to repay the general fund advances, including interest, by 2024. At that time, the annual property tax increments will be used to repay the Parking Utility until the closure of the TIF in 2031.

2019 was the final year of the transfer-in from the Parking Utility as well as the final year of the guaranteed tax

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			%
Unit	Title	2017	2018	Adopted 2019	Amended 2019	2020	Change *
	Program Revenues	\$ 48,352	\$ 55,237	\$ 53,202	\$ 53,202	\$ 13,593	-74.45%
	Program Expenses	\$ 536,123	\$ 464,698	\$ 263,591	\$ 263,591	\$ 197,371	-25.12%
Expenses Comprised Of:							
	Purchased Services	1,702	1,702	1,470	1,470	1,500	2.04%
	Other Expense	534,421	462,996	262,121	262,121	195,871	-25.27%

* % change from prior year adopted budget

**CITY OF APPLETON 2020 BUDGET
SPECIAL REVENUE FUNDS**

Tax Incremental District # 3

Business Unit 2040

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
4110 Property Taxes	\$ 970,998	\$ 1,047,946	\$ 1,085,000	\$ 1,085,000	\$ 1,150,000
4130 Payment in Lieu of Taxes	41,528	40,510	40,000	40,000	-
4227 State Aid - Computers	4,947	5,019	5,000	5,000	5,000
4228 State Aid - Personal Property	-	-	6,202	6,202	3,593
4710 Interest on Investments	1,877	9,708	2,000	2,000	5,000
5927 Transfer In - Parking Utility	1,200,000	1,000,000	600,000	600,000	-
Total Revenue	\$ 2,219,350	\$ 2,103,183	\$ 1,738,202	\$ 1,738,202	\$ 1,163,593
Expenses					
6401 Accounting/Audit	\$ 1,412	\$ 1,552	\$ 1,320	\$ 1,320	\$ 1,350
6402 Legal Fees	150	150	150	150	150
6720 Interest Payments	412,121	337,121	262,121	262,121	195,871
7913 Trans Out - Debt Service	122,440	125,875	-	-	-
Total Expense	\$ 536,123	\$ 464,698	\$ 263,591	\$ 263,591	\$ 197,371

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

None

CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 3
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Revenues					
Property Taxes	\$ 970,998	\$ 1,047,946	\$ 1,085,000	\$ 1,085,346	\$ 1,150,000
Payment in Lieu of Taxes	41,528	40,510	40,000	36,740	-
Intergovernmental	4,947	5,019	11,202	11,343	8,593
Interest Income	1,877	9,708	2,000	15,000	5,000
Total Revenues	<u>1,019,350</u>	<u>1,103,183</u>	<u>1,138,202</u>	<u>1,148,429</u>	<u>1,163,593</u>
Expenses					
Interest Expense	412,121	337,121	262,121	262,121	195,871
Administrative Expenses	1,562	1,702	1,470	1,470	1,500
Total Expenses	<u>413,683</u>	<u>338,823</u>	<u>263,591</u>	<u>263,591</u>	<u>197,371</u>
Revenues over (under) Expenses	605,667	764,360	874,611	884,838	966,222
Other Financing Sources (Uses)					
Operating Transfers In - Other Funds	1,200,000	1,000,000	600,000	600,000	-
Operating Transfers Out - Debt Service	(122,440)	(125,875)	-	-	-
Total Other Financing Sources (Uses)	<u>1,077,560</u>	<u>874,125</u>	<u>600,000</u>	<u>600,000</u>	<u>-</u>
Revenues over (under) Expenses	1,683,227	1,638,485	1,474,611	1,484,838	966,222
Fund Balance (Deficit)- Beginning	<u>(8,970,942)</u>	<u>(7,287,715)</u>	<u>(5,649,230)</u>	<u>(5,649,230)</u>	<u>(4,164,392)</u>
Fund Balance (Deficit)- Ending	<u>\$ (7,287,715)</u>	<u>\$ (5,649,230)</u>	<u>\$ (4,174,619)</u>	<u>\$ (4,164,392)</u>	<u>\$ (3,198,170)</u>

**CITY OF APPLETON 2020 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 will close in 2023.

Summary of General Fund Advance

2010	\$ 1,025,000	2015	141,094
2011	1,877,500 *	2016	1,853,245
2012	145,125	2017	1,900,000
2013	(360,119)	2018	(1,000,000)
2014	134,375	2019	(1,000,000)
		2020	(2,000,000)
		12/31/20 Balance	<u>\$ 2,716,220</u>

* \$781,707 was part of general levy for TIF #6 debt service in 2011 Debt Service Fund.

