

CITY OF APPLETON 2017 BUDGET

TAX INCREMENTAL FINANCING DISTRICTS

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CITY OF APPLETON 2017 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 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, Angelus Assisted Living Center, 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	2005	393,108	800,000
1994	-	604,290	2006	207,763	900,000
1995	-	703,516	2007	423,151	900,000
1996	-	1,254,622	2008	239,309	900,000
1997	639,211	764,308	2009	(568,726)	1,000,000
1998	1,141,212	787,831	2010	222,838	1,000,000
1999	1,756,773	827,222	2011	643,980	1,000,000
2000	1,774,640	868,584	2012	676,179	1,000,000
2001	1,341,515	1,568,974	2013	(417,512)	1,200,000
2002	2,235,558	969,870	2014	(1,360,888)	1,200,000
2003	1,498,145	1,892,733	2015	(1,428,932)	1,200,000
2004	1,575,103	1,338,592	2016	(1,500,379)	1,400,000
			2017	(2,000,000)	1,200,000
			12/31/17 Balance	\$ 7,492,048	\$ 25,410,419

Major changes in Revenue, Expenditures, or Programs:

The City continues to not recognize interest expense on the parking fund advances as, at this time, it is deemed that funds will not be available to make such a payment. The City convened the Joint Review Board in 2011 and approved designating this district as distressed after suffering a reduction in valuation of \$15,445,800 due to State assessment procedure changes, decreases in property values, and conversion of some properties to tax-exempt status. Staff continues to encourage growth and investment in TID #3, with the recent conversion of the former Luna Lounge and Intermezzo Office to Katsuya restaurant, as well as the continued redevelopment of the former Park Central complex to Class A office space.

PERFORMANCE INDICATORS

Actual 2014 Actual 2015 Target 2016 Projected 2016 Target 2017

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

DEPARTMENT BUDGET SUMMARY

Unit	Programs Title	Actual		Budget			% Change *
		2014	2015	Adopted 2016	Amended 2016	2017	
	Program Revenues	\$ 51,928	\$ 47,922	\$ 51,000	\$ 51,000	\$ 51,000	0.00%
	Program Expenses	\$ 735,575	\$ 672,040	\$ 605,226	\$ 605,226	\$ 548,792	-9.32%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	733,982	670,381	603,176	603,176	547,042	-9.31%
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	1,593	1,659	2,050	2,050	1,750	-14.63%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

* % change from prior year adopted budget

**CITY OF APPLETON 2017 BUDGET
SPECIAL REVENUE FUNDS**

Tax Incremental District # 3

Business Unit 2040

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2014	2015	Adopted 2016	Amended 2016	2017
Revenues					
4110 Property Taxes	\$ 894,830	\$ 954,220	\$ 923,000	\$ 923,000	\$ 987,000
4130 Payment in Lieu of Taxes	41,111	40,044	40,000	40,000	40,000
4227 State Aid - Computers	5,684	6,149	6,000	6,000	6,000
4710 Interest on Investments	5,133	1,729	5,000	5,000	5,000
5927 Transfer In - Parking Utility	1,200,000	1,200,000	1,400,000	1,400,000	1,200,000
Total Revenue	<u>\$ 2,146,758</u>	<u>\$ 2,202,142</u>	<u>\$ 2,374,000</u>	<u>\$ 2,374,000</u>	<u>\$ 2,238,000</u>
Expenses					
6401 Accounting/Audit	\$ 1,443	\$ 1,509	\$ 1,900	\$ 1,900	\$ 1,600
6402 Legal Fees	150	150	150	150	150
6720 Interest Payments	639,112	571,068	499,621	499,621	424,602
7913 Trans Out - Debt Service	94,870	99,313	103,555	103,555	122,440
Total Expense	<u>\$ 735,575</u>	<u>\$ 672,040</u>	<u>\$ 605,226</u>	<u>\$ 605,226</u>	<u>\$ 548,792</u>

