



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Appleton Redevelopment Authority

Thursday, October 11, 2018

10:00 AM

Council Chambers, 6th Floor

SPECIAL-RESCHEDULED FROM 10-10-18 AT 10:00 AM

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[18-1433](#) ARA Minutes from 6-20-18

Attachments: [ARA Minutes 6-20-18.pdf](#)

4. Public Hearings/Appealances

5. Action Items

6. Information Items

[18-1436](#) Update on 222 N. Oneida Street

Attachments: [222 N Oneida St Update Memo 10-3-18.pdf](#)

[222 N Oneida St Update Memo 6-14-18.pdf](#)

[18-1434](#) Report on meeting of ARA Exhibition Center Advisory Committee held on September 24, 2018

Attachments: [ARA Exhibition Center Advisory Committee Minutes 9-24-18.pdf](#)

[18-1435](#) 2019 Community & Economic Development Department Budget

Attachments: [2019 Budget Overview Letter From Mayor Hanna.pdf](#)

[2019 CEDD Budget.pdf](#)

[2019 Housing & Community Development Grants Budget.pdf](#)

[2019 Community Development Capital Projects Budget.pdf](#)

[2019 Tax Incremental Financing Districts Budget.pdf](#)

[2019 CIP Appleton Redevelopment Authority Budget.pdf](#)

[2019 CIP Southpoint Commerce Park Budget.pdf](#)

[18-1441](#)

Neighborhood Program Fall Meeting

Attachments: [NeighborhoodProgramFallMeeting2018_Flyer.pdf](#)

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Karen Harkness, Director, Community and Economic Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

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Meeting Minutes - Final Appleton Redevelopment Authority

Wednesday, June 20, 2018

10:00 AM

Council Chambers, 6th Floor

SPECIAL-RESCHEDULED FROM 6-13-18 AT 10:00 AM

1. Call meeting to order

Meeting called to order at 10:02 a.m.

2. Roll call of membership

Present: 5 - Van Dyke, Downs, Fisher, Brokl and Alderperson Coenen

Excused: 2 - Higgins and Woodford

Others present:
Tony Saucerman, Finance Director

3. Approval of minutes from previous meeting

[18-0656](#)

ARA Minutes from 4-12-18

Attachments: [ARA Minutes 4-12-18.pdf](#)

Alderperson Coenen moved, seconded by Van Dyke, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Van Dyke, Downs, Fisher, Brokl and Coenen

Excused: 2 - Higgins and Woodford

4. Public Hearings/Apearances

5. Action Items

[18-0657](#)

Organizational Matters:

1. Elect Chair
2. Elect Vice-Chair
3. Set Meeting Date and Time
4. Designate a Contact Person

Karen Harkness will be the Contact Person, and the ARA will continue to meet on the 2nd Wednesday of the month at 10:00 a.m. Downs was elected as Chair and Van Dyke as Vice Chair.

Fisher moved, seconded by Alderperson Coenen, that Marissa Downs be the Chair and Jim Van Dyke be the Vice-Chair. Roll Call. Motion carried by the following vote:

Aye: 5 - Van Dyke, Downs, Fisher, Brokl and Coenen

Excused: 2 - Higgins and Woodford

[18-0658](#)

Designate Chair and Vice-Chair of the ARA Exhibition Center Advisory Committee

Attachments: [ARA Advisory Committee Creation Document-Approved by ARA-12-3-14.pdf](#)
[ARA Exhibition Center Advisory Committee 2016 Appointments-May 2018.pdf](#)

Mayor Hanna was elected as Chair and Downs as Vice Chair.

Alderperson Coenen moved, seconded by Van Dyke, that Mayor Tim Hanna be the Chair of the ARA Exhibition Center Advisory Committee and Marissa Downs be the Vice-Chair of the ARA Exhibition Center Advisory Committee. Roll Call. Motion carried by the following vote:

Aye: 5 - Van Dyke, Downs, Fisher, Brokl and Coenen

Excused: 2 - Higgins and Woodford

6. Information Items

[18-0659](#)

Report on meeting of ARA Exhibition Center Advisory Committee held on May 1, 2018

Attachments: [ARA Exhibition Center Advisory Committee Minutes 5-1-18.pdf](#)

This Presentation was presented.

[18-0929](#)

Update on 222 N. Oneida Street

Attachments: [222 N Oneida St Update Memo 6-14-18.pdf](#)

This Presentation was presented.

[18-0922](#)

Final bond closing memo for the Fox Cities Exhibition Center

Attachments: [Closing Memorandum for FCEC 5-1-18.pdf](#)

This Presentation was presented.

7. Adjournment

Alderperson Coenen moved, seconded by Fisher, that the meeting be adjourned at 10:25 a.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Van Dyke, Downs, Fisher, Brokl and Coenen

Excused: 2 - Higgins and Woodford



"...meeting community needs...enhancing quality of life."

MEMORANDUM

TO: Appleton Redevelopment Authority (ARA)
FROM: Matt Rehbein, Economic Development Specialist
DATE: October 3, 2018
RE: 222 N. Oneida Street - Demolition/Remediation Update

Demolition activities started on the 222 N. Oneida Street building on May 22, 2018. The demolition, remediation and site restoration is complete.

Our engineers originally anticipated two monitoring wells; however, based on the amount and location of contaminated soils, we authorized three monitoring wells in hopes of being able to secure the "clean closure" designation from the DNR. Two of those well samples have come back below the maximum standard for contaminants. The third well had a significant amount of sediment, so we allowed more time to, hopefully, secure a more accurate sample. A sample was taken from that well on September 27, 2018, and we are awaiting test results (typically 10 business days). Our engineers are confident we will not have construction limitations based on soils, and we will know if there are limitations based on the groundwater after we receive the recent sample results.

To date, we have spent \$198,172 on demolition, remediation and engineering. Our original cost estimates, approved by ARA on March 14, 2018, included Gene Frederickson Trucking & Excavating, Inc. to complete demolition and soils remediation for \$87,502.80 (with contingency) and approval for OMNNI Associates, Inc. to complete site investigation and remedial activities for \$25,260.40 (with contingency). Significantly more contaminated soils identified during demolition and excavation resulted in the overage. As detailed in the Memorandum to ARA dated June 14, 2018, per the Procurement Policy Change Order procedure as applicable under Sec. IV.P.(2).(e), the Mayor approved additional expenditure(s) as the excess contaminated soils were identified. This project is within the approved budget based on those adjustments.

Subject to the results of the water sample(s) taken on September 27, 2018 and DNR review of the soil and water testing results, we estimate spending another \$10,757 to close out this project. Assuming these numbers hold, ARA's remaining balance will be \$103,071 after this project is complete.

Please note, these are the best estimates based on information to date. Once all soil and water samples come back and are reviewed by our engineers and the DNR, we will be able to provide a full picture of what will be required on site.



“...meeting community needs...enhancing quality of life.”

MEMORANDUM

TO: Appleton Redevelopment Authority

FROM: Matt Rehbein, Economic Development Specialist

DATE: June 14, 2018

RE: 222 N. Oneida Street - Demolition/Remediation Update

Demolition activities started on the 222 N. Oneida Street building on May 22, 2018. The demolition, remediation, and site restoration is complete as of this week.

Despite ten (10) soil borings completed in the parking lot area during our due diligence, we discovered approximately 1,500 tons of contaminated material over and above the originally estimated 600 tons. One of the contaminated areas extended to the west of the property line, and excavation ceased at the property line. We believe that all contaminated soil on-site was removed; however, we are still awaiting lab reports from samples taken to confirm. Until the lab reports are received, we cannot be certain of the desired “clean closure” status or what requirements for ongoing monitoring may be required by the DNR.

In addition, old foundations were discovered during excavation, resulting in additional unforeseen costs. As excavation was completed, staff followed the Procurement Policy Change Order procedure as applicable under Sec. IV.P.(2).(e).

We calculated an estimate per ton of contaminated material for disposal which includes, removal, hauling, and tipping fees of \$42.95/ton. It should be noted, this is only an estimate as assumptions were made regarding tons per cubic yard of material. In addition, there will be additional costs for sampling and hours on-site for engineers. Based on information known to date, budget estimates to follow:

2,100 tons - 600 tons (original estimate)	=	1,500 tons extra material
1,500 tons @ \$42.95	=	\$64,425
Cost to remove foundations	=	\$4,582
Additional samples and testing	=	\$1,500
Total Additional Costs	=	\$70,507
<i>(Less) anticipated contingency</i>	=	<i>(\$14,584)</i>
Total Over Originally Approved Expenditure	=	\$55,923

Overall Impact on the ARA Budget:

ARA account balance on March 7, 2018	=	\$312,000
Anticipated costs to complete project	=	(\$132,257)
Contingency	=	(\$14,584)
Additional costs	=	(\$55,923)
<u>Remaining ARA Balance Estimate</u>	=	<u>\$109,236</u>

Please note, these are the best estimates based on information to date. Once soil samples come back and are reviewed by our engineers and the DNR, we will be able to provide a full picture of what will be required on site.



City of Appleton

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Meeting Minutes - Final Appleton Redevelopment Authority Exhibition Center Advisory Committee

Monday, September 24, 2018

1:00 PM

Council Chambers

RESCHEDULED FROM 9-4-18

1. Call meeting to order

Meeting called to order at 1:04 p.m.

2. Roll call of membership

Present: 13 - Kaufert, Wilde, Gifford, Batley, Van Laanen, Seidl, Harkness, Buckingham, Chairperson Hanna, Vanden Berg, Benz, Stankowski and Rugland

Excused: 5 - Kuen, Reader, Meyerhofer, Dearborn and Downs

Others present:

Linda Garvey, Red Lion Hotel Paper Valley

3. Approval of minutes from previous meeting

[18-0980](#)

ARA Exhibition Center Advisory Committee Minutes from 5-1-18

Attachments: [ARA Exhibition Center Advisory Committee Minutes 5-1-18.pdf](#)

Rugland moved, seconded by Stankowski, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 10 - Kaufert, Gifford, Batley, Van Laanen, Seidl, Buckingham, Vanden Berg, Benz, Stankowski and Rugland

Excused: 5 - Kuen, Reader, Meyerhofer, Dearborn and Downs

Abstained: 1 - Wilde

Recused: 2 - Harkness and Chairperson Hanna

4. Public Hearings/Appealances

[18-0981](#)

Any Public Participation

There was no public participation.

[18-0982](#)

Linda Garvey of the Red Lion Paper Valley Hotel presenting the Fox Cities Exhibition Center booking summary, feedback received from groups that have already used the Fox Cities Exhibition Center, and an update on the Red Lion Paper Valley Hotel renovations

Attachments: [FCEC ARA Board Presentation August 2018.pdf](#)

This Appearance was presented and discussed.

5. Action Items

6. Information Items

[18-0983](#)

Chair and Vice-Chair of this Committee were elected by Appleton Redevelopment Authority on June 20, 2018; Mayor Hanna is Chair and Marissa Downs is Vice-Chair

Attachments: [ARA Minutes 6-20-18.pdf](#)
[ARA Advisory Committee Creation Document-Approved by ARA-12-3-14.pdf](#)
[ARA Exhibition Center Advisory Committee 2016 Appointments-May 2018.pdf](#)

This Presentation was presented.

[18-0984](#)

Upcoming Meeting Date and Time
Tuesday, November 13, 2018 at 1:00 p.m. (Changed from Tues. Nov. 6 at 1:00 p.m. due to Election Day)

This Presentation was presented.

7. Adjournment

Seidl moved, seconded by Benz, that the meeting be adjourned at 1:25 p.m.

Roll Call. Motion carried by the following vote:

Aye: 11 - Kaufert, Wilde, Gifford, Batley, Van Laanen, Seidl, Buckingham, Vanden Berg, Benz, Stankowski and Rugland

Excused: 5 - Kuen, Reader, Meyerhofer, Dearborn and Downs

Recused: 2 - Harkness and Chairperson Hanna



"...meeting community needs...enhancing quality of life."

OFFICE OF THE MAYOR

Timothy M. Hanna
100 North Appleton Street
Appleton, Wisconsin 54911-4799
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e-mail: mayor@appleton.org

October 3, 2018

Members of the Common Council and Community
City of Appleton
Appleton, Wisconsin

Dear Appletonians:

I present to you the 2019 Budget and Service Plan, including the five-year Capital Improvement Plan. As always, our goal in putting this budget together is to provide you a budget that continues to allow for high-quality, efficient services while preparing Appleton for long-term success through strategic investments in our community.

During the past several years, the City has undertaken a number of initiatives designed to provide the framework for the future of our downtown and our City. The Downtown Parking Study was completed in 2015 and the first phases of implementation have been completed. The Downtown Accessibility and Mobility Study was adopted in 2016, with the first phases completed. We adopted the update to the City's Comprehensive Plan in 2017, including the next chapter of our Downtown Development Plan. And later in 2017, we created TIF districts 11 and 12 on the downtown's near east and near west ends. This 2019 Budget contains the funds for continued steps in implementing the changes called for in those plans. This is in keeping with Appleton's track record of funding and implementing the initiatives contained in the plans we work so hard to complete that outline our vision for the future of our City. The specific projects are discussed more fully under the Capital Planning section of this letter.

With the State limiting the growth in our tax levy to the growth of our tax base related to net new construction, turning these plans into real projects is essential. Development of the 2019 Budget was especially difficult given that the City's net new construction in 2017 grew by only 1.58%. Employee medical claims seem to have returned to more reasonable levels after a few years of unusually high claims. Therefore, the 2019 Budget includes a more modest 8% increase in the projected cost of medical claims. The 2019 Budget also includes \$400,000 in the general fund for the City's pay-for-performance pay plan. We made modifications to the plan in 2017 which were implemented with success in 2018 and it is essential that we provide funding for the plan in future budgets to ensure its continued success.

One of the things you will notice in the 2019 Budget is an increase in the funds budgeted for software support. As the City continues to move away from mainframe applications and toward an enterprise system there is an increase in license fees and support for the new

applications. Specifically, this year both the Police and Fire Departments have implemented new records management systems and with them comes the cost to support the software. The cost to support the old systems had been the responsibility of Outagamie County. However, the new systems come with increased functionality particularly useful to the Police and Fire Departments and therefore the associated costs have become the responsibility of the City. Also, as new technologies become more and more a part of society, there comes an increasing expectation that government take advantage of the new technology to best serve its constituents.

This 2019 Budget and Service Plan builds on our past efforts and provides funds for the further implementation of the plans we have set in place. It takes advantage of some new technologies and continues to provide for investment in quality-of-life initiatives that play an ever-increasing role in the decisions of both businesses and individuals to make Appleton their home. Therefore, as a City, we must move forward, confident in our planning and willing to demonstrate our commitment to invest in our own future.

CAPITAL PLANNING

The 2019 Budget continues to place an emphasis on capital projects and their planning. Much of the emphasis in the next year will be placed in the neighborhood south of W. College Avenue and east of S. Oneida Street. This neighborhood has come to be known as the “bluff” neighborhood and is part of TIF District 11.

In December of 2017, the City of Appleton entered into two development agreements for specific projects located in TIF District 11 on the east end of downtown. One calls for the redevelopment of the iconic Zuelke building. The developers of this project continue to work through the detailed permitting process at the State and federal levels that will allow work on this federally registered historic building. Since the City’s obligation under this agreement is funded through taxable increment created, it will appear in future budgets years after the improvements have been made.

The other agreement approved last December involves the building of a new headquarters for U.S. Venture on the former site of the Fox Banquets facility on the bluff overlooking the Fox River. The original agreement called for U.S. Venture to build an office building with a minimum value of \$49.5 million, with a third-party developer constructing an attached 625 stall parking facility which the City would purchase upon completion. This agreement was later modified to have the City construct the parking facility and U.S. Venture to construct an office building with a minimum value of \$54.5 million. The 2019 Budget anticipates the design and initial construction of the parking facility with associated costs of \$10 million in 2019, with the remainder of the costs in 2020 and 2021. It is important to remember that these costs will be funded by additional tax increment generated by the project as well as Parking Utility revenue, not the general tax levy.

Earlier in 2018, the City reviewed responses from a Request for Proposal for a mixed-use development in downtown that also included space for a new library. Several proposals were received and reviewed. Ultimately, the City chose to further pursue the proposal from Commercial Horizons to redevelop the Soldiers Square parking ramp with a mixed-use

building containing a library and commercial space, along with about 100 living units. Much of 2018 has been spent on developing the details around this proposal, including how parking will be addressed in this neighborhood, as well as how the project will be sequenced with the other developments in this area. The 2019 Budget includes funds for the demolition of the Soldiers Square Ramp and the initial funding for the library as part of the new development.

Originally, the 2018 Budget contained funds for the conversion of Appleton Street to two-way traffic north of the Skyline Bridge. This included the construction of a new bridge and infrastructure over Rocky Bleier Run. This project was delayed in 2018 and is now slated to occur in 2019 with funds for demolition of the existing north to eastbound leg of S. Oneida Street along with construction of the new bridge.

As anticipated, this budget includes \$2.4 million for the demolition of the Blue parking structure. Adequate parking exists in the Yellow and Green parking structures to replace the stalls lost after the demolition. The Parking Study suggests that the City will need to consider additional parking when new development or redevelopment occurs north of W. College Avenue.

DEBT SERVICE

General obligation debt service costs continue their upward trend in the 2019 Budget. Debt service payments on the City's investment in projects such as the renovations of Jones Park, the improvements to S. Oneida Street, and the deconstruction of the Blue Parking Ramp, as well as other infrastructure and facility improvements, continue to expand the City's debt service needs. As a result of the investment in these projects and others, total debt service costs increased from \$7,976,134 in 2018 to a projected \$8,918,819 in the 2019 Budget. The property tax levy necessary to support this increase rose \$1,240,344 (23.7%) from \$5,241,380 in the 2018 Budget to \$6,481,724 for 2019, resulting in the debt service portion of the total tax levy increasing from 12.4% to 14.7%.

Total general obligation debt outstanding at December 31, 2018 is projected to be \$56,833,375 compared to \$49,570,624 outstanding at December 31, 2017, an increase of \$7,262,751. However, despite the increase in outstanding debt, the City is well below its legal debt limit of \$272,171,760 and the amount outstanding compares favorably with similar sized communities throughout the State.