Major changes in Revenue, Expenditures, or Programs:

Sale of City property assumes 4 acres in the TIF #6 portion of Southpoint Commerce Park at \$40,000 per acre.

The current farm lease for vacant Southpoint Commerce Park land expires in April 2020. Staff will issue a request for proposals in late 2019 for a new lease. Based on the current Calumet County average farmland lease rate, the revenue is expected to go down to \$134/acre. The revenue account reflects this average lease rate and assumes 117 acres of leaseable land after recent sales in the business park. 80% of the lease revenue is payable to the IPLF and 20% is in TIF #6.

Funding for the maintenance of the Park in 2020 and beyond will come from the Industrial Park Land Fund while TIF #6 recaptures the investments it's made in this District.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2017	2018	Adopted 2019	Amended 2019	2020	
	Program Revenues	\$ 325,464	\$ 565,114	\$ 239,882	\$ 239,882	\$ 272,798	13.72%
	Program Expenses	\$ 4,257,368	\$ 2,093,488	\$ 1,435,507	\$ 1,435,507	\$ 653,432	-54.48%
Expenses Comprised Of:							
	Personnel	57,508	1,311	-	-	-	N/A
	Supplies & Materials	9,358	-	-	-	-	N/A
	Purchased Services	567,817	609,265	615,143	615,143	351,500	-42.86%
	Miscellaneous Expense	288,311	310,811	260,811	260,811	185,811	-28.76%
	Capital Expenditures	1,785,787	38,376	-	-	-	N/A
	Transfers Out	1,548,587	1,133,725	559,553	559,553	116,121	-79.25%

* % change from prior year adopted budget
TIF 6.xls

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 6

Business Unit 4090

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
411000 Property Tax	\$ 2,202,336	\$ 2,205,849	\$ 2,590,000	\$ 2,590,000	\$ 2,500,000
422700 State Aid - Computers	64,206	65,150	65,000	65,000	66,000
422800 State Aid - Personal Prop	-	-	4,901	4,901	23,662
471000 Interest on Investments	(3,706)	26,145	4,000	4,000	20,000
500400 Sale of City Property	258,983	470,829	160,000	160,000	160,000
501500 Rental of City Property	5,981	2,990	5,981	5,981	3,136
Total Revenue	\$ 2,527,800	\$ 2,770,963	\$ 2,829,882	\$ 2,829,882	\$ 2,772,798
Expenses					
610200 Salary Expense	\$ 35,536	\$ 875	\$ -	\$ -	\$ -
610500 Overtime Wages	1,612	-	-	-	-
610800 Part-Time Wages	3,237	-	-	-	-
615000 Fringes	17,123	436	-	-	-
630804 Plant Material	780	-	-	-	-
630901 Shop Supplies	585	-	-	-	-
632503 Other Materials	1,189	-	-	-	-
632507 Asphalt	5,628	-	-	-	-
632800 Signs	1,176	-	-	-	-
640100 Accounting/Audit Fees	1,412	1,552	1,320	1,320	1,350
640202 Recording/Filing Fees	150	150	150	150	150
640400 Consulting Services	410	-	-	-	-
640800 Contractor Fees	71,859	-	-	-	-
642500 CEA Expense	5,434	14	-	-	-
659900 Other Contracts/Obligation	488,552	607,549	613,673	613,673	350,000
672000 Interest Payments	288,311	310,811	260,811	260,811	185,811
680900 Infrastructure Construction	1,785,787	38,376	-	-	-
791300 Transfer Out - Debt Service	1,548,587	1,133,725	559,553	559,553	116,121
Total Expense	\$ 4,257,368	\$ 2,093,488	\$ 1,435,507	\$ 1,435,507	\$ 653,432

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive payments:

Encapsys	350,000
	<u>\$ 350,000</u>

CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 6
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Revenues					
Property Taxes	\$ 2,202,336	\$ 2,205,849	\$ 2,590,000	\$ 2,526,866	\$ 2,500,000
Intergovernmental	64,206	65,150	69,901	71,628	89,662
Interest Income	(3,706)	26,145	4,000	25,000	20,000
Other	5,981	2,990	5,981	5,981	3,136
Total Revenues	2,268,817	2,300,134	2,669,882	2,629,475	2,612,798
Expenses					
Operation & Maintenance	2,418,908	647,250	613,673	623,834	350,000
Interest Expense	288,311	310,811	260,811	260,811	185,811
Administrative Expense	1,562	1,702	1,470	1,470	1,500
Total Expenses	2,708,781	959,763	875,954	886,115	537,311
Revenues over (under) Expenses	(439,964)	1,340,371	1,793,928	1,743,360	2,075,487
Other Financing Sources (Uses)					
Operating Transfers Out - Debt Service	(1,548,587)	(1,133,725)	(559,553)	(559,553)	(116,121)
Sale of City Property	258,983	470,829	160,000	1,283,425	160,000
Total Other Financing Sources (Uses)	(1,289,604)	(662,896)	(399,553)	723,872	43,879
Net Change in Equity	(1,729,568)	677,475	1,394,375	2,467,232	2,119,366
Fund Balance - Beginning	(4,101,346)	(5,830,914)	(5,153,439)	(5,153,439)	(2,686,207)
Residual Equity Transfers Out	-	-	-	-	-
Fund Balance - Ending	\$ (5,830,914)	\$ (5,153,439)	\$ (3,759,064)	\$ (2,686,207)	\$ (566,841)

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 562,547	\$ 2,029,779
- Net Change in Equity	2,467,232	2,119,366
+ Advance from General Fund	-	-
- General Fund Advance Repayment	(1,000,000)	(2,000,000)
Working Cash - End of Year	\$ 2,029,779	\$ 2,149,145

**CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 6
LONG TERM DEBT**

2012B G.O. Refunding Bonds			
Year	Principal	Interest	Total
2020	\$ 115,000	\$ 1,121	116,121
	<u>\$ 115,000</u>	<u>\$ 1,121</u>	<u>\$ 116,121</u>

**CITY OF APPLETON 2020 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 2020.

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			%
Unit	Title	2017	2018	Adopted 2019	Amended 2019	2020	Change *
Program Revenues		\$ 63,559	\$ 74,506	\$ 68,206	\$ 68,206	\$ 77,497	13.62%
Program Expenses		\$ 401,460	\$ 453,762	\$ 461,783	\$ 461,783	\$ 356,756	-22.74%
Expenses Comprised Of:							
Personnel		-	-	-	-	-	N/A
Supplies & Materials		-	-	-	-	-	N/A
Purchased Services		385,160	437,912	441,470	441,470	356,756	-19.19%
Transfers Out		16,300	15,850	20,313	20,313	-	-100.00%

* % change from prior year adopted budget
TIF 7.xls

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 7

Business Unit 4100

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
411000 Property Tax	\$ 450,029	\$ 527,179	\$ 492,000	\$ 492,000	\$ 340,000
422700 State Aid - Computers	60,319	61,206	60,000	60,000	64,000
422800 State Aid - Personal Property	-	-	1,706	1,706	3,497
471000 Interest on Investments	3,240	13,300	6,500	6,500	10,000
591000 Proceeds of L-T Debt	-	-	-	-	-
Total Revenue	\$ 513,588	\$ 601,685	\$ 560,206	\$ 560,206	\$ 417,497
Expenses					
640100 Accounting/Audit Fees	\$ 1,412	\$ 1,552	\$ 1,320	\$ 1,320	\$ 1,350
640202 Recording/Filing Fees	150	150	150	150	150
659900 Other Contracts/Obligation	383,598	436,210	440,000	440,000	355,256
791300 Transfer Out - Debt Service	16,300	15,850	20,313	20,313	-
Total Expense	\$ 401,460	\$ 453,762	\$ 461,783	\$ 461,783	\$ 356,756

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive - Valley Fair Too, LLC	\$ 350,000
Fox Cities Regional Partnership	5,256
	<u>\$ 355,256</u>

CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 7
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Property Taxes	\$ 450,029	\$ 527,179	\$ 492,000	\$ 490,919	\$ 340,000
Intergovernmental	60,319	61,206	61,706	64,393	67,497
Interest Income	3,240	13,300	6,500	20,000	10,000
Other	-	-	-	-	-
Total Revenues	513,588	601,685	560,206	575,312	417,497
Expenses					
Operation & Maintenance	383,598	436,210	440,000	351,366	355,256
Administrative Expense	1,562	1,702	1,470	1,470	1,500
Total Expenses	385,160	437,912	441,470	352,836	356,756
Revenues over (under) Expenses	128,428	163,773	118,736	222,476	60,741
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(16,300)	(15,850)	(20,313)	(20,313)	-
Total Other Financing Sources (Uses)	(16,300)	(15,850)	(20,313)	(20,313)	-
Net Change in Equity	112,128	147,923	98,423	202,163	60,741
Fund Balance (Deficit) - Beginning	554,032	666,160	814,083	814,083	1,016,246
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance (Deficit) - Ending	\$ 666,160	\$ 814,083	\$ 912,506	\$ 1,016,246	\$ 1,076,987

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 814,083	\$ 1,016,246
+ Net Change in Equity	202,163	60,741
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ 1,016,246	\$ 1,076,987

**CITY OF APPLETON 2020 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. No new funds are being requested for the program for 2020.

