

**CITY OF APPLETON 2017 BUDGET
CAPITAL PROJECTS FUNDS**

NOTES

CITY OF APPLETON 2017 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 2017 budget includes funds for maintenance and marketing of the remaining 1.44 acres of land in the City's Northeast Business Park, including weed cutting, berm maintenance, soil testing, environmental reviews, surveys, real estate commissions, title insurance, and other costs associated with selling land, in addition to the portion of Southpoint Commerce Park that is outside of TIF District #6. Maintenance costs associated with 7 acres of land acquired in 2016 along Edgewood Drive to secure the City growth corridor is 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. There are currently 12 parcels sold in the Northeast Business Park that remain undeveloped. Per the covenants the owners have one year to develop. The City has first right of refusal on these

Major changes in Revenue, Expenditures or Programs:

The farm lease for vacant business park land is based currently on \$210 an acre with 144 acres leased in 2016. It is anticipated the leasable land will decrease to 142.4 acres in 2017 with the extension of Millis Drive from Alliance to Eisenhower Drive. 80% of the lease revenue is payable to the IPLF and 20% to TIF #6.

Land purchases are budgeted in 2017 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.

Other contracts/obligations does not include any amounts for real estate commissions as in the past based on the available lots to sell.

This funding request includes \$25,000 in consulting services to complete a feasibility analysis of the City creating a wetland mitigation bank, which are restored, enhanced or created wetlands whose purpose is to provide credits to offset unavoidable impacts to existing wetlands. Currently the DNR imposes a mitigation fee for impacted wetlands. The potential for the City to manage its own bank for project could save money in the long-term. The feasibility analysis would be the first step in this process.

PERFORMANCE INDICATORS

Actual 2014 Actual 2015 Target 2016 Projected 2016 Target 2017

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	2014	2015	Adopted 2016	Amended 2016	2017	
Program Revenues		\$ 55,592	\$ 405,034	\$ 118,520	\$ 118,520	\$ 33,123	-72.05%
Program Expenses		\$ 14,023	\$ 48,560	\$ 237,623	\$ 847,623	\$ 257,728	8.46%
Expenses Comprised Of:							
Personnel		-	2,560	2,223	2,223	2,304	3.64%
Administrative Expense		-	-	-	-	-	N/A
Supplies & Materials		-	-	-	-	-	N/A
Purchased Services		12,231	24,828	34,600	34,600	52,000	50.29%
Utilities		1,469	447	800	800	3,424	328.00%
Repair & Maintenance		323	75	-	-	-	N/A
Capital Expenditures		-	20,650	200,000	810,000	200,000	0.00%

**CITY OF APPLETON 2017 BUDGET
CAPITAL PROJECTS FUNDS**

Industrial Park Land

Business Unit 4280/4281

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2014	2015	Adopted 2016	Amended 2016	2017
Revenues					
4710 Interest on Investments	\$ 19,724	\$ 8,026	\$ 15,000	\$ 15,000	\$ 9,200
5004 Sale of City Prop - Nontax	-	397,008	80,000	80,000	-
5015 Rental of City Property	35,868		23,520	23,520	23,923
Total Revenue	<u>\$ 55,592</u>	<u>\$ 405,034</u>	<u>\$ 118,520</u>	<u>\$ 118,520</u>	<u>\$ 33,123</u>
Expenses					
6102 Labor Pool Allocations	\$ -	\$ 1,907	\$ 1,660	\$ 1,660	\$ 1,729
6150 Fringes	-	653	563	563	575
6404 Consulting Services	-	558	5,000	5,000	30,000
6412 Advertising	9,350	6,206	18,000	18,000	18,000
6413 Utilities	1,469	447	800	800	3,424
6425 CEA Equip. Rental	323	75	-	-	-
6599 Other Contract/Obligations	2,881	18,064	11,600	11,600	4,000
6801 Land	-	-	200,000	810,000	200,000
6809 Infrastructure Construction	-	20,650	-	-	-
Total Expense	<u>\$ 14,023</u>	<u>\$ 48,560</u>	<u>\$ 237,623</u>	<u>\$ 847,623</u>	<u>\$ 257,728</u>

DETAILED SUMMARY OF 2017 PROPOSED EXPENDITURES > \$15,000

Land

Re-purchase industrial park lots \$ 200,000

Consulting Services

Wetland Mitigation Bank feasibility study \$ 25,000
Testing and analysis 5,000
\$ 30,000

Advertising

Marketing \$ 18,000

CITY OF APPLETON 2017 BUDGET
INDUSTRIAL PARK LAND
SOURCES AND USES OF FUNDS

	2014 Actual	2015 Actual	2016 Budget	2016 Projected	2017 Budget
Revenues					
Interest Income	\$ 19,723	\$ 8,026	\$ 15,000	\$ 20,000	\$ 9,200
Other	35,868	24,696	23,520	24,192	23,923
Total Revenues	55,591	32,722	38,520	44,192	33,123
Expenses					
Program Costs	14,022	48,560	237,623	937,200	257,728
Total Expenses	14,022	48,560	237,623	937,200	257,728
Revenues over (under) Expenses	41,569	(15,838)	(199,103)	(893,008)	(224,605)
Other Financing Sources (Uses)					
Operating Transfers Out	-	-	-	-	-
Sale of City Property	-	372,312	80,000	57,600	-
Total Other Financing Sources (Uses)	-	372,312	80,000	57,600	-
Net Change in Equity	41,569	356,474	(119,103)	(835,408)	(224,605)
Fund Balance - Beginning	1,357,716	1,399,285	1,755,759	1,755,759	920,351
Fund Balance - Ending	\$ 1,399,285	\$ 1,755,759	\$ 1,636,656	\$ 920,351	\$ 695,746