For 2019, \$36,443,350 in general obligation bonds and notes are expected to be issued to fund various capital projects in the areas of infrastructure (\$12,689,850), facility construction and improvements (\$20,817,500), equipment (\$876,000) and parks and trails (\$2,060,000). A complete list of anticipated debt-financed projects for 2019 can be found in the "Five Year Plan" section of this budget.

CONTINGENCY FUNDS

- All unused contingency funds in the Unclassified section of the budget are again anticipated to be carried over from 2018 to 2019. Estimated balances in the contingency funds available for carryover at the conclusion of 2018 include:
 - State Aid Contingency \$849,107
 - Operating Contingency \$402,298
 - Fuel Contingency \$137,315
 - Wage Reserve \$737,664
- Included in the Unclassified section of the 2018 Budget is the use of \$400,000 for wage increases for employees not covered by collective bargaining agreements. The funding for this increase will come from existing wage reserve anticipated to be carried over from prior years. The amount will be awarded to employees through the City's pay for performance evaluation system.

COMMUNITY AND ECONOMIC DEVELOPMENT

In support of the updated Comprehensive Plan 2010-2030 and the Economic Development Strategic Plan's primary goals and key strategies, the Community and Economic Development Department's budget contains \$36,000 to support local and regional community and economic development activities. The 2019 Budget also provides funding for the continued management of Southpoint Commerce Park, the Northeast Business Park, and the future industrial/business park development along Edgewood Drive.

In terms of overall community and economic development, this budget includes \$250,000 in support of the Appleton Redevelopment Authority (ARA) to provide redevelopment activities throughout the City in order to maintain and enhance viable residential and commercial development.

Tax Incremental Financing Districts 11 and 12 (TIF 11 and TIF 12), which bookend the east and west sides of the downtown, were formed in late 2017 and have generated several development projects to date. The 2019 Budget provides continued funding for the successful Business Enhancement Grants program. In order to eliminate blight, encourage rehabilitation of properties, retain existing establishments, attract new businesses, increase property values and improve the overall appearance of the areas, \$42,000 has been included in both the TIF 11 and TIF 12 budgets for the grant program.

FISCAL

- General fund expenditures totaled \$63,445,780 in the 2019 Budget, an increase of \$426,929 or 0.68% over the 2018 Budget. Total general fund revenues increased slightly from \$63,018,851 in the 2018 Budget to \$63,045,780 in the 2019 Budget, an increase of only \$26,929 or .04%. The relatively flat revenue growth was primarily due

to a decrease in transfers from other funds. The 2018 Budget contained a one-time transfer of \$925,000 of excess fund balance from the Subdivision Fund to the general fund. There was no such transfer in 2019.

- The general fund tax levy increased \$811,066, or 2.36%, to \$35,646,816 in the 2019 Budget. At the same time, the tax levy for debt service increased \$1,240,344, or 23.7%, to \$6,481,724. Overall, the tax levy for the City is expected to increase \$1,748,410, or 4.12% in 2019. This increase is within State imposed levy limits.
- Tax Rates – The City's equalized value increased 4.22% to \$5,443,435,200 in 2018 which, when reduced by the City's overall assessment ratio of 92.75%, equates to an estimated increase in assessed value of \$111,759,488, or 2.26%. Applying the 2018 total estimated assessed value of \$4,837,737,982 to the tax levy results in the following projected assessed tax rates:
 - Outagamie County – \$9.15, an increase of 23 cents, or 2.60%
 - Calumet County – \$9.15, an increase of 23 cents, or 2.64%
 - Winnebago County – \$8.58, a decrease of 16 cents, or 1.88%

On an equalized value basis, the tax rate is projected to be \$8.48, an increase of 5 cents, or 0.60%.

- Debt and Fund Balances – The City's established debt and fund balance policies are met by this budget providing confidence in the continuation of the City's outstanding bond ratings and financial stability.

UTILITIES

- Water – The budget includes \$100,000 for upgrades to the chilled water system and installation of a back-draft damper in the carbon room at the Water Filtration Plant, and \$65,000 for driveway replacements at two water towers. Additionally, this budget includes \$1,400,000 for engineering costs related to designing a new lake intake and a second raw water line between the lake station and the Filtration Plant. Water utility infrastructure improvements planned for 2019 include \$3,801,052 for the replacement of aging distribution and transmission mains. Significant maintenance expenses in 2019 include the repair of an expansion joint at the Filtration Plant and the painting of the Lindberg Street water tower. There are no planned water rate increases for 2019.
- Wastewater – The 2019 Budget includes \$4,382,819 of improvements to the wastewater collection system along with \$200,000 in upgrades to the Midway Road lift station. The budget also includes funds for the following projects at the treatment facility: \$560,000 for RAS pumps replacement, \$1,800,000 for the multi-year project to replace the aging electrical distribution system, and \$2,271,000 for various projects to replace aging treatment equipment and facilities. Additionally, the budget includes \$750,000 for planning and engineering costs for either a permanent compost facility or an expansion of the sludge storage building in order to meet the 180-day biosolids

storage requirement. Major maintenance expenses in 2019 include re-coating the primary clarifiers. There are no planned public wastewater rate increases for 2019.

- Stormwater – Continuing the implementation of the City's Stormwater Management Plan, this budget dedicates \$6,116,280 to ongoing infrastructure improvements including \$1,709,502 for the construction of the Leona Street pond. In order to support increasing stormwater management costs and meet debt coverage requirements, there is a planned 13% increase in the annual ERU rate from \$155 to \$175. The current rate has been in place since July 1, 2013.

PERSONNEL

Included in the 2019 Executive Budget are the following personnel additions:

- Valley Transit - A full-time Mobility Coordinator position, funded by federal operating grants and Outagamie County. Under the direction of the Transit Director, and in partnership with the Aging and Disability Resource Center (ADRC) of Outagamie County, the Mobility Coordinator will plan and develop a mobility management program to coordinate and expand transportation services throughout Outagamie County.
- Valley Transit – A full-time Travel Trainer position to assist the Mobility Coordinator in working with the customers who use the services, and the community partners who fund the services, to maximize resources and improve access to transportation. This position will be funded by federal and State grants and Outagamie County.
- Assessor's Office – Increase of hours from 25/week to 28/week for the Real Estate Technician position to meet increasing demands for property listing services (CSM's, subdivision plats, right-of-way takings, deeds, sales, etc.) due to the upswing in activity in the real estate market.

Other changes approved by Council during the course of 2018 were:

- Valley Transit - Deletion of a .5 FTE Road Supervisor position, a .5 FTE Communications Technician position, and a .6 FTE Administrative Assistant position and the addition of a full time Transit Operations Supervisor position.
- Valley Transit - Addition of part time drivers as needed to fill vacancies caused by retirements of long time employees pending hiring of full-time drivers as authorized on the table of organization. As of the development of this budget, two part-time drivers have been added.
- Health Department - Deletion of the .75 FTE Public Health Preparedness Coordinator position and addition of a full time Emergency Management Coordinator position.

CAPITAL IMPROVEMENT PROGRAM

Highlights of the remainder of the 2019 Capital Improvement Projects (CIP) are as follows:

- Maintaining and improving public infrastructure remains a top priority of the City as this budget invests over \$14.4 million in road and sidewalk improvement projects. \$1.2 million of these projects are included in the City's newly formed TIF #11 which will allow the project costs to be repaid with incremental property tax revenue generated by the district rather than the general tax levy. Additionally, as previously discussed in greater detail, approximately \$15 million is planned to be invested in water distribution, sewer collection, and stormwater management infrastructure improvements.
- Proper maintenance of City facilities, parks, and properties continues to be a major point of emphasis for the City. To address this priority, among other projects, this budget includes investments in the following areas: \$210,000 to renovate the first floor customer service area at City Hall; \$475,000 to remodel and upgrade the fifth floor Public Works area; \$215,000 to remodel the office and shop areas in the Green Parking Ramp; \$275,000 to replace the Appleton Street elevator and three elevator jack shafts in the Red Parking Ramp; \$225,000 for a partial roof replacement at Fire Station #1; \$256,000 for LED lighting upgrades in the Yellow Parking Ramp; \$187,000 to upgrade the fuel dispensing system at the Municipal Services Building; \$160,000 to renovate the Lawe Street bridge tender station, and \$275,000 for interior and exterior lighting upgrades at the Municipal Services Building, Wastewater Plant, Police Station, and various parks throughout the City.
- Information Technology projects include \$243,000 to fund a multi-year project to replace the City's aging mainframe computer with an enterprise resource planning (ERP) system. This funding includes anticipated installation of the time entry, payroll, human resource, property tax and cash collection systems. Additionally, \$150,000 is included to upgrade the mobile data computers (MDC's) in Police squad cars in order to take advantage of the expanded capabilities of the computer aided dispatch (CAD) system at Outagamie County. This funding represents the replacement of 15 units in the first year of a three-year project to replace all squad car MDC's. Finally, \$87,000 is earmarked to upgrade the audio and video equipment in the council chambers to address shortcomings in that area; \$25,000 is included to replace teleconferencing equipment at the six fire stations; \$10,000 is included to upgrade the phone controller at the Wastewater Treatment Plant, and \$124,000 is reserved to purchase electronic poll books. The poll books have been certified by the State and will reduce voter wait times, increase accuracy of the voter information, and improve the election-day experience for both voters and poll workers.
- Valley Transit capital investments include \$250,000 for upgrading the software used to schedule ADA demand response rides and track individual rider data. The improved ADA Intelligent Transportation System (ITS) will utilize in-vehicle hardware (mobile data terminals), computer-aided dispatch (CAD), and automatic vehicle location (AVL) features to provide a more reliable, effective and efficient system for both Transit staff

and riders. 80% of the cost (\$200,000) will be funded by a federal capital grant while the remaining 20% will be funded by Transit's depreciation reserve.

- This budget continues the Public Works Department's traffic camera program, investing \$54,428 in the installation of cameras at four new locations in 2019. The program, which began in 2006, has proven to be an invaluable tool in monitoring traffic, reacting to accidents, monitoring road conditions, and effectively dealing with public safety issues. Additionally, the Department continues to retrofit existing street lights with energy-efficient street lighting technologies. The annual investment of \$126,883 is expected to be paid back in electricity cost savings in 3 to 5 years. As recommended by the "*Crosswalk Marking/Enhancement Policy for Uncontrolled Crossings at Intersections*" policy, \$162,132 has been included to provide enhanced pedestrian crossings at various locations throughout the City including College Avenue at both Schaefer and Matthias Streets; Richmond Street at Winnebago Street; Evergreen Drive at Meade Street, and Mason Street at Glendale Avenue. Finally, \$60,000 has been included to replace monitoring equipment at the Mackville Landfill site while another \$60,000 has been included for the purchase of a four-wheel drive one-ton dump truck for the Stormwater Utility.
- Quality of life improvements in the 2019 Budget focus on maintaining and improving our parks and expanding our trail systems. In order to achieve these goals, this budget promotes the expansion of our park system by including \$500,000 for the purchase of land for a new park on the City's southeast side. Additionally, this budget commits \$325,000 to upgrade the playground area at Pierce Park; \$275,000 for lighting improvements and rebuilding two tennis courts at Linwood Park; \$55,000 to construct a canoe/kayak launch at Telulah Park, and \$175,000 for grounds improvements at the Scheig Center. Finally, this budget earmarks \$675,000 for design of the Edison trestle trail and design and initial construction costs of the Lawe Street trestle trail.

CONCLUSION

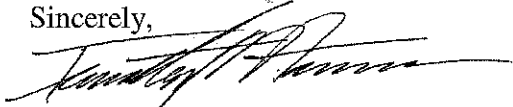
In 2019, we will continue to make strategic, calculated expenditures to leverage all the good things we have for an even better future for our citizens. But as we consider these decisions, it is important to remember that the one thing that doesn't change is the City's mission of meeting the needs of the community and enhancing the quality of life. Our citizens demand that we continue to fulfill that mission at the same time we strive to minimize the burden of doing so. This means that we must continue to find ways to be more efficient with the resources that our citizens entrust to us and to look for ways to permanently reduce our overhead while minimizing the impact on the services that our citizens have come to expect from the City. This is a trend that I believe needs to continue into the future whether we are in good times or not so good times.

It is my great honor to say thank you to our department directors and all of our employees for their ongoing dedication and selfless service to our organization and our community. In particular, I would like to recognize Finance Director Tony Saucerman, Deputy Director Jeri Ohman, John Hoft-March and Kelli Rindt for the many hours they have spent preparing this document, along with the incredible job they do each day to keep our City in excellent

financial condition. They deserve a great deal of credit for the jobs they do on a daily basis on behalf of our community.

The City of Appleton continues to balance sound financial practices while providing the basic essential needs of our City. Together we will continue our dedication to meet the needs of our community and enhance the quality of life. Appleton is a viable, strong community well positioned for a bright future.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy M. Hanna", written over a horizontal line.

TIMOTHY M. HANNA
Mayor of Appleton

CITY OF APPLETON 2019 BUDGET

COMMUNITY & ECONOMIC DEVELOPMENT

Director Community & Economic Development: Karen E. Harkness

Deputy Director Community & Economic Development: Monica N. Stage

CITY OF APPLETON 2019 BUDGET COMMUNITY & ECONOMIC DEVELOPMENT

MISSION STATEMENT

The Community and Economic Development Department proactively fosters a healthy economy and a strong, welcoming community.

DISCUSSION OF SIGNIFICANT 2018 EVENTS

In 2018, Community & Economic Development continued to deliver services with a focus on meeting the community needs & enhancing the quality of life.

- * The Fox Cities Exhibition Center opened on January 11, 2018. We continue our collaboration with Inner Circle, the Red Lion Paper Valley Hotel and the Fox Cities Convention & Visitors Bureau. The final bond closing for the FCEC took place on May 1, 2018.
- * Industrial development saw a continued increase in 2018 with the delivery of two new buildings in Southpoint Commerce Park. Custom Offsets opened their new 17,000 sq. ft. facility in February, and Security Luebke Roofing opened their new, approximately 20,000 sq. ft., facility in July. Becknell Industrial purchased 14.6 acres, also in Southpoint Commerce Park, in September, 2018. The City repurchased 4.32 acres in the Northeast Business Park from Farrell Investments, once again giving the City inventory in that area. The reason for the repurchase is Farrell Investments bought an existing building in Southpoint Commerce Park that they plan to make improvements and occupy in Spring, 2019.
- * The grand opening of Eagle Point's new 99 unit senior living facility is expected in August, 2018. The Appleton Redevelopment Authority sold this redevelopment site, comprised of approximately 8.1 acres, in 2017 to Alexander Company and Tukka, the developers of Eagle Point. The development is expected to add \$21 million in value for Phase I. Phase II will be townhomes, and Phase III is in the planning stages with Alexander Company and Tukka Properties. RiverHeath is expected to break ground on the Willow, a 110 unit apartment building with commercial retail space. The Woolen Mills Loft, a \$10 million, 60 unit apartment complex constructed in the Flats, opened in April, 2018. This project used WHEDA tax credits and historic tax credits.
- * Staff continued collaboration with US Venture to construct their headquarters on Bluff Site 1. Staff also continued to work with Milwaukee View on their redevelopment of the historic Zuelke Building. The proposals received for the proposed mixed-use library were reviewed and presented; the Common Council approved further discussion with the Commercial Horizon's team.
- * Staff teamed up with Appleton Downtown Inc. to present the State of the Downtown Summit on May 15, 2018 that offered a downtown development opportunity Tour, updates on current downtown development, and informative panel presentations.
- * The department continues to work and communicate with the business community in Appleton and throughout the region with efforts including social media, regular business retention visits, and partnerships with community organizations that help build relationships that benefit the City.
- * Implementation of the Comprehensive Plan continued in 2018, with highlights that include an amendment to Central Business District zoning to allow ground floor residential and creation of an Art in Public Places Policy/Committee.
- * Planning staff collaborated with the City Attorney's Office and Inspections Division staff to repeal and create a new sign ordinance, which is another implementation strategy from the Comprehensive Plan. The Sign Ordinance amendments were in response to Supreme Court Ruling Reed v. Town of Gilbert Arizona, 135 S. Ct. 2218 (2015), the adoption and implementation of the Appleton Comprehensive Plan 2010-2030, and the array of sign types and technology available today. The Common Council adopted the new sign ordinance on April 4, 2018, and it went into effect on April 10, 2018.
- * Staff worked intently with the developer, Appleton Storage I, LLC, to bring development to the former Kmart site at 2400 W. College Avenue which has been vacant for over a decade. The special use development agreement was approved by Council on June 20, 2018.
- * To promote historic preservation, the Historic Preservation Commission created bookmarks of 4 existing historic buildings along College Avenue. They wrote a historic narrative explaining the historic significance and took photographs. We contracted with a professional printer to produce the bookmarks.
- * Assessor's staff completed a Citywide revaluation of all 1,700 commercial properties. Values were increased by an average 5.5%, led by apartments at 15%. This project required many property inspections to update records, good public relations, detailed sales and income analysis, and accurate appraisal methodology. The changes reflected market value increases over the last five years and re-established tax equity among various commercial sectors.
- * The City's equalized value increased by 4.2% in 2018 from \$5,222,923,900 to \$5,443,435,200 just short of the statewide gain of 4.5%.
- * Business enhancement grants from TIF's 11 and 12 were fully utilized in 2018 with \$21,000 in TIF funding for each District. These funds leveraged another \$72,472 in private investment. Due to high demand, a waiting list was created for businesses that applied for the grants after funding was depleted.
- * During the first half of 2018, the site plan review team has approved approximately 110 multi-family dwelling units, 37,200 square feet of office space, 34,500 square feet of commercial space, and 40,200 square feet of institutional space.
- * Staff facilitated and approved the Viaene, North Edgewood Estates, and Leona Pond annexations, resulting in roughly 84.4 acres of land being annexed.
- * The City had approximately 186 single family residential lots platted and available for sale starting in 2018. Final plat approval resulted in the creation of an additional 52 residential lots, including Emerald Valley IV and V and Trail View Estates. The City still has several acres of planned, unplatted land available for single family development.
- * Appleton's GIS team performed a major system upgrade during the second half of 2018. All of the GIS servers were migrated to a new SAN environment set up by IT. Along with the server migration, the GIS software was upgraded to the latest version. This new version had significant architecture changes compared to the previous system; all servers and software installs were upgraded.
- * The GIS team continues to expand and implement the use of GIS tools for field use. Three additional departments now have applications allowing them to collect data in the field, and the GIS team continues to develop more applications for current users.