Summary of <u>Advances</u>	General <u>Fund</u>
2012	\$ 315,000
2013	515,750
2014	41,538
2015	43,614
2016	-
2017	(500,000)
2018	-
2019	-
2020	(350,000)
12/31/20 Balance	<u>\$ 65,902</u>

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual			Budget		% Change *
Unit	Title	2017	2018	Adopted 2019	Amended 2019	2020	
Program Revenues		\$ 1,279,529	\$ 422,679	\$ 574,488	\$ 574,488	\$ 196,100	-65.87%
Program Expenses		\$ 1,086,754	\$ 964,179	\$ 1,478,961	\$ 1,478,961	\$ 1,170,716	-20.84%
Expenses Comprised Of:							
	Personnel	76					N/A
	Purchased Services	292,587	476,000	827,470	827,470	902,471	9.06%
	Miscellaneous Expense	33,295	20,795	20,795	20,795	12,045	-42.08%
	Capital Expenditures	302,000	-	-	-	-	N/A
	Transfers Out	458,796	467,384	630,696	630,696	256,200	-59.38%

* % change from prior year adopted budget
TIF 8.xls

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 8

Business Unit 4110

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
411000 Property Tax	\$ 322,823	\$ 531,054	\$ 1,017,000	\$ 1,017,000	\$ 1,150,000
422700 State Aid - Computers	3,005	3,050	3,000	3,000	3,100
422800 State Aid - Personal Prop	-	-	3,143	3,143	2,582
470500 General Interest	49,760	38,535	27,095	27,095	10,418
471000 Interest on Investments	6,287	13,281	5,000	5,000	15,000
503500 Other Reimbursements	1,220,477	367,813	536,250	536,250	165,000
591000 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ 1,602,352	\$ 953,733	\$ 1,591,488	\$ 1,591,488	\$ 1,346,100
Expenses					
610200 Labor Pool Allocations	\$ 66	\$ -	\$ -	\$ -	\$ -
615000 Fringes	10	-	-	-	-
640100 Accounting/Audit Fees	1,412	1,552	1,320	1,320	1,350
640202 Recording/Filing Fees	150	150	150	150	150
642501 CEA Operations/Maint.	-	11	-	-	-
642502 CEA Depreciation/Replace.	10	12	-	-	-
659900 Other Contracts/Obligation	291,015	474,275	826,000	826,000	900,971
672000 Interest Payments	33,295	20,795	20,795	20,795	12,045
680999 Other Infrastructure	302,000	-	-	-	-
791300 Transfer Out - Debt Service	458,796	467,384	630,696	630,696	256,200
Total Expense	\$ 1,086,754	\$ 964,179	\$ 1,478,961	\$ 1,478,961	\$ 1,170,716

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Tax Development Payment	
RiverHeath	\$ 610,000
Eagle Flats	75,000
Eagle Point	210,000
Fox Cities Regional Partnership	5,971
	<u>\$ 900,971</u>

CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 8
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Revenues					
Property Taxes	\$ 322,823	\$ 531,054	\$ 1,017,000	\$ 1,017,000	\$ 1,150,000
Intergovernmental Revenue	3,005	3,050	6,143	6,143	5,682
Other Reimbursements	1,220,477	367,813	536,250	536,250	165,000
Interest Income	56,047	51,816	32,095	32,095	25,418
Total Revenues	1,602,352	953,733	1,591,488	1,591,488	1,346,100
Expenses					
Program Costs	593,101	474,298	826,000	826,000	900,971
Interest Expense	33,295	20,795	20,795	20,795	12,045
Administration	1,562	1,702	1,470	1,470	1,500
Total Expenses	627,958	496,795	848,265	848,265	914,516
Revenues over (under) Expenses	974,394	456,938	743,223	743,223	431,584
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Sale of City Property	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(458,796)	(467,384)	(630,696)	(630,696)	(256,200)
Total Other Financing Sources (Uses)	(458,796)	(467,384)	(630,696)	(630,696)	(256,200)
Net Change in Equity	515,598	(10,446)	112,527	112,527	175,384
Fund Balance - Beginning	(671,749)	(156,151)	(166,597)	(166,597)	(54,070)
Fund Balance - Ending	\$ (156,151)	\$ (166,597)	\$ (54,070)	\$ (54,070)	\$ 121,314