**CITY OF APPLETON 2017 BUDGET
CAPITAL PROJECTS FUNDS**

NOTES

CITY OF APPLETON 2017 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 2017 is requested for the Appleton Redevelopment Authority to complete next steps in the redevelopment of opportune acquisitions 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
Comprehensive Plan/Downtown Update	1616	500,000	Projects, Pg. 601
Miscellaneous Site Acquisition - ARA	1616	500,000	Projects, Pg. 562
		<u>\$ 1,000,000</u>	

Major changes in Revenue, Expenditures, or Programs:

The projects funded by this program vary from year to year.

PERFORMANCE INDICATORS

Actual 2014 Actual 2015 Target 2016 Projected 2016 Target 2017

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	2014	2015	Adopted 2016	Amended 2016	
	Program Revenues	\$ 42,699	\$ 849,847	\$ -	\$ -	\$ -
	Program Expenses	\$ 490,438	\$ 2,414,834	\$ 1,215,000	\$ 1,250,000	\$ 1,000,000
Expenses Comprised Of:						
	Personnel	-	-	-	-	-
	Administrative Expense	239,007	4,834	-	-	-
	Supplies & Materials	-	-	-	-	-
	Purchased Services	251,431	350,000	550,000	585,000	500,000
	Utilities	-	-	-	-	-
	Repair & Maintenance	-	-	-	-	-
	Capital Expenditures	-	2,060,000	665,000	665,000	500,000

CITY OF APPLETON 2017 BUDGET CAPITAL PROJECTS FUNDS

COMMUNITY DEVELOPMENT

Business Unit 4330

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2014	2015	Adopted 2016	Amended 2016	2017
Revenues					
4710 Interest on Investments	\$ 2,542	\$ (317)	\$ -	\$ -	\$ -
5020 Donations & Memorials	40,157	4,834	-	-	-
5035 Other Reimbursements	-	-	-	-	-
5910 Proceeds of Long-term Debt	305,600	-	1,215,000	1,215,000	1,000,000
5921 Trans In - General Fund	-	845,330	-	-	-
Total Revenue	<u>\$ 348,299</u>	<u>\$ 849,847</u>	<u>\$ 1,215,000</u>	<u>\$ 1,215,000</u>	<u>\$ 1,000,000</u>
Expenses					
6404 Consulting Services	\$ -	\$ -	\$ 300,000	\$ 335,000	\$ -
6408 Contractor Fees	1,431	-	-	-	-
6599 Other contracts/obligations	250,000	350,000	250,000	250,000	500,000
6801 Land Acquisition	-	2,060,000	-	-	500,000
6809 Infrastructure Construction	-	-	665,000	665,000	-
7913 Trans Out - Debt Service	239,007	4,834	-	-	-
Total Expense	<u>\$ 490,438</u>	<u>\$ 2,414,834</u>	<u>\$ 1,215,000</u>	<u>\$ 1,250,000</u>	<u>\$ 1,000,000</u>

DETAILED SUMMARY OF 2017 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Appleton Redevelopment Authority \$ 500,000

Land

Properties for redevelopment \$ 500,000

CITY OF APPLETON 2017 BUDGET
COMMUNITY DEVELOPMENT
SOURCES AND USES OF FUNDS

	2014 Actual	2015 Actual	2016 Budget	2016 Projected	2017 Budget
Revenues					
Interest Income	\$ 2,542	\$ (317)	\$ -	\$ -	\$ -
Donations & Memorials	40,157	4,834	-	-	-
Other Reimbursements	-	-	-	-	-
Total Revenues	<u>42,699</u>	<u>4,517</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenses					
Program Costs	251,431	2,410,000	1,215,000	167,000	1,000,000
Total Expenses	<u>251,431</u>	<u>2,410,000</u>	<u>1,215,000</u>	<u>167,000</u>	<u>1,000,000</u>
Revenues over (under) Expenses	(208,732)	(2,405,483)	(1,215,000)	(167,000)	(1,000,000)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	305,600	-	1,215,000	1,730,471	1,000,000
Operating Transfers In	-	845,330	-	-	-
Operating Transfers Out	(239,007)	(4,834)	-	-	-
Total Other Financing Sources (Uses)	<u>66,593</u>	<u>840,496</u>	<u>1,215,000</u>	<u>1,730,471</u>	<u>1,000,000</u>
Net Change in Equity	(142,139)	(1,564,987)	-	1,563,471	-
Fund Balance - Beginning	<u>143,655</u>	<u>1,516</u>	<u>(1,563,471)</u>	<u>(1,563,471)</u>	<u>-</u>
Fund Balance - Ending	<u>\$ 1,516</u>	<u>\$ (1,563,471)</u>	<u>\$ (1,563,471)</u>	<u>\$ -</u>	<u>\$ -</u>