CITY OF APPLETON 2019 BUDGET COMMUNITY & ECONOMIC DEVELOPMENT

MAJOR 2019 OBJECTIVES

- * Implement the City's updated 2010-2030 Comprehensive Plan providing input to development proposals and initiating zoning code changes (when necessary and in compliance with State Statutes) as identified in the Plan. Continue creation, execution and implementation of the City's Economic Development Strategic Plan, primary goals and key strategies that will result in development within targeted districts of the City and enhance the business climate and vibrancy of the community.
- * Contact at least forty businesses in the City with information on business assistance programs and City support.
- * Attract development to the City that will result in substantial tax base enhancement; target remains 2.6% of new equalized value.
- * Sell four acres of business park land.
- * Continue multi-year process of a comprehensive re-write of the Zoning Ordinance and amendments to the official zoning map.
- * Coordinate and increase communication and shared vision between the technical review group, City departments, Plan Commission, Community and Economic Development Committee, Historic Preservation Commission, registered neighborhoods, Appleton Redevelopment Authority, Common Council and the community.
- * Work with the development community, elected and appointed officials, neighborhoods, non-government organizations, businesses and other City departments to formulate development proposals that align with City plans, ordinances and policies, as well as recognized industry practices.
- * Continue to allow easier access to the City's GIS system by enhancing existing mobile applications, creating new applications, utilizing ArcGIS online as well as creating access for smartphones and tablets. Utilize upgraded server/software structure to better organize our external web applications and allow for more "real-time" updates to GIS data.
- * Complete a City-wide revaluation of all residential property. We perform revaluations at least once every five years to maintain 100% fair market values. Residential revaluations are time consuming, requiring substantial statistical analysis, computerized modeling, collection of rental data, significant data entry, and individual appraisal review of all 23,000 homes. However, revaluing frequently is necessary to re-establish equity for tax fairness, resulting in smaller value changes and fewer appeals. This large project will be performed in-house with limited overtime.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget		% Change *
Unit	Title	2016	2017	Adopted 2018	Amended 2018	
Program Revenues		\$ 17,310	\$ 20,870	\$ 18,800	\$ 18,800	\$ 18,350 -2.39%
Program Expenses						
10550	Administration	527,332	525,860	554,582	554,582	575,958 3.85%
10551	Marketing	216,086	173,459	163,664	163,664	141,658 -13.45%
10553	New & Redevelopment	195,468	182,186	208,114	208,114	212,456 2.09%
15020	Planning	271,934	273,584	280,414	280,414	282,978 0.91%
13520	Assessing	542,794	566,540	558,402	558,402	578,599 3.62%
TOTAL		\$ 1,753,614	\$ 1,721,629	\$ 1,765,176	\$ 1,765,176	1,791,649 1.50%
Expenses Comprised Of:						
Personnel		1,601,832	1,582,063	1,613,599	1,613,599	1,662,680 3.04%
Administrative Expense		22,390	29,699	25,330	25,330	26,064 2.90%
Supplies & Materials		11,255	15,981	13,475	13,475	15,225 12.99%
Purchased Services		109,108	85,765	104,000	104,000	79,233 -23.81%
Utilities		4,012	4,179	4,212	4,212	4,212 0.00%
Repair & Maintenance		5,017	3,942	4,560	4,560	4,235 -7.13%
Capital Expenditures		-	-	-	-	- N/A
Full Time Equivalent Staff:						
Personnel allocated to programs		18.13	16.81	16.87	16.87	16.97

CITY OF APPLETON 2019 BUDGET COMMUNITY & ECONOMIC DEVELOPMENT

Administration

Business Unit 10550

PROGRAM MISSION

For the benefit of staff so that productivity, efficiency, product quality, delivery of service and job satisfaction are optimized, we will provide a healthy work environment including proper supervision, training, evaluation, coaching and support services to better the quality of life in Appleton.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategies #1: "Prompt delivery of excellent services", #2: "Encourage active community participation and involvement", #3: "Recognize and grow everyone's talents," #4: "Continually assess trends affecting the community and proactively respond", and #6: "Create opportunities and learn from successes and failures."

Objectives:

Administrative processing, procedures and reporting for the department.

Continue to develop a standardized, coordinate-based and positionally accurate geographic information system (GIS) that meets the needs of all users.

Provide access to geographic and demographic information to City staff and, as appropriate, to the public.

Major changes in Revenue, Expenditures, or Programs:

The Community Development Specialist's salary and fringe benefit costs are recorded in both this budget and in the Housing and Community Development Grants budget. The portion of the Specialist's salary and fringes reimbursable through the grant is charged to the grant budget while the remainder is charged here. Due to a reduction in emergency housing grant funding, more of the position's salary and fringe benefit costs are reflected in this budget.

Printing costs include all copies made by City Departments on the 5th floor color copier machine in Community and Economic Development. Usage continues to increase.

PERFORMANCE INDICATORS

	<u>Actual 2016</u>	<u>Actual 2017</u>	<u>Target 2018</u>	<u>Projected 2018</u>	<u>Target 2019</u>
Client Benefits/Impacts					
Employee retention					
% staff turnover	5%	6%	0%	0%	0%
Accurate and useful information					
# of layers edited (GIS)	1,403	1,080	700	850	800
Improve business and work flow					
# of users supported on GIS software	137	231	130	130	130
Strategic Outcomes					
Quality training to support staff performance					
% of training courses completed	100%	100%	100%	100%	100%
% of depts. using GIS	50%	50%	50%	50%	50%
Work Process Outputs					
Annual performance evaluations completed					
% complete	100%	100%	100%	100%	100%
Increase efficiency & effectiveness of City by using GIS					
# of GIS projects	379	471	250	300	250

CITY OF APPLETON 2019 BUDGET COMMUNITY & ECONOMIC DEVELOPMENT

Administration

Business Unit 10550

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4801 Charges for Serv. - Nontax	\$ 880	\$ 3,445	\$ 800	\$ 800	\$ 350
5020 Donations & Memorials	-	-	-	-	-
Total Revenue	<u>\$ 880</u>	<u>\$ 3,445</u>	<u>\$ 800</u>	<u>\$ 800</u>	<u>\$ 350</u>
Expenses					
6101 Regular Salaries	\$ 350,643	\$ 334,064	\$ 365,273	\$ 365,273	\$ 374,617
6105 Overtime	409	1,088	-	-	-
6150 Fringes	143,777	145,153	151,332	151,332	161,247
6201 Training\Conferences	6,753	12,928	8,000	8,000	8,240
6206 Parking Permits	7,412	7,350	7,260	7,260	7,260
6301 Office Supplies	1,608	2,287	2,200	2,200	2,244
6302 Subscriptions	348	400	500	500	500
6303 Memberships & Licenses	2,180	2,310	3,200	3,200	3,200
6305 Awards & Recognition	270	256	270	270	270
6307 Food & Provisions	527	409	400	400	450
6315 Books & Library Materials	-	143	75	75	75
6320 Printing & Reproduction	9,903	13,705	11,800	11,800	13,550
6327 Miscellaneous Equipment	-	158	200	200	200
6412 Advertising	930	2,871	1,300	1,300	1,333
6413 Utilities	2,572	2,738	2,772	2,772	2,772
Total Expense	<u>\$ 527,332</u>	<u>\$ 525,860</u>	<u>\$ 554,582</u>	<u>\$ 554,582</u>	<u>\$ 575,958</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

None

CITY OF APPLETON 2019 BUDGET

COMMUNITY & ECONOMIC DEVELOPMENT

Marketing & Business Services

Business Unit 10551

PROGRAM MISSION

For the benefit of Appleton's current and prospective businesses and developers, so that business assistance services are identified and conveyed, and Appleton is selected as the prime location for investment, we will provide information and expertise to address business issues and promote the community. We are committed to fostering diversity through policies, processes, programs and educational opportunities that promote understanding and acceptance for all people while creating and supporting a culture of inclusion that celebrates and values our similarities and differences.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategies #2: "Encourage active community participation and involvement", #3: "Recognize and grow everyone's talents", #4: "Continually assess trends affecting the community and proactively respond," #6: "Create opportunities and learn from successes and failures", and #7: "Communicate our success through stories and testimonials."

Objectives:

- Continue to enhance the environment in Appleton to promote business and industry and attract investment.
- Continue to examine ways in which City government can be improved to be more responsive, supportive and proactive to business needs.
- Promote Appleton to the broader public, especially business and industry.
- Conduct business retention visits.
- Provide technical assistance for start-up and growing companies.
- Assist and be responsive to prospective and established businesses and developers.
- Promote the City's interest and develop positive relationships through active participation on various boards, committees and organizations.
- Continue implementation of the Comprehensive Plan 2010-2030 and Economic Development Strategic Plan.

Major changes in Revenue, Expenditures, or Programs:

Funding for the Fox Cities Regional Partnership has not been included in the 2019 budget for this program.

PERFORMANCE INDICATORS

	<u>Actual 2016</u>	<u>Actual 2017</u>	<u>Target 2018</u>	<u>Projected 2018</u>	<u>Target 2019</u>
Client Benefits/Impacts					
Connection to source of issue resolution or resource					
# Existing businesses assisted	35	63	40	45	40
# Start-up businesses assisted	11	12	35	30	35
Information specific to development in Appleton					
# of prospects information deliveries	31	37	70	40	70
Strategic Outcomes					
Appleton's economy grows and tax base enhanced					
% increase in total equalized value	2.06%	5.80%	2.60%	2.60%	2.60%
Work Process Outputs					
Retention visit clients served					
# Business retention visits/follow-ups	38	47	40	40	40

**CITY OF APPLETON 2019 BUDGET
COMMUNITY & ECONOMIC DEVELOPMENT**

Marketing & Business Services

Business Unit 10551

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Expenses					
6101 Regular Salaries	\$ 102,310	\$ 76,759	\$ 76,691	\$ 76,691	\$ 78,503
6150 Fringes	39,216	27,553	25,973	25,973	27,155
6303 Membership & Licenses	701	-	-	-	-
6431 Interpreter Services	508	75	-	-	-
6599 Other Contracts/Obligations	73,351	69,072	61,000	61,000	36,000
Total Expense	<u>\$ 216,086</u>	<u>\$ 173,459</u>	<u>\$ 163,664</u>	<u>\$ 163,664</u>	<u>\$ 141,658</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Economic development projects and initiatives	\$ 36,000
	<u>\$ 36,000</u>

CITY OF APPLETON 2019 BUDGET

COMMUNITY & ECONOMIC DEVELOPMENT

New and Redevelopment Projects

Business Unit 10553

PROGRAM MISSION

For the benefit of targeted businesses and/or developers so that desired development occurs, we will prospect, encourage, direct, negotiate, coordinate and secure development projects.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategies #2: "Encourage active community participation and involvement", #4: "Continually assess trends affecting the community and proactively respond", and #6: "Create opportunities and learn from successes and failures".

Objectives:

Provide quality information and direction, as well as financial and technical assistance, to businesses seeking to expand or locate within the City.

Act as ombudsman for developers pursuing investments in the City.

Increase the commercial and industrial components' respective shares of the City's tax base, giving highest priority to redevelopment areas and tax incremental financing districts.

Create developable parcels throughout the City, especially within the City's industrial and business parks, redevelopment districts, tax incremental financing districts and registered neighborhoods.

Identify Brownfield sites within Appleton and, when feasible and appropriate, mitigate those sites to bring them back to community use.

Plan and manage projects conducted to acquire land for industrial and business park expansion, provide necessary infrastructure to facilitate developments of raw land and secure the appropriate public approvals to allow development to occur.

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

	Actual 2016	Actual 2017	Target 2018	Projected 2018	Target 2019
Client Benefits/Impacts					
Guidance rec'd to success in dev. in Appleton					
# projects consulted	16	31	20	25	20
Assist in land assembly, development incentives, or project management					
# developments generated via direct management	1	3	5	3	5
# of improved business park acres	100	100	100	90	90
Strategic Outcomes					
Tax base enhanced					
\$ increase industrial/commercial	\$ 25,082,437	\$ 55,297,580	\$ 14,000,000	\$ 20,000,000	\$ 14,000,000
\$ increase in target districts	\$ 20,377,086	\$ 24,717,932	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
\$ business park permits	\$ 18,606,737	\$ 7,943,431	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Work Process Outputs					
# of development agreements completed	0	2	3	3	2
# of acres sold in business park	9	6.64	4	14.60	4

CITY OF APPLETON 2019 BUDGET COMMUNITY & ECONOMIC DEVELOPMENT

New and Redevelopment Projects

Business Unit 10553

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Expenses					
6101 Regular Salaries	\$ 128,442	\$ 131,334	\$ 131,423	\$ 131,423	\$ 133,698
6150 Fringes	44,326	48,783	46,691	46,691	48,758
6404 Consulting Services	22,700	2,069	30,000	30,000	30,000
Total Expense	<u>\$ 195,468</u>	<u>\$ 182,186</u>	<u>\$ 208,114</u>	<u>\$ 208,114</u>	<u>\$ 212,456</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Consulting Services

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

\$	30,000
<u>\$</u>	<u>30,000</u>

CITY OF APPLETON 2019 BUDGET COMMUNITY & ECONOMIC DEVELOPMENT

Planning

Business Unit 15020

PROGRAM MISSION

For the benefit of the entire community so that Appleton provides a balance between the community's growth needs and desires, thus ensuring an aesthetic and quality urban environment including those areas of historic value, we will provide planning, analysis, technical services and program/process coordination to assure citizen knowledge and interaction by complying with relevant codes, ordinances and regulations.

PROGRAM NARRATIVE

Link to Key Strategies:

Implements Key Strategies #2: "Encourage active community participation and involvement", #4: "Continually assess trends affecting the community and proactively respond," #6: "Create opportunities and learn from successes and failures", and #7: "Communicate our success through stories and testimonials".

Objectives:

- * Provide timely services to the public, development community and other agencies. -Provide technical and administrative support to the Common Council, the Plan Commission, Community and Economic Development Committee and the Historic Preservation Commission in matters relating to the comprehensive plan, neighborhood program, zoning and subdivision ordinances, annexations, rezoning, special use permits, historic building and site designations, historic certificate awards, zoning text amendments, future streets, subdivisions, site plan appeals, business licenses and public land dedications and discontinuances.
- * Encourage the continued economic development of the City by working with developers, their representatives and the general public to facilitate and expedite their requests for development approval or general planning assistance.
- * Improve and protect the health, safety and welfare of Appleton citizens consistent with the Appleton subdivision ordinance, zoning ordinance, comprehensive plan and policies adopted by the Common Council with good land use planning and zoning practices.
- * Continue to maintain effective and efficient procedures for meeting legal requirements that set forth the maximum time periods in which planning and historic preservation applications must be accomplished.
- * Continue to coordinate the technical review group process.
- * Continue to monitor and maintain all elements of the comprehensive plan and all sections of the zoning ordinance and subdivision ordinance and process all suggested and required amendments to the comprehensive plan, zoning ordinance, subdivision ordinance and land use plan map, zoning map and official street map.
- * Continue to implement the goals, objectives and policies of the nine statutory elements of the comprehensive plan.
- * Provide expertise and technical assistance in administering the City's neighborhood program including assisting residents in registering their neighborhood, marketing the program to City residents and working with Appleton residents, other City staff and outside agencies to leverage resources to help improve Appleton's neighborhoods.

Major changes in Revenue, Expenditures, or Programs:

The projected # of historic sites, buildings, districts recognized/researched (below) is unusually high for 2018 with the creation of a new website - Appleton's Historic Building Survey - with over 150 properties available for public access.

PERFORMANCE INDICATORS

	Actual 2016	Actual 2017	Target 2018	Projected 2018	Target 2019
Client Benefits/Impacts					
Timely, accurate processing of applications					
% of admin apps processed within the timeframe per ordinance	100%	100%	100%	100%	100%
% of commission apps processed within the timeframe per ordinance	100%	100%	100%	100%	100%
% of customers inquiries served within the timeframe per department policy	100%	100%	100%	100%	100%
% of complaints received on admin apps	0%	0%	0%	0%	0%
% of complaints received on commission applications	0%	0%	0%	0%	0%
Strategic Outcomes					
High-quality development that aligns with City plans, ordinances, and policies, as well as recognized industry best practices					
# of development projects guided through the review process, resulting in approval	15	17	20	25	20
# of comp plan goals and objectives implemented	6	50	10	50	40
Work Process Outputs					
Services performed					
# of admin applications approved	429	455	425	425	425
# of commission applications approved	34	47	25	30	25
# of customers inquiries served	1,043	1,312	900	1,200	900
# of comp plan and ordinance amendments adopted	3	3	2	2	2
# of historic sites, buildings, districts recognized/researched	5	0	2	150	2

CITY OF APPLETON 2019 BUDGET COMMUNITY & ECONOMIC DEVELOPMENT

Planning

Business Unit 15020

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
5002 Zoning & Subdivision Fees	\$ 16,430	\$ 17,425	\$ 18,000	\$ 18,000	\$ 18,000
Total Revenue	<u>\$ 16,430</u>	<u>\$ 17,425</u>	<u>\$ 18,000</u>	<u>\$ 18,000</u>	<u>\$ 18,000</u>
Expenses					
6101 Regular Salaries	\$ 192,081	\$ 190,254	\$ 196,581	\$ 196,581	\$ 195,645
6150 Fringes	79,853	83,330	83,533	83,533	87,033
6305 Awards & Recognition	-	-	300	300	300
Total Expense	<u>\$ 271,934</u>	<u>\$ 273,584</u>	<u>\$ 280,414</u>	<u>\$ 280,414</u>	<u>\$ 282,978</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

None

CITY OF APPLETON 2019 BUDGET COMMUNITY & ECONOMIC DEVELOPMENT

Assessing

Business Unit 13520

PROGRAM MISSION

The Appleton Assessor's Office, as a professional team, exists to maintain equitable market value assessments and serve as an informational resource to the community.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategy #4: "Continuously assess trends affecting the community and proactively respond" and #6: "Create opportunities and learn from successes and failures".