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 249,304	\$ 361,831
+ Net Change in Equity	112,527	175,384
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	(350,000)
Working Cash - End of Year	\$ 361,831	\$ 187,215

**CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 8
LONG TERM DEBT**

Year	2012 DNR Site Remediation Loan		2014 G.O. Notes ¹	
	Principal	Interest	Principal	Interest
2020	\$ 35,000	\$ -	\$ 170,000	\$ 5,100
2021	35,000	-	170,000	1,700
2022	45,000	-	-	-
2023	45,000	-	-	-
2024	50,000	-	-	-
	<u>\$ 210,000</u>	<u>\$ -</u>	<u>\$ 340,000</u>	<u>\$ 6,800</u>

Year	2015 G.O. Notes		Total		Total
	Principal	Interest	Principal	Interest	
2020	\$ 40,000	\$ 6,100	\$ 245,000	\$ 11,200	\$ 256,200
2021	40,000	5,100	245,000	6,800	251,800
2022	40,000	4,300	85,000	4,300	89,300
2023	40,000	3,300	85,000	3,300	88,300
2024	45,000	2,025	95,000	2,025	97,025
2025	45,000	675	45,000	675	45,675
	<u>\$ 250,000</u>	<u>\$ 21,500</u>	<u>\$ 800,000</u>	<u>\$ 28,300</u>	<u>\$ 828,300</u>

¹ The City borrowed a total of \$1,600,000 on behalf of Riverheath in two installments with the 2012A and 2014 G.O. issues. Debt service on that borrowing is paid by Riverheath and is included in the transfer out to debt service.

**CITY OF APPLETON 2020 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 2020.

Major changes in Revenue, Expenditures, or Programs:

The 2019 TID value has dropped below the TID's base value so no property tax increment is anticipated in 2020.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Unit	Programs Title	Actual		Budget		% Change *	
		2017	2018	Adopted 2019	Amended 2019		2020
	Program Revenues	\$ 100,435	\$ 74,762	\$ 71,381	\$ 71,381	\$ 115,493	61.80%
	Program Expenses	\$ 33,277	\$ 34,399	\$ 35,470	\$ 35,470	\$ 39,129	10.32%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Purchased Services	33,277	34,399	35,470	35,470	39,129	10.32%
	Miscellaneous Expense	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Transfers Out	-	-	-	-	-	N/A

* % change from prior year adopted budget
TIF 9.xls

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 9

Business Unit 4120

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
411000 Property Tax	\$ 41,234	\$ 64,489	\$ 18,500	\$ 18,500	\$ -
422700 State Aid - Computers	71,006	72,050	70,000	70,000	74,000
422800 State Aid - Personal Prop	-	-	381	381	36,493
471000 Interest on Investments	817	2,712	1,000	1,000	5,000
503500 Other Reimbursements	28,612	-	-	-	-
Total Revenue	\$ 141,669	\$ 139,251	\$ 89,881	\$ 89,881	\$ 115,493
Expenses					
640100 Accounting/Audit Fees	\$ 1,412	\$ 1,552	\$ 1,320	\$ 1,320	\$ 1,350
640202 Recording/Filing Fees	150	150	150	150	150
659900 Other Contracts/Obligation	31,715	32,697	34,000	34,000	37,629
Total Expense	\$ 33,277	\$ 34,399	\$ 35,470	\$ 35,470	\$ 39,129

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -	
Union Square Apartments	\$ 35,000
Fox Cities Regional Partnership	2,629
	<u>\$ 37,629</u>

CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 9
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Property Taxes	\$ 41,234	\$ 64,489	\$ 18,500	\$ 18,769	\$ -
Intergovernmental Revenue	71,006	72,050	70,381	74,175	110,493
Interest Income	817	2,712	1,000	5,000	5,000
Other Reimbursements	28,612	-	-	-	-
Total Revenues	141,669	139,251	89,881	97,944	115,493
Expenses					
Program Costs	31,715	32,697	34,000	34,160	37,629
Administration	1,562	1,702	1,470	1,470	1,500
Total Expenses	33,277	34,399	35,470	35,630	39,129
Revenues over (under) Expenses	108,392	104,852	54,411	62,314	76,364
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Equity	108,392	104,852	54,411	62,314	76,364
Fund Balance - Beginning	(16,306)	92,086	196,938	196,938	259,252
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	\$ 92,086	\$ 196,938	\$ 251,349	\$ 259,252	\$ 335,616

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 196,937	\$ 259,251
+ Net Change in Equity	62,314	76,364
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ 259,251	\$ 335,615

**CITY OF APPLETON 2020 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 funds are being requested for the program in 2020.