Objectives:

We will perform a City-wide revaluation of all 23,000 residential properties in 2019. Revaluations are performed at least once every five years to maintain 100% fair market value assessments. They are time consuming projects, requiring substantial statistical analysis, computerized modeling, collection of rental data, significant data entry, and individual appraisal review of all 23,000 homes. Home values have robustly trended upwards since 2014, but the appreciation rate varies by price range, physical condition, and other factors. Revaluing at least once every five years re-establishes the equity needed for tax fairness, resulting in smaller value changes and fewer appeals. This large project will be performed in-house with limited overtime.

Major changes in Revenue, Expenditures, or Programs:

Estimated overtime cost for the timely completion of the 2019 Citywide revaluation project is \$3,800 (actual overtime cost for the 2014 Citywide revaluation was \$3,513). This program also includes an increase in the Real Estate Technician position, to .7 FTE.

The increase in subscriptions is due to the cost of the MLS subscription to validate home sales as required by the WDOR and to find comparable sales for waterfront and large homes.

PERFORMANCE INDICATORS

	<u>Actual 2016</u>	<u>Actual 2017</u>	<u>Target 2018</u>	<u>Projected 2018</u>	<u>Target 2019</u>
Client Benefits/Impacts					
Equitable assessments and equitable distribution of tax levy:					
Assessment districts within 10% of market value	98%	96%	94%	52%	100%
Coefficient of dispersion of assessment/sale ratios	9%	11%	12%	13%	8%
# assessment errors resulting in inaccurate taxes	1	2	0	3	0
Strategic Outcomes					
Assessments accurately reflect market values:					
Residential class level of assessment	98%	94%	100%	90%	100%
Commercial class level of assessment	101%	96%	100%	95%	100%
Overall level of assessment	99%	95%	100%	90%	100%
Work Process Outputs					
% of buildings inspected to update records:					
Commercial new construction	100%	100%	100%	100%	100%
Residential new construction	95%	95%	95%	87%	85%
Recent sales	51%	43%	40%	25%	25%
Total # of interior inspections	1,601	952	800	650	650
Property record maintenance:					
Deeds processed (ownership changes)	2,568	2,489	2,600	2,400	2,500
Lot splits, CSM's, & new platted parcels	134	160	100	175	200
Annexed parcel(s)	2	-	2	5	4
Assessments updated	895	1,019	1,600	1,613	20,000

**CITY OF APPLETON 2019 BUDGET
COMMUNITY & ECONOMIC DEVELOPMENT**

Assessing

Business Unit 13520

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		2019
	2016	2017	Adopted 2018	Amended 2018	
Expenses					
6101 Regular Salaries	\$ 377,193	\$ 386,093	\$ 383,918	\$ 383,918	\$ 395,487
6105 Overtime	-	1,300	3,500	3,500	3,800
6150 Fringes	143,581	156,354	148,684	148,684	156,737
6201 Training\Conferences	1,898	2,289	1,700	1,700	1,500
6302 Subscriptions	343	1,100	1,100	1,100	1,700
6303 Memberships & Licenses	350	370	400	400	400
6327 Miscellaneous Equipment	1,352	1,974	1,400	1,400	1,400
6413 Utilities	1,440	1,440	1,440	1,440	1,440
6425 CEA Equip. Rental	5,017	3,942	4,560	4,560	4,235
6599 Other Contracts/Obligations	11,620	11,678	11,700	11,700	11,900
Total Expense	<u>\$ 542,794</u>	<u>\$ 566,540</u>	<u>\$ 558,402</u>	<u>\$ 558,402</u>	<u>\$ 578,599</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

None

City of Appleton
2018 Budget
Revenue and Expense Summary

Description	2016 Actual	2017 Actual	2018 YTD Actual	2018 Adopted Budget	2018 Amended Budget	2019 Requested Budget	2019 Adopted Budget
REVENUES							
Charges for Services	880	3,445	457	800	800	800-	350
Other Revenues	16,430	17,425	17,040	18,000	18,000	18,000-	18,000
TOTAL REVENUES	17,310	20,870	17,497	18,800	18,800	18,800-	18,350
EXPENSES BY LINE ITEM							
Regular Salaries	1,016,190	977,498	699,326	1,153,886	1,153,886	1,173,782	1,177,450
Labor Pool Allocations	18,407	18,655	11,829	0	0	0	0
Overtime	235	2,387	3,267	3,500	3,500	3,800	3,800
Other Compensation	375	500	500	0	0	500	500
Sick Pay	227	0	1,973	0	0	0	0
Vacation Pay	115,645	121,850	95,939	0	0	0	0
Fringes	450,753	461,173	309,669	456,213	456,213	485,559	480,930
Salaries & Fringe Benefits	1,601,832	1,582,063	1,122,503	1,613,599	1,613,599	1,663,641	1,662,680
Training & Conferences	8,651	15,217	5,227	9,700	9,700	9,740	9,740
Parking Permits	7,412	7,350	7,260	7,260	7,260	7,260	7,260
Office Supplies	1,608	2,287	965	2,200	2,200	2,244	2,244
Subscriptions	691	1,500	957	1,600	1,600	2,200	2,200
Memberships & Licenses	3,231	2,680	2,055	3,600	3,600	3,600	3,600
Awards & Recognition	270	256	0	570	570	570	570
Food & Provisions	527	409	201	400	400	450	450
Administrative Expense	22,390	29,699	16,665	25,330	25,330	26,064	26,064
Books & Library Materials	0	143	0	75	75	75	75
Printing & Reproduction	9,903	13,705	6,913	11,800	11,800	14,000	13,550
Miscellaneous Equipment	1,352	2,133	1,360	1,600	1,600	1,600	1,600
Supplies & Materials	11,255	15,981	8,273	13,475	13,475	15,675	15,225
Consulting Services	22,700	2,069	3,115	30,000	30,000	30,000	30,000
Advertising	930	2,871	777	1,300	1,300	1,333	1,333
Interpreter Services	508	75	0	0	0	0	0
Other Contracts/Obligations	84,970	80,750	54,926	72,700	72,700	83,900	47,900
Purchased Services	109,108	85,765	58,818	104,000	104,000	115,233	79,233
Telephone	1,051	1,603	550	1,332	1,332	1,332	1,332
Cellular Telephone	2,961	2,576	1,774	2,880	2,880	2,880	2,880
Utilities	4,012	4,179	2,324	4,212	4,212	4,212	4,212
CEA Equipment Rental	5,017	3,942	2,236	4,560	4,560	4,235	4,235
Repair & Maintenance	5,017	3,942	2,236	4,560	4,560	4,235	4,235
Capital Expenditures	0	0	0	0	0	0	0
TOTAL EXPENSES	1,753,614	1,721,629	1,210,819	1,765,176	1,765,176	1,829,060	1,791,649

CITY OF APPLETON 2019 BUDGET

HOUSING AND COMMUNITY DEVELOPMENT GRANTS

Director Community & Economic Development: Karen E. Harkness

Deputy Director Community & Economic Development: Monica N. Stage

CITY OF APPLETON 2019 BUDGET HOUSING AND COMMUNITY DEVELOPMENT GRANTS

MISSION STATEMENT

The primary goal of the City's Housing and Community Development Grant programs is the creation of a thriving urban community and improved quality of life in neighborhoods through provision of assistance to low-income households in the forms of affordable homeowner and rental housing opportunities, neighborhood education and revitalization projects.

DISCUSSION OF SIGNIFICANT 2018 EVENTS

Community Development Block Grant (CDBG)

For the 2018-2019 award of \$593,953, \$356,751 was allocated as detailed below for City programs and \$237,202 was awarded through a competitive application process.

- Homeowner Rehabilitation Loan Program \$115,000
- Appleton Housing Authority \$75,000
- Fair Housing Services \$65,471
- CDBG Administration \$49,432
- Appleton Police Department \$51,848

The 2017 CAPER was submitted as the fourth program year for the 2015-2019 Consolidated Plan. In May, staff was notified that the previously mandated Assessment of Fair Housing was withdrawn indefinitely, and that entitlement communities should revert back to the Analysis of Impediments in collaboration with drafting the five-year consolidated plan.

Emergency Housing & Homeless Grant Program/Housing Programs Grant (EHH/HP)

The City, in collaboration with the Housing Partnership of the Fox Cities, ADVOCAP, Homeless Connection and Fox Valley Warming Shelter was successful in applying for ESG funds for the 2017-2018 program year. The State separated the grants into the Emergency Housing and Homeless program (EHH) and the Housing Program (HP). The City received \$222,432 for EHH and \$28,750 for HP.

Additionally, the City was awarded funds for the 2018-2019 program year of \$216,473 (est.) for EHH.

During 2018, we were unsuccessful in retaining the HP grant. The City is coordinating with the subrecipients to implement policies and procedures to address the issues that contributed to the unsuccessful application.

Continuum of Care Programs (COC) #1 (RRH) & #2 (PSH/RRH)

In 2017, the City, in collaboration with the Housing Partnership of the Fox Cities, Salvation Army of the Fox Cities and ADVOCAP, was successful in reclassifying the previous Transitional Housing Program (THP) to a Rapid Re-Housing (RRH) program, and obtaining a Permanent Supportive Housing (PSH) grant for another program year. The \$181,152 RRH grant covers the grant year 2017 to 2018 while the \$55,532 PSH grant covers the 2018 grant year. Additionally, the City was awarded \$181,152 in renewal funds for the RRH 2018-2019 program year, and was successful in applying for a new RRH program to replace the previous PSH program for the 2018-2019 program year for \$56,216.

Homeowner Rehabilitation Loan Program

This program benefits the City of Appleton by improving residential properties where property owners were unable to obtain financing to make the improvements on their own. In 2018, the Homeowner Rehabilitation Loan Program rehabilitated 24 owner-occupied housing units and invested nearly \$400,000 in home improvement loans. The funding sources that support the homeowner rehabilitation loan program include:

- Program Income from the repayment of HOME Homeowner Rehabilitation loans (Business Unit 2160)
- CDBG funds from the U.S. Department of Housing and Urban Development (HUD) (Business Unit 2170)
- Program Income from the repayment of CDBG loans (Business Unit 2170)
- Program Income from the repayment of Lead Hazard Control Grant loans (Business Unit 2190)
- Program Income from the repayment of HOME Rental Rehabilitation loans (Business Unit 2160)

Neighborhood Program (NP)

Staff continues to promote competitive grant funds available to registered neighborhoods through the Neighborhood Grant Program (TNGP). The Lawrence-City Park Neighborhood was awarded funding through TNGP to support the Edison Family Fun Run, which took place in May 2018. Another application, to assist in conducting a neighborhood survey, is also pending for the Historic Central Neighborhood.

In May, 2018, staff organized and delivered the Neighborhood Program spring meeting, an informal "roundtable" discussion for neighborhood leaders. In total, there were 16 participants representing 5 different neighborhoods. The fall Neighborhood Program meeting is scheduled for October 29, 2018.

CITY OF APPLETON 2019 BUDGET

HOUSING AND COMMUNITY DEVELOPMENT GRANTS

MAJOR 2019 OBJECTIVES

The following grant funded programs are intended to both benefit low- and moderate-income (LMI) households and eliminate slum and blight conditions in the City. Below are the specific objectives of each of these programs:

Homeowner Rehabilitation Loan Program (HRLP)

(Program Year: April 1 to March 31)

Improve Appleton's affordable single-family homes by rehabilitating 24 homes for LMI homeowners.

Neighborhood Program (NP)

(Program Year: April 1 to March 31)

Award grants to the participating registered neighborhoods from CDBG and general funds based on the application criteria.

Community Development Block Grant (CDBG)

(Program Year: April 1 to March 31)

Create and maintain decent and affordable housing opportunities for low-income residents.
Strengthen community services by offering new and improved access for low-income residents.
Expand economic opportunity through financial counseling and business revitalization activities.
Improve various public facilities throughout Appleton to create better availability/accessibility.

Continuum of Care Rapid Re-Housing Grant (COC RRH) #1 and #2

(Program Year: October 1 to September 30)

Provide for adequate and successful operation of transitional and permanent supportive housing programs.
Provide for utilization of Housing First Model.

Emergency Housing & Homeless Grant/Housing Programs (EHH/HP)

(Program Year: July 1 to June 30)

Prevent homelessness among City of Appleton residents through housing counseling and financial assistance.
Provide essential services and adequate facilities for transitional housing and rapid rehousing program participants utilizing the Housing First Model.
Provide emergency shelter and associated services to persons experiencing homelessness.

DEPARTMENT BUDGET SUMMARY							
Programs		Actual		Budget			%
Unit	Title	2016	2017	Adopted 2018	Amended 2018	2019	Change *
Program Revenues		\$ 1,270,883	\$ 1,406,756	\$ 1,350,434	\$ 1,350,434	\$ 1,480,786	9.65%
Program Expenses							
2100	CDBG	353,866	394,633	380,000	380,000	443,921	16.82%
2140	Emergency Shelter	210,424	275,640	245,420	245,420	241,572	-1.57%
2150	Continuum of Care	227,937	231,618	236,684	236,684	237,368	0.29%
2170	Homeowner Rehab Loan	375,789	396,354	448,330	448,330	449,272	0.21%
2180	Neighborhood Program	71,086	60,014	75,983	75,983	115,959	52.61%
TOTAL		\$ 1,239,102	\$ 1,358,259	\$ 1,386,417	\$ 1,386,417	\$ 1,488,092	7.33%
Expenses Comprised Of:							
	Personnel	97,490	157,542	122,399	122,399	122,881	0.39%
	Administrative Expense	1,116,342	1,195,221	1,227,500	1,227,500	1,354,591	10.35%
	Supplies & Materials	25,146	-	500	500	500	0.00%
	Purchased Services	124	5,308	35,758	35,758	9,860	-72.43%
	Utilities	-	188	260	260	260	0.00%
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A
Full Time Equivalent Staff:							
	Personnel allocated to programs	1.08	1.40	1.34	1.34	1.31	

CITY OF APPLETON 2019 BUDGET

HOUSING AND COMMUNITY DEVELOPMENT GRANTS

Community Development Block Grant

Business Unit 2100

PROGRAM MISSION

In order to provide decent housing, create suitable living environments and expand economic opportunities for low-income persons, the City will administer the receipt and expenditure of Federal Community Development Block Grant (CDBG) proceeds for affordable housing rehabilitation, public facilities improvements, neighborhood revitalization projects, provision of public services and various other community development projects.

PROGRAM NARRATIVE

Link to City Goals:

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

Objectives:

The creation of a thriving urban community through provision of assistance to low- and moderate-income (LMI) households in the forms of basic shelter, affordable housing opportunities, expanded economic opportunities, suitable living environments and supportive services related to residential, financial and social stability.

Major changes in Revenue, Expenditures, or Programs:

Revenues and expenditures associated with this program are subject to the final entitlement award amount, as well as the Community and Economic Development Committee and City Council approval of CDBG subrecipient awards.

For the overall CDBG timeliness ratio, a grantee is considered to be timely if, 60 days prior to the end of the grantee's current program year, the amount of entitlement grant funds available to the recipient under grant agreements, including program income, but undisbursed by the U.S. Treasury is less than or equal to 1.5 times the annual entitlement grant amount for its current program year. As indicated below, the timeliness ratio has been met.

The previously mandated Assessment of Fair Housing report under the new Affirmatively Furthering Fair Housing Rule, which was a new federal requirement expected to be submitted in collaboration with the Five-Year Consolidated Plan, has been permanently withdrawn. The previously applied Analysis of Impediments is expected to be reinstated and completed in conjunction with the 2020-2025 Consolidated Plan. Due to the significant amount of public comment and involvement in the drafting of the Consolidated Plan, costs associated with advertising are expected to increase for the 2019-2020 program year.

The estimated award for the 2019-2020 program year is \$559,772. The allocation of the funds are as follows:

CDBG - Community Dev/Finance Admin	\$ 110,172*
Homeowner Rehab. Loan Program	75,851
Neighborhood Program	<u>40,000</u>
	\$ 226,023
Awarded through competitive application process	<u>333,749</u>
Total estimated award	<u>\$ 559,772</u>

* Includes requirement for Fair Housing Services and any allocation for Appleton Housing Authority.

PERFORMANCE INDICATORS

	Actual 2016	Actual 2017	Target 2018	Projected 2018	Target 2019
Client Benefits/Impacts					
Funding for community programs					
Annual Entitlement Amount (program yr.)	\$ 535,325	\$ 528,000	\$ 535,000	\$ 593,953	\$ 559,772
Percent of awards spent on projects	92.00%	87.00%	83.00%	81.00%	80.00%
Average award (not including program income)	\$ 48,995	\$ 43,528	\$ 44,000	\$ 42,720	\$47,585
Strategic Outcomes					
Maintain integrity of programs					
# of single-audit findings	0	0	0	0	0
# of HUD exceptions to annual action plan	0	0	0	0	0
# of HUD CAPER findings	0	0	0	0	0
Timely expenditure of funds					
Official HUD timeliness ratio (max. 1.5:1)					
Overall program	1.42:1	1.28:1	1.5:1	1.22:1	1.5:1
Work Process Outputs					
# of Block Grant awards made	10	8	10	10	11

CITY OF APPLETON 2019 BUDGET

HOUSING AND COMMUNITY DEVELOPMENT GRANTS

Community Development Block Grant

Business Unit 2100

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4210 Federal Grants	\$ 361,442	\$ 393,010	\$ 380,000	\$ 380,000	\$ 443,921
Total Revenue	<u>\$ 361,442</u>	<u>\$ 393,010</u>	<u>\$ 380,000</u>	<u>\$ 380,000</u>	<u>\$ 443,921</u>
Expenses					
6101 Regular Salaries	\$ 13,471	\$ 33,234	\$ 14,413	\$ 14,413	\$ 14,411
6150 Fringes	3,548	14,458	3,849	3,849	3,674
6201 Training/Conferences	3,122	2,844	2,500	2,500	3,500
6301 Office Supplies	-	-	200	200	127
6303 Memberships & Licenses	1,090	1,090	940	940	940
6320 Printing & Reproduction	-	-	500	500	500
6401 Accounting & Audit	1,630	1,358	1,560	1,560	1,560
6412 Advertising	224	325	300	300	400
6413 Utilities	47	63	60	60	60
6599 Other Contracts/Obligations	-	-	25,678	25,678	-
6608 Block Grant Payments	330,734	341,261	330,000	330,000	418,749
Total Expense	<u>\$ 353,866</u>	<u>\$ 394,633</u>	<u>\$ 380,000</u>	<u>\$ 380,000</u>	<u>\$ 443,921</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Block Grant Payments

Appleton Housing Authority Award	\$ 60,000
Fair Housing Services	25,000
Awards and loans to community organizations and individuals for the benefit of low to moderate income (LMI) persons	333,749
	<u>\$418,749</u>

Summary of the Appleton CDBG Allocation Process

Each program year, administration costs, funding for fair housing requirements, the Homeowner Rehabilitation Loan Program, the Neighborhood Services Program and Appleton Housing Authority, plus any other City programs that qualify for CDBG funding will be subtracted from the annual entitlement award amount to determine an adjusted dollar figure of CDBG funds available for subrecipient projects.

CITY OF APPLETON 2019 BUDGET

HOUSING, HOMELESS AND BLOCK GRANTS

Emergency Housing & Homeless Grant/Housing Programs (EHH/HP)

Business Unit 2140

PROGRAM MISSION

To promote efficient and cooperative use of resources by local non-profit agencies for the benefit of persons in need of emergency shelter, transitional housing and homeless prevention services in the City of Appleton and the greater Fox Cities region.

PROGRAM NARRATIVE

Link to City Goals:

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

Objectives:

The purpose of this grant is to benefit persons in need of emergency shelter, transitional housing and homeless prevention services. Emergency Housing & Homeless Grant/Housing Programs (EHH/HP) funds are disbursed by the Wisconsin Department of Administration via a competitive grant application process.

As the lead fiscal and administrative agent, the City of Appleton applies for EHH/HP funding in collaboration with other local non-profit partners. The City serves as a pass-through for funding to local non-profit agencies that meet the niche requirements of the EHH/HP program. In exchange for serving as the lead fiscal and administrative agent, the City of Appleton receives a small amount of funding for administration costs. The City uses some of the administration funds for HMIS (Homeless Management Information System). Effective March 1, 2014, the Institute for Community Alliances (ICA) became the HMIS lead organization for the State of Wisconsin.

EHH/HP funds may be used in the following areas related to emergency shelter and housing programs: rapid re-housing programs, homeless prevention programs, emergency shelter programs, street outreach programs, HMIS, and administration costs. The shelter programs may include shelters for victims of domestic violence, runaway adolescents, persons with disabilities as well as generic shelter and transitional housing programs. Any city, county or private non-profit agency may apply for funding during the State's annual competition for EHH/HP funding.

The current partner agencies receiving EHH/HP funding are: Housing Partnership of the Fox Cities, Homeless Connection, ADVOCAP, and Fox Valley Warming Shelter.

Major changes in Revenue, Expenditures, or Programs:

In early 2018, the City applied for the HP grant under a new rapid re-housing application, but was not successful in being awarded. As a result, expectations for strategic outcomes have been adjusted accordingly to consider realistically the number of individuals that can be served in each program with fewer funds. The City is coordinating with the subrecipients to implement policies and procedures to address the issues that contributed to the insufficient application. It is expected that the City will be successful in retaining funding through the HP grant for the July 1, 2019 - June 30, 2020 program year.

The Housing Partnership of the Fox Cities, Homeless Connections, and the Fox Valley Warming Shelter are currently in discussions to combine their services under one entity. The City continues to work closely and collaboratively with these agencies during this transition.

PERFORMANCE INDICATORS

	<u>Actual 2016</u>	<u>Actual 2017</u>	<u>Target 2018</u>	<u>Projected 2018</u>	<u>Target 2019</u>
Client Benefits/Impacts					
\$ Grant Award ESG	\$ 231,445	\$ 481,995	\$ 216,670	\$ 222,432	\$ 216,572
\$ Grant Award HP	\$ 15,872	\$ 54,060	\$ 28,750	\$ -	\$ 25,000
Strategic Outcomes					
Expand the # of homeless persons served					
# assisted in emergency shelter	932	1,005	950	1,061	1,000
# assisted in rapid rehousing	73	55	75	49	50
# assisted with prevention services	968	467	500	547	500
Work Process Outputs					
# grant applications prepared	2	2	2	2	2
# of contract period extensions requested	0	0	0	0	0

CITY OF APPLETON 2019 BUDGET
HOUSING, HOMELESS AND BLOCK GRANTS

Emergency Housing & Homeless Grant/Housing Programs (EHH/HP)

Business Unit 2140

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4224 Miscellaneous State Aids	\$ 206,445	\$ 278,799	\$ 245,420	\$ 245,420	\$ 241,572
Total Revenue	<u>\$ 206,445</u>	<u>\$ 278,799</u>	<u>\$ 245,420</u>	<u>\$ 245,420</u>	<u>\$ 241,572</u>
Expenses					
6101 Regular Salaries	\$ -	\$ 8,697	\$ 5,435	\$ 5,435	\$ 5,230
6150 Fringes	-	3,782	2,513	2,513	2,509
6404 Consulting Services	11,549	-	3,120	3,120	3,900
6630 Other Grant Payments	198,875	263,161	234,352	234,352	229,933
Total Expense	<u>\$ 210,424</u>	<u>\$ 275,640</u>	<u>\$ 245,420</u>	<u>\$ 245,420</u>	<u>\$ 241,572</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Grant Payments

Awards and loans to community organizations and individuals for the benefit of low- to moderate-income (LMI) persons:

	ESG/HPP	HP	Total
Housing Partnership	\$ 57,536	\$ 12,500	\$ 70,036
ADVOCAP	36,677	12,500	49,177
Homeless Connection	85,720	-	85,720
Fox Valley Warming Shelter	25,000	-	25,000
	<u>\$ 204,933</u>	<u>\$ 25,000</u>	<u>\$ 229,933</u>

CITY OF APPLETON 2019 BUDGET

HOUSING, HOMELESS AND BLOCK GRANTS

Continuum of Care Program (COC)

Business Unit 2150

PROGRAM MISSION

To provide necessary case management and support services to individuals and families enrolled in transitional and permanent supportive housing programs, the City of Appleton will serve as a pass-through entity and administer funds to local non-profit organizations that directly serve the target population in Appleton and the Fox Cities.

PROGRAM NARRATIVE

Link to City Goals:

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

Objectives:

The purpose of this grant is to benefit formerly homeless Appleton residents who need extensive case management and supportive services in order to achieve a stable living environment.

Continuum of Care (COC) funds support programs that offer both housing opportunities and related supportive services for persons transitioning from homelessness to independent living. Specifically, COC funds supportive housing in the following environments: (1) transitional housing; (2) permanent housing for homeless persons with disabilities; (3) other types of innovative supportive housing for homeless people.

COC funds are disbursed by the U.S. Department of Housing & Urban Development, but are awarded to the City of Appleton as a partner in the Balance of State (Wisconsin) via a competitive grant application process. As the lead fiscal and administrative agent, the City of Appleton applies for two separate COC grants in collaboration with other local non-profit partners – both grants are for collaborative rapid re-housing programs (RRH).

The City serves as a pass-through for this funding to local non-profit agencies that meet the niche requirements of the COC program. Three agencies, including Housing Partnership of the Fox Cities, Salvation Army of the Fox Cities and ADVOCAP, receive RRH funding, with the Housing Partnership of the Fox Cities receiving the second RRH award solely. In exchange for serving as the lead fiscal and administrative agent, the City receives a small amount of funding for administration costs.

Major changes in Revenue, Expenditures, or Programs:

During the end of 2017, the City reclassified the previous Transitional Housing Program (THP) to a Rapid Re-Housing program, and drafted a new application for an additional Rapid Re-Housing program to replace the Permanent Supportive Housing (PSH) program.

Due to the increased expectation of involvement with the Balance of State (Wisconsin), training costs will significantly increase in 2019. These costs will include costs associated with required quarterly two-day meetings, increased involvement with the Balance of State Finance Committee as new and modified fiscal policies and procedures are introduced, increased involvement on the Balance of State Board of Directors due to a change in the governance structure, and attendance of the National Conference on Ending Homelessness in July, 2019.

PERFORMANCE INDICATORS

	<u>Actual 2016</u>	<u>Actual 2017</u>	<u>Target 2018</u>	<u>Projected 2018</u>	<u>Target 2019</u>
Client Benefits/Impacts					
\$ Annual Award (COC 1 - RRH)	\$ 181,152	\$ 181,152	\$ 181,152	\$ 181,152	\$ 181,152
\$ Annual Award (COC 2 - RRH)	\$ 54,337	\$ 54,337	\$ 55,532	\$ 55,532	\$ 56,216
Strategic Outcomes					
Help clients improve self-sufficiency					
% of participants that moved from transitional to permanent housing	73%	71%	70%	70%	70%
% of participants in permanent housing who maintained or increased income	29%	17%	77%	77%	77%
Work Process Outputs					
# grants applications prepared	2-Renewal	2-Renewal	2-Renewal	new; 1-Renewal	2-Renewal
# of contract period extensions requested	0	0	0	0	0

CITY OF APPLETON 2019 BUDGET

HOUSING, HOMELESS AND BLOCK GRANTS

Continuum of Care Program (COC)

Business Unit 2150

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4224 Miscellaneous State Aids	\$ 227,937	\$ 231,618	\$ 236,684	\$ 236,684	\$ 237,368
Total Revenue	<u>\$ 227,937</u>	<u>\$ 231,618</u>	<u>\$ 236,684</u>	<u>\$ 236,684</u>	<u>\$ 237,368</u>
Expenses					
6101 Regular Salaries	\$ 4,372	\$ 9,966	\$ 9,405	\$ 9,405	\$ 8,314
6108 Overtime	-	189	-	-	-
6150 Fringes	1,367	4,207	4,354	4,354	3,990
6201 Training/Conferences	-	1,091	1,470	1,470	4,000
6320 Printing & Reproduction	-	-	-	-	-
6404 Consulting	9,136	-	-	-	-
6630 Other Grant Payments	213,062	216,165	221,455	221,455	221,064
Total Expense	<u>\$ 227,937</u>	<u>\$ 231,618</u>	<u>\$ 236,684</u>	<u>\$ 236,684</u>	<u>\$ 237,368</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Grant Payments

Awards and loans to community organizations and individuals for the benefit of low to moderate income (LMI) persons:

ADVOCAP

Housing Partnership

Salvation Army

COC #1 - RRH	COC #2 - RRH	Total
\$ 56,000	\$ -	\$ 56,000
20,000	56,216	76,216
88,848	-	88,848
<u>\$ 164,848</u>	<u>\$ 56,216</u>	<u>\$ 221,064</u>

CITY OF APPLETON 2019 BUDGET

HOUSING AND COMMUNITY DEVELOPMENT GRANTS

Homeowner Rehabilitation Loan Program

Business Unit 2160/2170/2190

PROGRAM MISSION

In order to assist low- and moderate-income (LMI) homeowners in protecting the investment in their single-family homes or owner-occupied duplex, the Homeowner Rehabilitation Loan Program (HRLP) will utilize CDBG funds, HOME Homeowner funds, and Lead Hazard Control funds to provide them with no interest/no monthly payment loans to make necessary repairs and eliminate lead-based paint hazards to increase the value and extend the life of their homes.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategies #2: "Encourage active community participation and involvement" and #7: "Communicate our success through stories and testimonials".

Objectives:

Provide LMI homeowners in the City of Appleton with financial and related technical assistance for the rehabilitation of their single-family homes or owner-occupied duplexes in order to maintain affordable home ownership opportunities for all residents.

The Homeowner Rehabilitation Loan Program (HRLP) is a revolving loan program that combines CDBG grant funds, CDBG Program Income, HOME Homeowner/Rental Program Income and Lead Hazard Control Program Income to rehabilitate owner-occupied housing units.

Major changes in Revenue, Expenditures or Programs:

Due to an increase in all program income (loan repayments), funding from new CDBG funds has been reduced to pay for a portion of the program delivery costs only. Project costs will be paid out of program income. In the future, if CDBG funds are eliminated, the Housing Coordinator's salary and fringes may come out of the City's General fund or from other revenue sources.

PERFORMANCE INDICATORS

	<u>Actual 2016</u>	<u>Actual 2017</u>	<u>Target 2018</u>	<u>Projected 2018</u>	<u>Target 2019</u>
Client Benefits/Impacts					
Funding for LMI homeowner rehabilitation projects					
CDBG funds award amount	\$ 158,651	\$ 81,222	\$ 115,000	\$ 115,000	\$ 75,851
Program income received (all grants)	\$ 265,634	\$ 313,246	\$ 333,330	\$ 355,000	\$ 373,421
Unspent grant funds					
Committed	\$ 143,617	\$ 277,883	\$ 75,000	\$ 70,000	\$ 75,000
Uncommitted	\$ 255,352	\$ 214,924	\$ 160,000	\$ 150,000	\$ 160,000
Strategic Outcomes					
Improved LMI single-family homes and owner-occupied duplexes					
# of loans made	22	23	24	22	24
# units rehabilitated	23	23	24	22	24
# residents benefited	63	69	60	66	60
Average loan amount	\$ 15,703	\$ 19,783	\$ 15,000	\$ 15,000	\$ 15,000
Amount committed to rehab activity	\$ 359,169	\$ 455,006	\$ 360,000	\$ 325,000	\$ 360,000
Work Process Outputs					
# of applications processed	26	59	33	33	33
# of applications approved	13	33	27	27	27

CITY OF APPLETON 2019 BUDGET

HOUSING AND COMMUNITY DEVELOPMENT GRANTS

Homeowner Rehabilitation Loan Program

Business Unit 2160/2170/2190

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4210 Federal Grants	\$ 138,823	\$ 129,237	\$ 115,000	\$ 115,000	\$ 75,851
4710 Interest on Investments	-	(18)	-	-	-
5035 Other Reimbursements	502	764	-	-	-
5050 Rehab Project Repayments	265,734	313,346	333,330	333,330	373,421
Total Revenue	<u>\$ 405,059</u>	<u>\$ 443,329</u>	<u>\$ 448,330</u>	<u>\$ 448,330</u>	<u>\$ 449,272</u>
Expenses					
6101 Regular Salaries	\$ 60,121	\$ 65,852	\$ 66,402	\$ 66,402	\$ 68,082
6150 Fringes	14,611	17,158	16,028	16,028	16,671
6201 Training/Conferences	1,815	5,166	600	600	600
6413 Utilities	77	125	200	200	200
6599 Other Contracts/Obligations	2,607	3,625	5,100	5,100	4,000
6608 Block Grant Payments	296,558	304,428	263,000	263,000	262,719
6630 Other Grant Payments	-	-	97,000	97,000	97,000
Total Expense	<u>\$ 375,789</u>	<u>\$ 396,354</u>	<u>\$ 448,330</u>	<u>\$ 448,330</u>	<u>\$ 449,272</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Block Grant Payments

Loans to low- and moderate-income households for the rehabilitation of their homes.

Rehab projects \$ 262,719

Other Grant Payments

Loans to low- and moderate-income households for the rehabilitation of their homes.

Rehab projects \$ 97,000

CITY OF APPLETON 2019 BUDGET

HOUSING AND COMMUNITY DEVELOPMENT GRANTS

Neighborhood Program

Business Unit 2180

PROGRAM MISSION

For the benefit of Appleton neighborhoods, the Neighborhood Program (NP) will help create and/or maintain suitable living environments by providing opportunities that encourage and facilitate private and public investment in residential and commercial areas of the City. This community investment provides the impetus for overall neighborhood improvements -- such as strengthening existing neighborhoods, attracting new businesses, enhancing public spaces -- that contribute to the social, cultural and economic vitality of neighborhoods.

PROGRAM NARRATIVE

Link to City Goals:

Implements Key Strategies #2: "Encourage active community participation and involvement" and #7: "Communicate our success through stories and testimonials".

Objectives:

The goal of this program is to foster communication between neighborhoods and the City of Appleton by providing the expertise and technical assistance in administering the City's Neighborhood Program including: assisting residents on how to register their neighborhood; marketing the program to City residents; and working with Appleton residents, other City staff and outside agencies to leverage resources to help improve Appleton's neighborhoods.

The Neighborhood Program (NP) delivery will incorporate the use of multiple CDBG national objectives as a means of facilitating and completing projects in a timely and effective manner.

Major changes in Revenue, Expenditures or Programs:

Staff organized and delivered the Neighborhood Program Spring Meeting, an informal, "roundtable" discussion for neighborhood leaders in May 2018. Facilitating opportunities for neighborhoods to report out their successes, solicit peer review and learn about City resources may continue to replace the conventional Neighborhood Academy. Grant funds will continue to be available to registered neighborhoods. Neighborhood grants (CDBG) totaling \$108,653 are anticipated, with the NP requesting \$40,000 in CDBG funding in 2019 and \$68,653 from unused prior year grant funds.

To truly strengthen our entire City, neighborhoods need the tools to connect with their neighbors. Examples could be: polls of neighborhoods, community gatherings and other opportunities to promote communication and identify needs. The NP will not request additional General Fund funding in 2019 in order to draw down funds from prior year allocations. Once "caught up," future General Fund requests are anticipated that would be available to all neighborhoods, not just those qualified by HUD.