Major changes in Revenue, Expenditures, or Programs:

The January 1, 2019 equalized value of this TIF remained below the base value by \$6,360,100, therefore no property tax increment was included in the 2020 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 construction is expected to begin later in 2019. The project will add approximately \$2.2 million in assessed value to the TIF.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			%
Unit	Title	2017	2018	Adopted 2019	Amended 2019	2020	Change *
	Program Revenues	\$ 5,280	\$ 6,334	\$ 5,700	\$ 5,700	\$ 6,500	14.04%
	Program Expenses	\$ 1,562	\$ 1,702	\$ 1,470	\$ 1,470	\$ 4,348	195.78%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Purchased Services	1,562	1,702	1,470	1,470	4,348	195.78%
	Miscellaneous Expense	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A
	Transfers Out	-	-	-	-	-	N/A

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

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 10

Business Unit 4130

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
411000 Property Tax	\$ 36,206	\$ -	\$ -	\$ -	\$ -
422700 State Aid - Computers	4,968	5,041	5,000	5,000	5,000
471000 Interest on Investments	312	1,293	700	700	1,500
591000 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ 41,486	\$ 6,334	\$ 5,700	\$ 5,700	\$ 6,500
Expenses					
610100 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
615000 Fringes	-	-	-	-	-
640100 Accounting/Audit Fees	1,412	1,552	1,320	1,320	1,350
640202 Recording/Filing Fees	150	150	150	150	150
640400 Consulting	-	-	-	-	-
672000 Interest Payments	-	-	-	-	-
659900 Other Contracts/Obligation	-	-	-	-	2,848
680900 Infrastructure Construction	-	-	-	-	-
Total Expense	\$ 1,562	\$ 1,702	\$ 1,470	\$ 1,470	\$ 4,348

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

Other Contracts & Obligations

Fox Cities Regional Partnership	\$ 2,848
	<u>\$ 2,848</u>

CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 10
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Property Taxes	\$ 36,206	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	4,968	5,041	5,000	5,040	5,000
Interest on Investments	312	1,293	700	600	1,500
Total Revenues	41,486	6,334	5,700	5,640	6,500
Expenses					
Program Costs	-	-	-	-	2,848
Administration	1,562	1,702	1,470	1,470	1,500
Total Expenses	1,562	1,702	1,470	1,470	4,348
Revenues over (under) Expenses	39,924	4,632	4,230	4,170	2,152
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Equity	39,924	4,632	4,230	4,170	2,152
Fund Balance - Beginning	47,216	87,140	91,772	91,772	95,942
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	\$ 87,140	\$ 91,772	\$ 96,002	\$ 95,942	\$ 98,094

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 91,772	\$ 95,942
+ Net Change in Equity	4,170	2,152
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ 95,942	\$ 98,094

**CITY OF APPLETON 2020 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 north to E. Washington 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:

<u>Project</u>	<u>Amount</u>	<u>Page</u>
Water Main Construction Program	510,150	Projects, pg. 592
Parking Ramp - US Venture Development	20,000,000	Projects, pg. 621
	<u>\$ 20,510,150</u>	

<u>Summary of Advances</u>	<u>General Fund</u>
2017	\$ 1,025
2018	348,551
2019	340,354
2020	80,622
12/31/20 Balance	<u>\$ 770,552</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, 2019, \$28,000 of the \$42,000 available in TIF District #11 has been committed, and it has leveraged over \$136,065 in private investment. Demand continues for the program and full commitment of 2019 funds is expected soon. 2020 funding is requested to continue to provide for six (6) Business Enhancement Grants to continue leverage of significant private investment in this corridor.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