PERFORMANCE INDICATORS

	Actual 2016	Actual 2017	Target 2018	Projected 2018	Target 2019
Client Benefits/Impacts					
# of new partnerships/collaborations generated	1	0	1	1	1
# of registered neighborhoods	16	16	17	17	18
# of neighborhood program participants	12	26	15	16	15
Strategic Outcomes					
# of projects awarded grant funding	1	1	2	2	2
Work Process Outputs					
Grant Funds (CDBG)					
Committed	\$ -	\$ 60,000	\$ 68,653	\$ -	\$ 108,653
Uncommitted	\$ 88,653	\$ 28,653	\$ -	\$ 68,653	\$ -
Spent	\$ 70,000	\$ 60,000	\$ 68,653	\$ -	\$ 108,653
General Funds					
Committed	\$ 1,200	\$ -	\$ 7,330	\$ 3,300	\$ 7,306
Uncommitted	\$ 4,644	\$ 7,630	\$ -	\$ 7,306	\$ -
Spent	\$ 1,086	\$ 14	\$ 7,330	\$ 3,324	\$ 7,306

CITY OF APPLETON 2019 BUDGET
HOUSING AND COMMUNITY DEVELOPMENT GRANTS

Neighborhood Program

Business Unit 2180

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
4210 Federal Grants	70,000	60,000	40,000	40,000	108,653
Total Revenue	<u>\$ 73,000</u>	<u>\$ 63,000</u>	<u>\$ 43,000</u>	<u>\$ 43,000</u>	<u>\$ 108,653</u>
Expenses					
6201 Training\Conferences	\$ -	\$ -	\$ -	\$ -	\$ -
6608 Block Grant Payments	70,000	60,000	68,653	68,653	108,653
6630 Other Grant Payments	1,086	14	7,330	7,330	7,306
Total Expense	<u>\$ 71,086</u>	<u>\$ 60,014</u>	<u>\$ 75,983</u>	<u>\$ 75,983</u>	<u>\$ 115,959</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Block grant payments

Targeted Neighborhood Investment grants to
create strong neighborhoods \$ 108,653

City of Appleton
2019 Budget
Revenue and Expense Summary

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Description	2016 Actual	2017 Actual	2018 YTD Actual	2018 Adopted Budget	2018 Amended Budget	2019 Requested Budget	2019 Adopted Budget
REVENUES							
Intergovernmental Revenues	1,004,647	1,092,664	450,389	1,017,104	1,017,104	1,038,712-	1,107,365
Interest Income	0	18-	34-	0	0	0	0
Other Revenues	266,236	314,110	279,103	333,330	333,330	373,381-	373,421
TOTAL REVENUES	1,270,883	1,406,756	729,458	1,350,434	1,350,434	1,412,093-	1,480,786
EXPENSES BY LINE ITEM							
Regular Salaries	69,751	107,944	81,253	95,655	95,655	96,037	96,037
Overtime	0	189	0	0	0	0	0
Sick Pay	595	2,312	1,146	0	0	0	0
Vacation Pay	7,618	7,493	7,303	0	0	0	0
Fringes	19,526	39,604	29,008	26,744	26,744	26,844	26,844
Salaries & Fringe Benefits	97,490	157,542	118,710	122,399	122,399	122,881	122,881
Training & Conferences	4,937	9,102	4,568	4,570	4,570	8,100	8,100
Office Supplies	0	0	0	200	200	127	127
Memberships & Licenses	1,090	1,090	940	940	940	940	940
CDBG Expenses	618,270	705,469	447,644	661,653	661,653	790,121	790,121
Block Grant Payments	492,045	479,560	402,052	560,137	560,137	555,303	555,303
Administrative Expense	1,116,342	1,195,221	855,204	1,227,500	1,227,500	1,354,591	1,354,591
Printing & Reproduction	0	0	0	500	500	500	500
Supplies & Materials	0	0	0	500	500	500	500
Accounting/Audit	1,630	1,358	0	1,560	1,560	1,560	1,560
Consulting Services	20,685	0	0	3,120	3,120	3,900	3,900
Advertising	224	325	51	300	300	400	400
Other Contracts/Obligations	2,607	3,625	2,856	30,778	30,778	4,000	4,000
Purchased Services	25,146	5,308	2,907	35,758	35,758	9,860	9,860
Telephone	104	152	58	260	260	260	260
Cellular Telephone	20	36	25	0	0	0	0
Utilities	124	188	83	260	260	260	260
Repair & Maintenance	0	0	0	0	0	0	0
Capital Expenditures	0	0	0	0	0	0	0
TOTAL EXPENSES	1,239,102	1,358,259	976,904	1,386,417	1,386,417	1,488,092	1,488,092

CITY OF APPLETON 2019 BUDGET
HOUSING AND COMMUNITY DEVELOPMENT GRANTS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues					
Property Taxes	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Intergovernmental	1,004,647	1,092,664	1,017,104	1,017,104	1,107,365
Other	266,236	314,092	333,330	333,330	373,421
Total Revenues	<u>1,273,883</u>	<u>1,409,756</u>	<u>1,353,434</u>	<u>1,353,434</u>	<u>1,480,786</u>
Expenses					
Program Costs	<u>1,239,102</u>	<u>1,358,259</u>	<u>1,386,417</u>	<u>1,386,417</u>	<u>1,488,092</u>
Total Expenses	<u>1,239,102</u>	<u>1,358,259</u>	<u>1,386,417</u>	<u>1,386,417</u>	<u>1,488,092</u>
Revenues over (under) Expenses	34,781	51,497	(32,983)	(32,983)	(7,306)
Other Financing Sources (Uses)					
Operating Transfers In	-	-	-	-	-
Net Change in Equity	34,781	51,497	(32,983)	(32,983)	(7,306)
Fund Balance - Beginning	114,723	149,504	201,001	201,001	168,018
Residual Equity Transfers Out	-	-	-	-	-
Fund Balance - Ending	<u>\$ 149,504</u>	<u>\$ 201,001</u>	<u>\$ 168,018</u>	<u>\$ 168,018</u>	<u>\$ 160,712</u>

CITY OF APPLETON 2019 BUDGET

SPECIAL REVENUE FUNDS

NOTES

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

Industrial Park Land

Business Unit 4280/4281

PROGRAM MISSION

The Industrial Park Land Fund is the clearing house for the City's industrial and business park land sale revenue, acquisition of associated land, debt service from prior acquisition, and land development costs associated with industrial/business park infrastructures. This fund is utilized for these purposes exclusive of the industrial/business park areas developed and financed with tax incremental financing district(s).

PROGRAM NARRATIVE

Link to City Goals:

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

Objectives:

The 2018 budget includes funds for maintenance of the remaining 2.27 acres of land and berm maintenance in the City's Northeast Business Park in addition to the portion of Southpoint Commerce Park that is outside of TIF District #6. This includes weed cutting, soil testing, environmental reviews, surveys, real estate commissions, title insurance, and other costs associated with selling land. Maintenance costs and rental income associated with the homes and land acquired in 2016 at 110 and 210 W Edgewood Drive are also included in this budget. In addition, funds to cover the cost of lighting the two business park identification signs marking the main entrances to the Northeast Business Park and Southpoint Commerce Park are also included in this budget. There are currently 12 parcels sold in the Northeast Business Park that remain undeveloped. Per the covenants, the owners have one year to develop these parcels. The City has first right of refusal on these properties.

Major changes in Revenue, Expenditures or Programs:

Land purchases are budgeted in 2019 to repurchase lots in the Northeast Business Park that are not in compliance with the protective covenants for construction. Purchases are only made at the direction of the Common Council.

Rental income includes the leasing of the home at 110 W. Edgewood and farmland associated with the Edgewood Drive properties as well as the portion of Southpoint Commerce Park outside of TIF #6.

The wetlands/drainage improvements at 210 W Edgewood relate to resolving water pooling issues on the property.

The sanitary area assessment (\$50,198) relates to the Southpoint Commerce Park. Previous assessments were paid by the TIF 6 Fund. With the construction period for TIF 6 expiring in 2018, these costs are now the responsibility of this budget.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

Note: Since this program exists solely to account for business park land sale revenue, acquisition of associated land, debt service from prior acquisition, and land development costs associated with industrial/business park infrastructures, there are no applicable performance measures.

DEPARTMENT BUDGET SUMMARY

Programs		Actual		Budget		% Change *
Unit	Title	2016	2017	Adopted 2018	Amended 2018	
	Program Revenues	\$ 143,709	\$ 37,900	\$ 48,648	\$ 48,648	\$ 35,911 -26.18%
	Program Expenses	\$ 926,710	\$ 213,934	\$ 303,042	\$ 313,042	\$ 358,463 18.29%
Expenses Comprised Of:						
	Personnel	611	-	-	-	- N/A
	Purchased Services	29,552	41,478	98,300	108,300	103,800 5.60%
	Utilities	466	254	4,742	4,742	4,465 -5.84%
	Repair & Maintenance	3	-	-	-	- N/A
	Capital Expenditures	896,078	172,202	200,000	200,000	250,198 25.10%

**CITY OF APPLETON 2019 BUDGET
CAPITAL PROJECTS FUNDS**

Industrial Park Land

Business Unit 4280/4281

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4710 Interest on Investments	\$ 9,288	\$ 6,852	\$ -	\$ -	\$ -
5004 Sale of City Prop - Nontax	110,592	-	-	-	-
5015 Rental of City Property	23,829	31,048	48,648	48,648	35,911
Total Revenue	<u>\$ 143,709</u>	<u>\$ 37,900</u>	<u>\$ 48,648</u>	<u>\$ 48,648</u>	<u>\$ 35,911</u>
Expenses					
6102 Labor Pool Allocations	\$ 439	\$ -	\$ -	\$ -	\$ -
6150 Fringes	172	-	-	-	-
6404 Consulting Services	9,741	19,432	20,000	30,000	20,000
6412 Advertising	8,354	17,557	18,000	18,000	18,000
6413 Utilities	466	254	4,742	4,742	4,465
6425 CEA Equip. Rental	3	-	-	-	-
6599 Other Contract/Obligations	11,457	4,489	60,300	60,300	65,800
6801 Land	896,078	-	200,000	200,000	200,000
6809 Infrastructure Construction	-	172,202	-	-	50,198
Total Expense	<u>\$ 926,710</u>	<u>\$ 213,934</u>	<u>\$ 303,042</u>	<u>\$ 313,042</u>	<u>\$ 358,463</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Consulting Services

Platting	\$ 10,000
Testing and analysis, title work and due diligence for land sales	10,000
	<u>\$ 20,000</u>

Advertising

Marketing	<u>\$ 18,000</u>
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Other Contracts/Obligations

Wetlands/drainage improv. 210 W Edgewood	\$ 30,000
Maintenance of 110 W Edgewood	3,000
Real Estate Commissions (4 Acres @ \$40,000)	12,800
Weed cutting/maintenance/debris clean up at Edgewood, Southpoint & NE Business Parks	20,000
	<u>\$ 65,800</u>

Land

Re-purchase industrial park lots	200,000
	<u>\$ 200,000</u>

Infrastructure Construction

Sanitary area assessment	<u>\$ 50,198</u>
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CITY OF APPLETON 2019 BUDGET
INDUSTRIAL PARK LAND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues					
Interest Income	\$ 9,288	\$ 6,852	\$ -	\$ 4,000	\$ -
Other	23,829	31,048	48,648	35,000	35,911
Total Revenues	33,117	37,900	48,648	39,000	35,911
Expenses					
Program Costs	926,710	213,934	303,042	286,042	358,463
Total Expenses	926,710	213,934	303,042	286,042	358,463
Revenues over (under) Expenses	(893,593)	(176,034)	(254,394)	(247,042)	(322,552)
Other Financing Sources (Uses)					
Operating Transfers Out	-	-	-	-	-
Sale of City Property	110,592	-	-	-	-
Total Other Financing Sources (Uses)	110,592	-	-	-	-
Net Change in Equity	(783,001)	(176,034)	(254,394)	(247,042)	(322,552)
Fund Balance - Beginning	1,755,761	972,760	796,726	796,726	549,684
Fund Balance - Ending	\$ 972,760	\$ 796,726	\$ 542,332	\$ 549,684	\$ 227,132

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

Community & Economic Development

Business Unit 4330

PROGRAM MISSION

This fund provides for the City's investment in the redevelopment of the riverfront and targeted areas.

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, and the economic development strategic plan have identified areas where redevelopment may be appropriate. The ability of the City to acquire properties in these areas as they become available will enhance our ability to influence meaningful redevelopment. Supporting the retention, growth and long-term economic vitality of Appleton's businesses is also a priority.

Specific funding for 2019 is requested for the Appleton Redevelopment Authority to continue redevelopment of opportune acquisition properties and projects that become available within areas of the City that are in need of redevelopment. These redevelopment projects will become part of a developed plan to revive depressed areas of the City.

Further descriptions of projects to be funded from this fund can be found in the Capital Projects section of the budget, as follows:

Project	Subledger	Amount	Page
Miscellaneous Site Acquisition - ARA		250,000	Projects, Pg. 566
		<u>\$ 250,000</u>	

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

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	2016	2017	Adopted 2018	Amended 2018	2019	Change *
Program Revenues		\$ 22,529	\$ 3,309	\$ -	\$ -	\$ -	\$ -
Program Expenses		\$ 53,453	\$ 292,551	\$ 350,000	\$ 350,000	\$ 250,000	-28.57%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	-	-	-	-	-	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	53,453	292,551	-	-	-	N/A
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	350,000	350,000	250,000	-28.57%

**CITY OF APPLETON 2019 BUDGET
CAPITAL PROJECTS FUNDS**

COMMUNITY DEVELOPMENT

Business Unit 4330

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		2019
	2016	2017	Adopted 2018	Amended 2018	
Revenues					
4710 Interest on Investments	\$ (2,471)	\$ 3,309	\$ -	\$ -	\$ -
5020 Donations & Memorials	-	-	-	-	-
5035 Other Reimbursements	25,000	-	-	-	-
5910 Proceeds of Long-term Debt	2,060,000	-	350,000	350,000	250,000
5921 Trans In - General Fund	-	-	-	-	-
Total Revenue	<u>\$ 2,082,529</u>	<u>\$ 3,309</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ 250,000</u>
Expenses					
6404 Consulting Services	\$ 53,453	\$ 4,717	\$ -	\$ -	\$ -
6599 Other contracts/obligations	-	287,834	-	-	-
6801 Land Acquisition	-	-	350,000	350,000	250,000
7913 Trans Out - Debt Service	-	-	-	-	-
Total Expense	<u>\$ 53,453</u>	<u>\$ 292,551</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>	<u>\$ 250,000</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Land Acquisition

Appleton Redevelopment Authority	\$ 250,000
	<u>\$ 250,000</u>

CITY OF APPLETON 2019 BUDGET
COMMUNITY DEVELOPMENT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues					
Interest Income	\$ (2,471)	\$ 3,309	\$ -	\$ 1,200	\$ -
Donations & Memorials	-	-	-	-	-
Other Reimbursements	25,000	-	-	-	-
Total Revenues	<u>22,529</u>	<u>3,309</u>	<u>-</u>	<u>1,200</u>	<u>-</u>
Expenses					
Program Costs	53,453	292,551	350,000	-	250,000
Total Expenses	<u>53,453</u>	<u>292,551</u>	<u>350,000</u>	<u>-</u>	<u>250,000</u>
Revenues over (under) Expenses	(30,924)	(289,242)	(350,000)	1,200	(250,000)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	2,060,000	-	350,000	-	250,000
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>2,060,000</u>	<u>-</u>	<u>350,000</u>	<u>-</u>	<u>250,000</u>
Net Change in Equity	2,029,076	(289,242)	-	1,200	-
Fund Balance - Beginning	<u>(1,563,471)</u>	<u>465,605</u>	<u>176,363</u>	<u>176,363</u>	<u>177,563</u>
Fund Balance - Ending	<u>\$ 465,605</u>	<u>\$ 176,363</u>	<u>\$ 176,363</u>	<u>\$ 177,563</u>	<u>\$ 177,563</u>

CITY OF APPLETON 2019 BUDGET

TAX INCREMENTAL FINANCING DISTRICTS

Community & Economic Development Director: Karen E. Harkness

Finance Director: Anthony D. Saucerman, CPA

CITY OF APPLETON 2019 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	2006	207,763	900,000
1994	-	604,290	2007	423,151	900,000
1995	-	703,516	2008	239,309	900,000
1996	-	1,254,622	2009	(568,726)	1,000,000
1997	639,211	764,308	2010	222,838	1,000,000
1998	1,141,212	787,831	2011	643,980	1,000,000
1999	1,756,773	827,222	2012	676,179	1,000,000
2000	1,774,640	868,584	2013	(417,512)	1,200,000
2001	1,341,515	1,568,974	2014	(1,360,888)	1,200,000
2002	2,235,558	969,870	2015	(1,428,932)	1,200,000
2003	1,498,145	1,892,733	2016	(2,000,000)	1,400,000
2004	1,575,103	1,338,592	2017	(1,500,000)	1,200,000
2005	393,108	800,000	2018	(1,500,000)	1,000,000
			2019	(1,500,000)	600,000
12/31/19 Balance				\$ 4,492,427	\$ 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.