<u>Programs</u>		<u>Actual</u>		<u>Budget</u>			<u>% Change *</u>
<u>Unit</u>	<u>Title</u>	<u>2017</u>	<u>2018</u>	<u>Adopted 2019</u>	<u>Amended 2019</u>	<u>2020</u>	
	Program Revenues	\$ -	\$ 133	\$ 11,997,344	\$ 11,997,344	\$ 20,510,150	70.96%
	Program Expenses	\$ 1,025	\$ 418,243	\$ 12,040,814	\$ 14,253,370	\$ 20,599,897	71.08%
Expenses Comprised Of:							
	Personnel	-	44,060	64,731	64,731	-	-100.00%
	Supplies & Materials	-	147	-	57,654	-	N/A
	Purchased Services	1,000	265,477	47,470	2,202,372	54,125	14.02%
	Miscellaneous Expense	25	8,551	-	-	35,622	N/A
	Capital Expenditures	-	100,008	11,928,613	11,928,613	20,510,150	71.94%
	Transfers Out	-	-	-	-	-	N/A

* % change from prior year adopted budget
TIF 11.xls

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 11

Business Unit 4140

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
411000 Property Tax	\$ -	\$ -	\$ 160,000	\$ 160,000	\$ 36,000
422700 State Aid - Computers	-	-	-	-	-
471000 Interest on Investments	-	133	-	-	160,150
591000 Proceeds of Debt	-	-	11,997,344	11,997,344	20,350,000
Total Revenue	\$ -	\$ 133	\$ 12,157,344	\$ 12,157,344	\$ 20,546,150
Expenses					
610100 Regular Salaries	\$ -	\$ 15,342	\$ -	\$ -	\$ -
610200 Labor Pool Allocations	-	16,940	44,638	44,638	-
610500 Overtime Wages	-	80	-	-	-
610800 Part-Time Wages	-	46	2,496	2,496	-
615000 Fringes	-	11,652	17,597	17,597	-
632510 Street Lights	-	147	-	57,654	-
640100 Accounting/Audit Fees	-	-	1,320	1,320	1,350
640202 Recording/Filing Fees	1,000	150	150	150	150
640400 Consulting Services	-	26,855	-	29,296	-
640600 Architect Fees	-	218,610	-	2,124,112	-
642501 CEA Operations/Maint.	-	254	4,000	4,000	-
642502 CEA Depreciation/Replace.	-	102	-	-	-
659900 Other Contracts/Obligation	-	19,506	42,000	43,494	52,625
672000 Interest Payments	25	8,551	-	-	35,622
680100 Land	-	5,150	-	-	-
680300 Buildings	-	-	10,000,000	10,000,000	20,000,000
680900 Infrastructure Construction	-	94,858	1,928,613	1,928,613	510,150
791300 Transfer Out - Debt Svc	-	-	-	-	-
Total Expense	\$ 1,025	\$ 418,243	\$ 12,040,814	\$ 14,253,370	\$ 20,599,897

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Property improvement grants	\$ 42,000
Fox Cities Regional Partnership	10,625
	<u>\$ 52,625</u>

Buildings

Parking Ramp - US Venture project	\$ 20,000,000
	<u>\$ 20,000,000</u>

Infrastructure Construction

Water main	\$ 510,150
	<u>\$ 510,150</u>

**CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 11**

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

Revenues	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Property Taxes	\$ -	\$ -	\$ 160,000	\$ 162,983	\$ 36,000
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	-	133	-	-	160,150
Total Revenues	-	133	160,000	162,983	196,150
Expenses					
Program Costs	-	409,542	12,039,344	2,449,183	20,562,775
Administration	1,000	150	1,470	1,470	1,500
Total Expenses	1,000	409,692	12,040,814	2,450,653	20,564,275
Revenues over (under) Expenses	(1,000)	(409,559)	(11,880,814)	(2,287,670)	(20,368,125)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	11,997,344	2,000,000	20,350,000
Interest Payments	(25)	(8,551)	-	(25,354)	(35,622)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	(25)	(8,551)	11,997,344	1,974,646	20,314,378
Net Change in Equity	(1,025)	(418,110)	116,530	(313,024)	(53,747)
Fund Balance - Beginning	-	(1,025)	(419,135)	(419,135)	(732,159)
Fund Balance - Ending	\$ (1,025)	\$ (419,135)	\$ (302,605)	\$ (732,159)	\$ (785,906)

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 8,567	\$ 10,543
+ Net Change in Equity	(313,024)	(53,747)
+ Advance from General Fund	315,000	45,000
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ 10,543	\$ 1,796

**CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 11
LONG TERM DEBT**

Year	2019A G.O. Notes	
	Principal	Interest
2020	\$ -	\$ - *
2021	-	- *
2022	-	51,150
2023	260,000	47,250
2024	270,000	39,300
2025	280,000	31,050
2026	285,000	22,575
2027	295,000	15,350
2028	305,000	9,350
2029	315,000	3,150
	<u>\$ 2,010,000</u>	<u>\$ 219,175</u>

* The premium received when the 2019 G.O. notes were issued will be used to pay the amount of interest due in 2020 & 2021, so no transfer to the debt service fund will be required in 2020 or 2021.