The \$600,000 transfer-in from the Parking Utility in 2019 is the final year of advances from the Utility.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

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		% Change *
Unit	Title	2016	2017	Adopted 2018	Amended 2018	
Program Revenues		\$ 46,610	\$ 48,352	\$ 45,500	\$ 45,500	16.93%
Program Expenses		\$ 604,960	\$ 536,123	\$ 464,646	\$ 464,646	-43.27%
Expenses Comprised Of:						
Personnel		-	-	-	-	N/A
Administrative Expense		603,176	534,561	462,996	462,996	-43.39%
Supplies & Materials		-	-	-	-	N/A
Purchased Services		1,784	1,562	1,650	1,650	-10.91%
Utilities		-	-	-	-	N/A
Repair & Maintenance		-	-	-	-	N/A
Capital Expenditures		-	-	-	-	N/A

* % change from prior year adopted budget

CITY OF APPLETON 2019 BUDGET

SPECIAL REVENUE FUNDS

Tax Incremental District # 3

Business Unit 2040

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 918,463	\$ 970,998	\$ 1,070,730	\$ 1,070,730	\$ 1,085,000
4130 Payment in Lieu of Taxes	40,648	41,528	40,000	40,000	40,000
4227 State Aid - Computers	6,305	4,947	5,000	5,000	5,000
4228 State Aid - Personal Property	-	-	-	-	6,202
4710 Interest on Investments	(343)	1,877	500	500	2,000
5927 Transfer In - Parking Utility	1,400,000	1,200,000	1,200,000	1,200,000	600,000
Total Revenue	<u>\$ 2,365,073</u>	<u>\$ 2,219,350</u>	<u>\$ 2,316,230</u>	<u>\$ 2,316,230</u>	<u>\$ 1,738,202</u>
Expenses					
6401 Accounting/Audit	\$ 1,634	\$ 1,412	\$ 1,500	\$ 1,500	\$ 1,320
6402 Legal Fees	150	150	150	150	150
6720 Interest Payments	499,621	412,121	337,121	337,121	262,121
7913 Trans Out - Debt Service	103,555	122,440	125,875	125,875	-
Total Expense	<u>\$ 604,960</u>	<u>\$ 536,123</u>	<u>\$ 464,646</u>	<u>\$ 464,646</u>	<u>\$ 263,591</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

None

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 3
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ 918,463	\$ 970,998	\$ 1,070,730	\$ 1,047,945	\$ 1,085,000
Payment in Lieu of Taxes	40,648	41,528	40,000	40,000	40,000
Intergovernmental	6,305	4,947	5,000	5,019	11,202
Interest Income	(343)	1,877	500	4,000	2,000
Total Revenues	<u>965,073</u>	<u>1,019,350</u>	<u>1,116,230</u>	<u>1,096,964</u>	<u>1,138,202</u>
Expenses					
Interest Expense	499,621	412,121	337,121	337,121	262,121
Administrative Expenses	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>501,405</u>	<u>413,683</u>	<u>338,771</u>	<u>338,771</u>	<u>263,591</u>
Revenues over (under) Expenses	463,668	605,667	777,459	758,193	874,611
Other Financing Sources (Uses)					
Operating Transfers In - Other Funds	1,400,000	1,200,000	1,200,000	1,000,000	600,000
Operating Transfers Out - Debt Service	(103,555)	(122,440)	(125,875)	(125,875)	-
Total Other Financing Sources (Uses)	<u>1,296,445</u>	<u>1,077,560</u>	<u>1,074,125</u>	<u>874,125</u>	<u>600,000</u>
Revenues over (under) Expenses	1,760,113	1,683,227	1,851,584	1,632,318	1,474,611
Fund Balance (Deficit)- Beginning	<u>(10,731,055)</u>	<u>(8,970,942)</u>	<u>(7,287,715)</u>	<u>(7,287,715)</u>	<u>(5,655,397)</u>
Fund Balance (Deficit)- Ending	<u>\$ (8,970,942)</u>	<u>\$ (7,287,715)</u>	<u>\$ (5,436,131)</u>	<u>\$ (5,655,397)</u>	<u>\$ (4,180,786)</u>

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 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)
		12/31/19 Balance	\$ 4,716,220

* \$761,707 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 farm lease for vacant Southpoint Commerce park land is based on \$210 an acre lease rate with 142.4 acres in 2019. 80% of the lease revenue is payable to the IPLF and 20% is in TIF #6.

Funding for the maintenance of the Park in 2019 and beyond will come from the Industrial Park Land Fund while TIF #6 recaptures the investments it's made in this District.

2019 represents the final year of the developer incentive payment for the Time Warner Cable project.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

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 *
		2016	2017	Adopted 2018	Amended 2018	2019	
	Program Revenues	\$ 353,152	\$ 325,464	\$ 229,981	\$ 229,981	\$ 239,882	4.31%
	Program Expenses	\$ 3,838,629	\$ 4,257,370	\$ 2,082,237	\$ 2,102,443	\$ 1,435,507	-31.06%
Expenses Comprised Of:							
	Personnel	71,007	57,508	-	-	-	N/A
	Administrative Expense	1,599,144	1,836,898	1,457,036	1,457,036	820,364	-43.70%
	Supplies & Materials	7,408	9,359	-	-	-	N/A
	Purchased Services	467,680	562,383	599,800	599,800	615,143	2.56%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	3,917	5,434	-	-	-	N/A
	Other Capital Expenditures	1,689,473	1,785,788	25,401	45,607	-	-100.00%

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

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 6

Business Unit 4090

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 2,090,076	\$ 2,202,336	\$ 2,301,700	\$ 2,301,700	\$ 2,590,000
4227 State Aid - Computers	55,758	64,206	60,000	60,000	65,000
4228 State Aid - Personal Property	-	-	-	-	4,901
4710 Interest on Investments	(7,148)	(3,706)	4,000	4,000	4,000
5004 Sale of City Prop - Nontax	298,585	258,983	160,000	160,000	160,000
5015 Rental of City Property	5,957	5,981	5,981	5,981	5,981
Total Revenue	<u>\$ 2,443,228</u>	<u>\$ 2,527,800</u>	<u>\$ 2,531,681</u>	<u>\$ 2,531,681</u>	<u>\$ 2,829,882</u>
Expenses					
6101 Regular Salaries	\$ 49,288	\$ 35,536	\$ -	\$ -	\$ -
6105 Overtime	2,407	1,612	-	-	-
6108 Part-Time	1,568	3,237	-	-	-
6150 Fringes	17,744	17,123	-	-	-
6308 Landscape Supplies	-	780	-	-	-
6309 Shop Supplies & Tools	247	585	-	-	-
6325 Construction Materials	7,161	6,818	-	-	-
6328 Signs	-	1,176	-	-	-
6401 Accounting/Audit	1,634	1,412	11,500	11,500	1,320
6402 Legal Fees	185	150	150	150	150
6404 Consulting Services	2,130	410	-	-	-
6408 Contractor Fees	10,387	71,859	-	-	-
6425 CEA Equip. Rental	3,917	5,434	-	-	-
6599 Other Contracts/Obligations	453,344	488,552	588,150	588,150	613,673
6720 Interest Payments	171,314	288,311	323,311	323,311	260,811
6801 Land	151,690	-	-	-	-
6809 Infrastructure Construction	1,537,783	1,785,788	25,401	45,607	-
7913 Trans Out - Debt Service	1,427,830	1,548,587	1,133,725	1,133,725	559,553
Total Expense	<u>\$ 3,838,629</u>	<u>\$ 4,257,370</u>	<u>\$ 2,082,237</u>	<u>\$ 2,102,443</u>	<u>\$ 1,435,507</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive payments:

Time Warner Cable	\$ 260,000
Encapsys	353,673
	<u>\$ 613,673</u>

CITY OF APPLETON 2019 BUDGET

TAX INCREMENTAL DISTRICT # 6

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

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ 2,090,076	\$ 2,202,336	\$ 2,301,700	\$ 2,205,848	\$ 2,590,000
Intergovernmental	55,758	64,206	60,000	65,150	69,901
Interest Income	(7,148)	(3,706)	4,000	8,000	4,000
Other	5,957	5,981	5,981	5,981	5,981
Total Revenues	<u>2,144,643</u>	<u>2,268,817</u>	<u>2,371,681</u>	<u>2,284,979</u>	<u>2,669,882</u>
Expenses					
Operation & Maintenance	2,237,666	2,418,910	613,551	632,160	613,673
Interest Expense	171,314	288,311	323,311	310,811	260,811
Administrative Expense	1,819	1,562	11,650	11,650	1,470
Total Expenses	<u>2,410,799</u>	<u>2,708,783</u>	<u>948,512</u>	<u>954,621</u>	<u>875,954</u>
Revenues over (under) Expenses	(266,156)	(439,966)	1,423,169	1,330,358	1,793,928
Other Financing Sources (Uses)					
Operating Transfers Out - Debt Service	(1,427,830)	(1,548,587)	(1,133,725)	(1,133,725)	(559,553)
Sale of City Property	298,585	258,983	160,000	467,829	160,000
Total Other Financing Sources (Uses)	<u>(1,129,245)</u>	<u>(1,289,604)</u>	<u>(973,725)</u>	<u>(665,896)</u>	<u>(399,553)</u>
Net Change in Equity	(1,395,401)	(1,729,570)	449,444	664,462	1,394,375
Fund Balance - Beginning	(2,705,945)	(4,101,346)	(5,830,916)	(5,830,916)	(5,166,454)
Residual Equity Transfers Out	-	-	-	-	-
Fund Balance - Ending	<u>\$ (4,101,346)</u>	<u>\$ (5,830,916)</u>	<u>\$ (5,381,472)</u>	<u>\$ (5,166,454)</u>	<u>\$ (3,772,079)</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 897,230	\$ 561,692
- Net Change in Equity	664,462	1,394,375
+ Advance from General Fund	-	-
- General Fund Advance Repayment	<u>(1,000,000)</u>	<u>(1,000,000)</u>
Working Cash - End of Year	<u>\$ 561,692</u>	<u>\$ 956,067</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 6
LONG TERM DEBT

Year	2009A G.O. Notes	
	Principal	Interest
2019	\$ 370,000	\$ 5,781
	\$ -	\$ -

Year	2012B G.O. Refunding Bonds		TOTAL		
	Principal	Interest	Principal	Interest	Total
2019	\$ 180,000	\$ 3,772	\$ 550,000	\$ 9,553	\$ 559,553
2020	115,000	1,121	115,000	1,121	116,121
	\$ 295,000	\$ 4,893	\$ 665,000	\$ 10,674	\$ 675,674

CITY OF APPLETON 2019 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. In 2015, Secura Insurance began leasing the former Kohl's department store that had been vacant for years. With Secura's announcement of a new headquarters in the Village of Fox Crossing their current campus is for sale. The TIF remains a tool to support and encourage investment in this area. No new funds are being requested for the program in 2019.

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

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	2016	2017	Adopted 2018	Amended 2018	2019	
Program Revenues		\$ 47,691	\$ 63,559	\$ 66,500	\$ 66,500	\$ 68,206	2.57%
Program Expenses		\$ 307,923	\$ 401,460	\$ 437,500	\$ 437,500	\$ 461,783	5.55%
Expenses Comprised Of:							
Personnel		-	-	-	-	-	N/A
Administrative Expense		1,525	16,300	15,850	15,850	20,313	28.16%
Supplies & Materials		-	-	-	-	-	N/A
Purchased Services		306,398	385,160	421,650	421,650	441,470	4.70%
Utilities		-	-	-	-	-	N/A
Repair & Maintenance		-	-	-	-	-	N/A
Capital Expenditures		-	-	-	-	-	N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 7

Business Unit 4100

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 310,168	\$ 450,029	\$ 530,600	\$ 530,600	\$ 492,000
4227 State Aid - Computers	46,569	60,319	60,000	60,000	60,000
4228 State Aid - Personal Property	-	-	-	-	1,706
4710 Interest on Investments	1,122	3,240	6,500	6,500	6,500
5910 Proceeds of Long-term Debt	-	-	-	-	-
Total Revenue	<u>\$ 357,859</u>	<u>\$ 513,588</u>	<u>\$ 597,100</u>	<u>\$ 597,100</u>	<u>\$ 560,206</u>
Expenses					
6401 Accounting/Audit	\$ 1,634	\$ 1,412	\$ 1,500	\$ 1,500	\$ 1,320
6402 Legal Fees	150	150	150	150	150
6425 CEA Equip. Rental	-	-	-	-	-
6599 Other Contracts/Obligations	304,614	383,598	420,000	420,000	440,000
6809 Infrastructure Construction	-	-	-	-	-
7913 Trans Out - Debt Service	1,525	16,300	15,850	15,850	20,313
Total Expense	<u>\$ 307,923</u>	<u>\$ 401,460</u>	<u>\$ 437,500</u>	<u>\$ 437,500</u>	<u>\$ 461,783</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -
Valley Fair Too, LLC

\$ 440,000
<u>\$ 440,000</u>

**CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 7**

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

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ 310,168	\$ 450,029	\$ 530,600	\$ 527,178	\$ 492,000
Intergovernmental	46,569	60,319	60,000	61,206	61,706
Interest Income	1,122	3,240	6,500	6,500	6,500
Other	-	-	-	-	-
Total Revenues	<u>357,859</u>	<u>513,588</u>	<u>597,100</u>	<u>594,884</u>	<u>560,206</u>
Expenses					
Operation & Maintenance	304,614	383,598	420,000	436,210	440,000
Administrative Expense	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>306,398</u>	<u>385,160</u>	<u>421,650</u>	<u>437,860</u>	<u>441,470</u>
Revenues over (under) Expenses	51,461	128,428	175,450	157,024	118,736
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(1,525)	(16,300)	(15,850)	(15,850)	(20,313)
Total Other Financing Sources (Uses)	<u>(1,525)</u>	<u>(16,300)</u>	<u>(15,850)</u>	<u>(15,850)</u>	<u>(20,313)</u>
Net Change in Equity	49,936	112,128	159,600	141,174	98,423
Fund Balance (Deficit) - Beginning	504,096	554,032	666,160	666,160	807,334
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance (Deficit) - Ending	<u>\$ 554,032</u>	<u>\$ 666,160</u>	<u>\$ 825,760</u>	<u>\$ 807,334</u>	<u>\$ 905,757</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 7
LONG TERM DEBT

Year	2009A G.O. Notes	
	Principal	Interest
2019	<u>\$ 20,000</u>	<u>\$ 313</u>

CITY OF APPLETON 2019 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 Advances	General Fund
2012	\$ 315,000
2013	515,750
2014	41,538
2015	43,614
2016	-
2017	(500,000)
2018	-
2019	-
12/31/19 Balance	<u>\$ 415,902</u>

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

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	2016	2017	Adopted 2018	Amended 2018	2019	
Program Revenues		\$ 55,205	\$ 1,279,529	\$ 409,347	\$ 409,347	\$ 574,488	40.34%
Program Expenses		\$ 411,955	\$ 1,086,754	\$ 969,828	\$ 969,828	\$ 1,478,961	52.50%
Expenses Comprised Of:							
	Personnel	1,167	76	-	-	-	N/A
	Administrative Expense	101,019	492,091	488,178	488,178	651,491	33.45%
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	264,699	292,577	481,650	481,650	827,470	71.80%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	70	10	-	-	-	N/A
	Capital Expenditures	45,000	302,000	-	-	-	N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 8

Business Unit 4110

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 262,672	\$ 322,823	\$ 542,600	\$ 542,600	\$ 1,017,000
4227 State Aid - Computers	3,527	3,005	3,000	3,000	3,000
4228 State Aid - Personal Property	-	-	-	-	3,143
4705 General Interest	49,760	49,760	38,535	38,535	27,095
4710 Interest on Investments	1,918	6,287	-	-	5,000
5030 Other Reimbursements	-	1,220,477	367,812	367,812	536,250
5910 Proceeds of Long-term Debt	-	-	-	-	-
Total Revenue	<u>\$ 317,877</u>	<u>\$ 1,602,352</u>	<u>\$ 951,947</u>	<u>\$ 951,947</u>	<u>\$ 1,591,488</u>
Expenses					
6101 Regular Salaries	\$ 1,015	\$ 66	\$ -	\$ -	\$ -
6150 Fringes	152	10	-	-	-
6325 Construction Materials	-	-	-	-	-
6401 Accounting/Audit	1,634	1,412	1,500	1,500	1,320
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6408 Contractor Fees	-	-	-	-	-
6425 CEA Equip. Rental	70	10	-	-	-
6599 Other Contracts/Obligations	262,915	291,015	480,000	480,000	826,000
6720 Interest Payments	45,795	33,295	20,795	20,795	20,795
6809 Infrastructure Construction	45,000	302,000	-	-	-
7913 Trans Out - Debt Service	55,224	458,796	467,383	467,383	630,696
Total Expense	<u>\$ 411,955</u>	<u>\$ 1,086,754</u>	<u>\$ 969,828</u>	<u>\$ 969,828</u>	<u>\$ 1,478,961</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Tax Development Payment	
RiverHeath	\$ 600,000
Eagle Flats	71,000
Eagle Point	155,000
	<u>\$ 826,000</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 8
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues					
Property Taxes	\$ 262,672	\$ 322,823	\$ 542,600	\$ 531,054	\$ 1,017,000
Intergovernmental Revenue	3,527	3,005	3,000	3,050	6,143
Other Reimbursements	-	1,220,477	367,812	367,812	536,250
Interest Income	51,678	56,047	38,535	46,000	32,095
Total Revenues	<u>317,877</u>	<u>1,602,352</u>	<u>951,947</u>	<u>947,916</u>	<u>1,591,488</u>
Expenses					
Program Costs	309,152	593,101	480,000	480,000	826,000
Interest Expense	45,795	33,295	20,795	20,795	20,795
Administration	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>356,731</u>	<u>627,958</u>	<u>502,445</u>	<u>502,445</u>	<u>848,265</u>
Revenues over (under) Expenses	(38,854)	974,394	449,502	445,471	743,223
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Sale of City Property	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(55,224)	(458,796)	(467,383)	(467,383)	(630,696)
Total Other Financing Sources (Uses)	<u>(55,224)</u>	<u>(458,796)</u>	<u>(467,383)</u>	<u>(467,383)</u>	<u>(630,696)</u>
Net Change in Equity	(94,078)	515,598	(17,881)	(21,912)	112,527
Fund Balance - Beginning	<u>(577,671)</u>	<u>(671,749)</u>	<u>(156,151)</u>	<u>(156,151)</u>	<u>(178,063)</u>
Fund Balance - Ending	<u>\$ (671,749)</u>	<u>\$ (156,151)</u>	<u>\$ (174,032)</u>	<u>\$ (178,063)</u>	<u>\$ (65,536)</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 8
LONG TERM DEBT

Year	2009A G.O. Notes		2012A G.O. Notes ¹	
	Principal	Interest	Principal	Interest
2019	\$ 15,000	\$ 234	\$ 371,250	\$ 3,712
	<u>\$ 15,000</u>	<u>\$ 234</u>	<u>\$ 371,250</u>	<u>\$ 3,712</u>

Year	2012 DNR Site Remediation Loan		2014 G.O. Notes ¹	
	Principal	Interest	Principal	Interest
2019	\$ 25,000	\$ -	\$ 165,000	\$ 8,450
2020	35,000	-	170,000	5,100
2021	35,000	-	170,000	1,700
2022	45,000	-	-	-
2023	45,000	-	-	-
2024	50,000	-	-	-
	<u>\$ 235,000</u>	<u>\$ -</u>	<u>\$ 505,000</u>	<u>\$ 15,250</u>

Year	2015 G.O. Notes		Total		
	Principal	Interest	Principal	Interest	Total
2019	\$ 35,000	\$ 7,050	\$ 611,250	\$ 19,446	\$ 630,696
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>\$ 285,000</u>	<u>\$ 28,550</u>	<u>\$ 1,411,250</u>	<u>\$ 47,746</u>	<u>\$1,458,996</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 2019 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

Major changes in Revenue, Expenditures, or Programs:

No major changes.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

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	2016	2017	Adopted 2018	Amended 2018	
	Program Revenues	\$ 70,079	\$ 100,435	\$ 70,610	\$ 70,610	\$ 71,381 1.09%
	Program Expenses	\$ 81,104	\$ 33,277	\$ 35,650	\$ 35,650	\$ 35,470 -0.50%
Expenses Comprised Of:						
	Personnel	-	-	-	-	- N/A
	Administrative Expense	4,500	-	-	-	- N/A
	Supplies & Materials	-	-	-	-	- N/A
	Purchased Services	1,784	33,277	35,650	35,650	35,470 -0.50%
	Utilities	-	-	-	-	- N/A
	Repair & Maintenance	-	-	-	-	- N/A
	Capital Expenditures	74,820	-	-	-	- N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 9

Business Unit 4120

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 33,007	\$ 41,234	\$ 65,900	\$ 65,900	\$ 18,500
4227 State Aid - Computers	70,031	71,006	70,000	70,000	70,000
4228 State Aid - Personal Property	-	-	-	-	381
4710 Interest on Investments	48	817	610	610	1,000
5035 Other Reimbursements	-	28,612	-	-	-
Total Revenue	<u>\$ 103,086</u>	<u>\$ 141,669</u>	<u>\$ 136,510</u>	<u>\$ 136,510</u>	<u>\$ 89,881</u>
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	1,634	1,412	1,500	1,500	1,320
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6425 CEA Equipment Rental	-	-	-	-	-
6599 Other Contracts/Obligations	-	31,715	34,000	34,000	34,000
6720 Interest Payments	4,500	-	-	-	-
6809 Infrastructure Construction	74,820	-	-	-	-
Total Expense	<u>\$ 81,104</u>	<u>\$ 33,277</u>	<u>\$ 35,650</u>	<u>\$ 35,650</u>	<u>\$ 35,470</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -

Union Square Apartments

\$ 34,000

\$ 34,000

CITY OF APPLETON 2019 BUDGET

TAX INCREMENTAL DISTRICT # 9

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

	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues					
Property Taxes	\$ 33,007	\$ 41,234	\$ 65,900	\$ 65,900	\$ 18,500
Intergovernmental Revenue	70,031	71,006	70,000	70,000	70,381
Interest Income	48	817	610	610	1,000
Other Reimbursements	-	28,612	-	-	-
Total Revenues	<u>103,086</u>	<u>141,669</u>	<u>136,510</u>	<u>136,510</u>	<u>89,881</u>
Expenses					
Program Costs	74,820	31,715	34,000	34,000	34,000
Administration	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>76,604</u>	<u>33,277</u>	<u>35,650</u>	<u>35,650</u>	<u>35,470</u>
Revenues over (under) Expenses	26,482	108,392	100,860	100,860	54,411
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	(4,500)	-	-	-	-
Operating Transfers In	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>(4,500)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	21,982	108,392	100,860	100,860	54,411
Fund Balance - Beginning	(38,288)	(16,306)	92,086	92,086	192,946
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	<u>\$ (16,306)</u>	<u>\$ 92,086</u>	<u>\$ 192,946</u>	<u>\$ 192,946</u>	<u>\$ 247,357</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 259,752	\$ 360,612
+ Net Change in Equity	100,860	54,411
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 360,612</u>	<u>\$ 415,023</u>

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 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.

Major changes in Revenue, Expenditures, or Programs:

The January 1, 2018 equalized value of this TIF remained below the base value by \$347,700, therefore no property tax increment was included in the 2019 budget.

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. Construction is expected to begin in 2019 and will add approximately \$2.2 million in assessed value to the TIF.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Targeted 2018 Projected 2018 Target 2019

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	2016	2017	Adopted 2018	Amended 2018	2019	
	Program Revenues	\$ 5,015	\$ 5,280	\$ 5,700	\$ 5,700	\$ 5,700	0.00%
	Program Expenses	\$ 1,784	\$ 1,562	\$ 1,650	\$ 1,650	\$ 1,470	-10.91%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	-	-	-	-	-	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	1,784	1,562	1,650	1,650	1,470	-10.91%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 10

Business Unit 4130

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 11,924	\$ 36,206	\$ -	\$ -	\$ -
4227 State Aid - Computers	4,967	4,968	5,000	5,000	5,000
4910 Interest Income	48	312	700	700	700
5910 Proceeds of Debt	-	-	-	-	-
Total Revenue	<u>\$ 16,939</u>	<u>\$ 41,486</u>	<u>\$ 5,700</u>	<u>\$ 5,700</u>	<u>\$ 5,700</u>
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	1,634	1,412	1,500	1,500	1,320
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6720 Interest Payments	-	-	-	-	-
6809 Infrastructure Construction	-	-	-	-	-
Total Expense	<u>\$ 1,784</u>	<u>\$ 1,562</u>	<u>\$ 1,650</u>	<u>\$ 1,650</u>	<u>\$ 1,470</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

None

**CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 10**

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

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ 11,924	\$ 36,206	\$ -	\$ -	\$ -
Intergovernmental Revenue	4,967	4,968	5,000	5,040	5,000
Interest on Investments	48	312	700	600	700
Total Revenues	<u>16,939</u>	<u>41,486</u>	<u>5,700</u>	<u>5,640</u>	<u>5,700</u>
Expenses					
Program Costs	-	-	-	-	-
Administration	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>1,784</u>	<u>1,562</u>	<u>1,650</u>	<u>1,650</u>	<u>1,470</u>
Revenues over (under) Expenses	15,155	39,924	4,050	3,990	4,230
Other Financing Sources (Uses)					
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	15,155	39,924	4,050	3,990	4,230
Fund Balance - Beginning	32,061	47,216	87,140	87,140	91,130
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	<u>\$ 47,216</u>	<u>\$ 87,140</u>	<u>\$ 91,190</u>	<u>\$ 91,130</u>	<u>\$ 95,360</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 87,140	\$ 91,130
+ Net Change in Equity	3,990	4,230
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 91,130</u>	<u>\$ 95,360</u>

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 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:

Project	Amount	Page
Concrete Paving Program	\$ 1,103,494	Projects, pg. 578
Sidewalk Construction Program	110,800	Projects, pg. 586
Sanitary Sewer Construction Program	91,025	Projects, pg. 600
Storm Sewer Construction Program	462,725	Projects, pg. 588
Water Main Construction Program	229,300	Projects, pg. 594
Parking Ramp - US Venture Development	10,000,000	Projects, pg. 621
	<u>\$ 11,997,344</u>	

Summary of Advances	General Fund
2017	\$ 1,025
2018	34,542
2019	(35,567)
12/31/19 Balance	<u>\$ -</u>

Major changes in Revenue, Expenditures, or Programs:

The Business Enhancement Grants have experienced high demand since the inception of the program in 2018. The \$21,000 in TIF support in 2018 leveraged over \$24,550 in private investment in TIF #11. As of July 1, there are already two applications on the waiting list for funding in 2019. Increasing the funding to provide for six (6) Business Enhancement Grants will provide leverage for significant private investment in this corridor.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

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	2016	2017	Adopted 2018	Amended 2018	2019	
Program Revenues		\$ -	\$ -	\$ 2,086,121	\$ 2,086,121	\$ 11,997,344	475.10%
Program Expenses		\$ -	\$ 1,025	\$ 2,109,388	\$ 2,109,388	\$ 12,040,814	470.82%
Expenses Comprised Of:						2,100,000	
Personnel		-	-	60,000	60,000	64,731	7.89%
Administrative Expense		-	25	617	617	-	-100.00%
Supplies & Materials		-	-	-	-	-	N/A
Purchased Services		-	1,000	422,650	422,650	43,470	-89.71%
Repair & Maintenance		-	-	-	-	4,000	N/A
Capital Expenditures		-	-	1,626,121	1,626,121	14,028,613	762.70%

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 11

Business Unit 4140

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 160,000
4227 State Aid - Computers	-	-	-	-	-
4910 Interest Income	-	-	-	-	-
5910 Proceeds of Debt	-	-	2,086,121	2,086,121	11,997,344
Total Revenue	\$ -	\$ -	\$ 2,086,121	\$ 2,086,121	\$ 12,157,344
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ 43,740	\$ 43,740	\$ 44,638
6108 Part Time	-	-	-	-	2,496
6150 Fringes	-	-	16,260	16,260	17,597
6401 Accounting/Audit	-	-	1,500	1,500	1,320
6402 Legal Fees	-	1,000	150	150	150
6404 Consulting Serices	-	-	400,000	400,000	-
6425 CEA Equip. Rental	-	-	-	-	4,000
6599 Other Contracts / Obligations	-	-	21,000	21,000	42,000
6720 Interest Payments	-	25	617	617	-
6803 Buildings	-	-	-	-	10,000,000
6809 Infrastructure Construction	-	-	1,626,121	1,626,121	1,928,613
Total Expense	\$ -	\$ 1,025	\$ 2,109,388	\$ 2,109,388	\$ 12,040,814

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Property Improvement Grants	\$ 42,000
	<u>\$ 42,000</u>

Buildings

Parking Ramp - US Venture project	\$ 10,000,000
	<u>\$ 10,000,000</u>

Infrastructure Construction

Concrete paving	\$ 1,034,763
Sidewalks	110,800
Sanitary sewer	91,025
Storm sewer	462,725
Water main	229,300
	<u>\$ 1,928,613</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 11
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 160,000
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	-	-	-	-	-
Total Revenues	-	-	-	-	160,000
Expenses					
Program Costs	-	-	2,107,121	32,000	12,039,344
Administration	-	1,000	1,650	1,650	1,470
Total Expenses	-	1,000	2,108,771	33,650	12,040,814
Revenues over (under) Expenses	-	(1,000)	(2,108,771)	(33,650)	(11,880,814)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	2,086,121	-	11,997,344
Interest Payments	-	(25)	(617)	(892)	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	(25)	2,085,504	(892)	11,997,344
Net Change in Equity	-	(1,025)	(23,267)	(34,542)	116,530
Fund Balance - Beginning	-	-	(1,025)	(1,025)	(35,567)
Fund Balance - Ending	\$ -	\$ (1,025)	\$ (24,292)	\$ (35,567)	\$ 80,963

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ -	\$ -
+ Net Change in Equity	(34,542)	116,530
+ Advance from General Fund	34,542	(35,567)
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ -	\$ 80,963

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 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, 2044).

Summary of Advances	General Fund
2017	\$ 1,025
2018	23,267
2019	45,772
12/31/19 Balance	<u>\$ 70,064</u>

Major changes in Revenue, Expenditures, or Programs:

The Business Enhancement Grants have experienced high demand since the inception of the program in 2018. The \$21,000 in TIF support in 2018 leveraged \$47,922 in private investment in TIF #12. As of July 1, 2018, there are already three applications on the waiting list for funding in 2019. Increasing the funding to provide for six (6) Business Enhancement Grants will provide leverage for significant private investment in this corridor.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

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	2016	2017	Adopted 2018	Amended 2018	2019	
	Program Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
	Program Expenses	\$ -	\$ 1,025	\$ 23,267	\$ 23,267	\$ 45,772	96.72%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	-	25	617	617	2,302	273.10%
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	-	1,000	22,650	22,650	43,470	91.92%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 12

Business Unit 4150

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
4227 State Aid - Computers	-	-	-	-	-
4910 Interest Income	-	-	-	-	-
5910 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	-	-	1,500	1,500	1,320
6402 Legal Fees	-	1,000	150	150	150
6425 CEA Equipment Rental	-	-	-	-	-
6599 Other Contracts / Obligations	-	-	21,000	21,000	42,000
6720 Interest Payments	-	25	617	617	2,302
6809 Infrastructure Construction	-	-	-	-	-
Total Expense	\$ -	\$ 1,025	\$ 23,267	\$ 23,267	\$ 45,772

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Property Improvement Grants	\$ 42,000
	<u>\$ 42,000</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 12
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	-	-	-	-	-
Total Revenues	-	-	-	-	-
Expenses					
Program Costs	-	-	21,000	21,000	42,000
Administration	-	1,000	1,650	1,650	1,470
Total Expenses	-	1,000	22,650	22,650	43,470
Revenues over (under) Expenses	-	(1,000)	(22,650)	(22,650)	(43,470)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	(25)	(617)	(617)	(2,302)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	(25)	(617)	(617)	(2,302)
Net Change in Equity	-	(1,025)	(23,267)	(23,267)	(45,772)
Fund Balance - Beginning	-	-	(1,025)	(1,025)	(24,292)
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	\$ -	\$ (1,025)	\$ (24,292)	\$ (24,292)	\$ (70,064)

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ -	\$ -
+ Net Change in Equity	(23,267)	(45,772)
+ Advance from General Fund	23,267	45,772
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ -	\$ -

CITY OF APPLETON 2019 BUDGET CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

IDENTIFICATION

Project Title: Miscellaneous Site Acquisition and Projects - Appleton Redevelopment Authority (ARA)

PROJECT DESCRIPTION

Justification:

The focus of the ARA is to promote economic and community development by investing in and growing the community by eliminating blighted areas throughout the community. The goal of ARA is to provide for redevelopment activities throughout the City as necessary to maintain and enhance viable residential, commercial and industrial development.

The City's updated Comprehensive Plan 2010-2030, including the downtown plan and Fox River plan chapters, and the economic development strategic plan have identified areas where redevelopment may be appropriate. The ability of the City to acquire properties in these areas as they become available will enhance our ability to influence meaningful redevelopment. Supporting the retention, growth and long-term economic vitality of Appleton's businesses is also a priority.

This request is for funding Appleton Redevelopment Authority to continue redevelopment of properties and projects that become available within areas of the City that are in need of redevelopment. These redevelopment projects will become part of a developed plan to revive depressed areas of the City. Funding is requested for acquisition, demolition and site preparation activities; including infrastructure improvements, planning, consulting and analysis to support redevelopment projects and brownfield mitigation. Due to the confidential nature of the preliminary development stages, the specific locations cannot be shared at this time.

Discussion of operating cost impact:

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

DEPARTMENT COST SUMMARY

DEPARTMENT PHASE		2019	2020	2021	2022	2023	Total
Community Development	Legal, planning, consulting, site acquisition	250,000	-	-	-	250,000	\$ 500,000
	Demolition, site prep, infrastructure	-	250,000	250,000	250,000	-	\$ 750,000
Total - Community Development Capital Projects Fund		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000

COST ANALYSIS

Estimated Cash Flows

Components	2019	2020	2021	2022	2023	Total
Planning	-	-	-	-	-	\$ -
Land Acquisition	250,000	-	-	-	250,000	\$ 500,000
Construction	-	250,000	250,000	250,000	-	\$ 750,000
Other	-	-	-	-	-	\$ -
Total	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
Operating Cost Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF APPLETON 2019 BUDGET CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

IDENTIFICATION
Project Title: Southpoint Commerce Park

PROJECT DESCRIPTION
<p>Justification:</p> <p>This project comprises infrastructure development for the Southpoint Commerce Park in the southeast growth area of the City. The 359-acre site will be developed in several phases over the next several decades.</p> <p>The first half of the Park was developed using the Tax Incremental District #6 (TIF #6) created in 2000. The TIF #6 Plan projects the district will create \$75 million in tax base. Job creation and retention will also be significant.</p> <p>The 2019 budget provides funding for administration and management of Southpoint. Much of the development of Southpoint Commerce Park was paid for by TIF #6, which closed for capital investments February 14, 2018.</p> <p>Funding in 2019 and beyond is for maintenance of the Park that will come from the Industrial Park Land Fund while TIF #6 recaptures the investments it's made in this District. The City will evaluate the need for additional infrastructure and platting of the land for the Park and will determine at a later date if a new TIF District will be created to fund these costs.</p> <p>Other administration costs include real estate commissions paid on land sales, due diligence expenses for land sales and park administration.</p>
<p>Discussion of operating cost impact:</p> <p>No major impacts.</p>

DEPARTMENT COST SUMMARY						
DEPARTMENT PHASE	2019	2020	2021	2022	2023	Total
Comm Dev Administration	53,125	53,125	53,125	53,125	53,125	\$ 265,625
Comm Dev Non-City						
Improvements	-	17,158	-	30,000	23,794	\$ 70,952
Comm Dev Sanitary Area						
Assessment	50,198	68,389	16,348	-	-	\$ 134,935
Public Works Infrastructure	-	-	-	3,179,024	2,178,300	\$ 5,357,324
Total - Industrial Park Land Fund	\$ 103,323	\$ 138,672	\$ 69,473	\$ 3,262,149	\$ 2,255,219	\$ 5,828,836

COST ANALYSIS						
Estimated Cash Flows						
Components	2019	2020	2021	2022	2023	Total
Planning	-	-	-	-	-	\$ -
Land Acquisition	-	-	-	-	-	\$ -
Construction	-	17,158	-	3,209,024	2,202,094	\$ 5,428,276
Other	103,323	121,514	69,473	53,125	53,125	\$ 400,560
Total	\$ 103,323	\$ 138,672	\$ 69,473	\$ 3,262,149	\$ 2,255,219	\$ 5,828,836
Operating Cost Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Neighborhood Program Fall Meeting



The Neighborhood Program Fall Meeting is intended to be an informal, “roundtable” discussion among representatives from the 17 registered neighborhoods within the City. Whether you are interested in strengthening social bonds, watching out for children and the elderly, keeping the area looking good, pursuing enhancement projects, or other neighborhood initiatives, this meeting will provide an opportunity to ask questions and share experiences. Please be prepared to share a brief update on your recent neighborhood activities.

Highlights include:

- Input from business owners on how they engage with neighborhoods
- Details on Historic Central Neighborhood survey
- Insight from guest speakers
- Peer review, success stories among neighborhoods

An opportunity for people who care about their neighborhoods to exchange ideas and learn from one another.

Participants must reside in a neighborhood registered through the City’s Neighborhood Program (17 already registered). To register your neighborhood, contact Community & Economic Development Dept. at (920) 832-6468. It is helpful, but not required, that you participate with at least one other person from your neighborhood.

TO JOIN: RSVP online at <http://www.appleton.org/residents/neighborhood-program>

DATE: Monday, October 29, 2018 **TIME:** 6:00-7:30 p.m.

LOCATION: St. Therese School Building next to 213 E. Wisconsin Avenue