**CITY OF APPLETON 2020 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 Advances	General Fund
2017	\$ 1,025
2018	7,739
2019	47,100
2020	35,593
12/31/20 Balance	\$ 91,457

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, 2019 all of the \$42,000 available in TIF District #12 has been committed, and it has leveraged over \$70,323 in private investment. Demand continues for the program. 2020 funding is requested to continue to provide for six (6) Business Enhancement Grants to continue leverage of significant private investment in this corridor.

The 2020 Budget includes the first developer-incentive payment for McFleshman's Commons. Additionally, in 2019, a development agreement with Block 800, LLC was approved which will lead to a four-story mixed-use development spanning three parcels on W College Avenue. The new building will include first floor commercial space with three floors of residential units above.

PERFORMANCE INDICATORS

Actual 2017 Actual 2018 Target 2019 Projected 2019 Target 2020

Note: Since this program exists solely to account for capital investments and incremental property tax receipts, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget			% Change *
Unit	Title	2017	2018	Adopted 2019	Amended 2019	2020	
	Program Revenues	\$ -	\$ 131	\$ -	\$ -	\$ -	N/A
	Program Expenses	\$ 1,025	\$ 7,389	\$ 45,772	\$ 59,772	\$ 57,264	25.11%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Purchased Services	1,000	7,150	43,470	57,470	53,671	23.47%
	Miscellaneous Expense	25	239	2,302	2,302	3,593	56.08%
	Capital Expenditures	-	-	-	-	-	N/A

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

**CITY OF APPLETON 2020 BUDGET
CAPITAL PROJECTS FUNDS**

Tax Incremental District # 12

Business Unit 4150

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2017	2018	Adopted 2019	Amended 2019	2020
Revenues					
411000 Property Tax	\$ -	\$ -	\$ -	\$ -	\$ 25,000
422700 State Aid - Computers	-	-	-	-	-
471000 Interest on Investments	-	131	-	-	-
591000 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ -	\$ 131	\$ -	\$ -	\$ 25,000
Expenses					
610100 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
615000 Fringes	-	-	-	-	-
640100 Accounting/Audit Fees	-	-	1,320	1,320	1,350
640202 Recording/Filing Fees	1,000	150	150	150	150
659900 Other Contracts/Obligation	-	7,000	42,000	56,000	52,171
672000 Interest Payments	25	239	2,302	2,302	3,593
680901 Streets	-	-	-	-	-
Total Expense	\$ 1,025	\$ 7,389	\$ 45,772	\$ 59,772	\$ 57,264

DETAILED SUMMARY OF 2020 PROPOSED EXPENDITURES > \$15,000

<u>Other Contracts/Obligations</u>	
Property Improvement Grants	\$ 42,000
Developer funded incentive McFleshman's Commons	7,500
Fox Cities Regional Partnership	2,671
	<u>\$ 52,171</u>

CITY OF APPLETON 2020 BUDGET
TAX INCREMENTAL DISTRICT # 12
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	-	131	-	-	-
Total Revenues	-	131	-	-	25,000
Expenses					
Program Costs	-	7,000	42,000	42,000	52,171
Administration	1,000	150	1,470	1,470	1,500
Total Expenses	1,000	7,150	43,470	43,470	53,671
Revenues over (under) Expenses	(1,000)	(7,019)	(43,470)	(43,470)	(28,671)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	(25)	(239)	(2,302)	(1,576)	(3,593)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	(25)	(239)	(2,302)	(1,576)	(3,593)
Net Change in Equity	(1,025)	(7,258)	(45,772)	(45,046)	(32,264)
Fund Balance - Beginning	-	(1,025)	(8,283)	(8,283)	(53,329)
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	\$ (1,025)	\$ (8,283)	\$ (54,055)	\$ (53,329)	\$ (85,593)

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 481	\$ 959
+ Net Change in Equity	(45,046)	(32,264)
+ Advance from General Fund	45,524	32,000
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ 959	\$ 695