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

None

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 3
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2014 Actual	2015 Actual	2016 Budget	2016 Projected	2017 Budget
Revenues					
Property Taxes	\$ 894,830	\$ 954,220	\$ 923,000	\$ 918,463	\$ 987,000
Payment in Lieu of Taxes	41,111	40,044	40,000	41,000	40,000
Intergovernmental	5,684	6,149	6,000	6,305	6,000
Interest Income	5,133	1,729	5,000	4,500	5,000
Total Revenues	<u>946,758</u>	<u>1,002,142</u>	<u>974,000</u>	<u>970,268</u>	<u>1,038,000</u>
Expenses					
Interest Expense	639,112	571,068	499,621	499,621	424,602
Administrative Expenses	1,593	1,659	2,050	2,050	1,750
Total Expenses	<u>640,705</u>	<u>572,727</u>	<u>501,671</u>	<u>501,671</u>	<u>426,352</u>
Revenues over (under) Expenses	306,053	429,415	472,329	468,597	611,648
Other Financing Sources (Uses)					
Operating Transfers In - Other Funds	1,200,000	1,200,000	1,400,000	1,400,000	1,200,000
Operating Transfers Out - Debt Service	(94,870)	(99,313)	(103,555)	(103,555)	(122,440)
Total Other Financing Sources (Uses)	<u>1,105,130</u>	<u>1,100,687</u>	<u>1,296,445</u>	<u>1,296,445</u>	<u>1,077,560</u>
Revenues over (under) Expenses	1,411,183	1,530,102	1,768,774	1,765,042	1,689,208
Fund Balance (Deficit)- Beginning	<u>(13,672,340)</u>	<u>(12,261,157)</u>	<u>(10,731,055)</u>	<u>(10,731,055)</u>	<u>(8,966,013)</u>
Fund Balance (Deficit)- Ending	<u><u>\$ (12,261,157)</u></u>	<u><u>\$ (10,731,055)</u></u>	<u><u>\$ (8,962,281)</u></u>	<u><u>\$ (8,966,013)</u></u>	<u><u>\$ (7,276,805)</u></u>

Discussion of changes in fund balances:

TIF #3 closed for capital expenditures as of November 4, 2003, therefore it is classified as a Special Revenue Fund. The existence of a negative fund balance in this fund is the result of capital investments in the early years of the TIF district which continue to be funded by the inflows of incremental property taxes.

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT #3
LONG TERM DEBT

Year	2012B G.O. Refunding Bonds	
	Principal	Interest
2017	\$ 120,000	\$ 2,440
2018	125,000	875
	<u>\$ 245,000</u>	<u>\$ 3,315</u>

**CITY OF APPLETON 2017 BUDGET
SPECIAL REVENUE FUNDS**

NOTES

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

NOTES

CITY OF APPLETON 2017 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:

The 2017 budget provides funding for the next phase of Southpoint Commerce Park and overall administration of the Park. Administrative costs include maintenance, real estate commissions, surveys, title insurance, and other costs associated with selling land and maintaining a high quality business park. Eligible expenditures may be made in this district until February 14, 2018; this district will close in 2023. Further descriptions of 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	\$ 1,958,173	Projects, Pg. 572
Grade & gravel program	278,251	Projects, Pg. 578
Sidewalk program	304,000	Projects, Pg. 580
Stormwater management	212,266	Projects, Pg. 582
Southpoint Commerce Park development	135,540	Projects, Pg. 563
	<u>\$ 2,888,230</u>	

Summary of General Fund Advance

2010	\$ 1,025,000	2014	134,375
2011	1,877,500 *	2015	141,094
2012	145,125	2016	2,024,559
2013	(360,119)	2017	2,700,000
		12/31/17 Balance	<u>\$ 7,687,534</u>

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

Major changes in Revenue, Expenditures, or Programs:

The farm lease for vacant business park land is based on \$210 an acre lease rate, which is 144 acres in 2016. It is anticipated the leasable land will decrease from 144 acres in 2016 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% is in TIF #6.

The 2016 - 2017 budgets provide funding to extend Vantage Drive from Lakeland Drive to Eisenhower Drive and Millis Drive from Alliance Drive to Eisenhower Drive as the next phase for Southpoint and the final phase that would be paid for by TIF #6. This would include City utility infrastructure in 2016 and non-City utility infrastructure and paving in 2017. Non-City infrastructure includes gas, electric, cable service, and street lights. Funding in 2018 and beyond would be 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 in 2018 or beyond to fund these costs.

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		\$ 107,035	\$ 75,000	\$ 165,880	\$ 165,880	23.88%
Program Expenses		\$ 2,688,770	\$ 2,506,022	\$ 3,600,443	\$ 3,600,443	45.78%
Expenses Comprised Of:						
Personnel		14,905	13,629	13,657	13,657	571.88%
Administrative Expense		1,946,121	1,973,346	1,563,478	1,563,478	19.30%
Supplies & Materials		89,858	-	-	-	N/A
Purchased Services		626,840	502,510	482,450	482,450	2.61%
Utilities		-	-	325	325	0.00%
Repair & Maintenance		11,046	253	3,500	3,500	0.00%
Other Capital Expenditures		-	16,284	1,537,033	1,537,033	81.71%

CITY OF APPLETON 2017 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 6

Business Unit 4090

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2014	2015	Adopted 2016	Amended 2016	2017
Revenues					
4110 Property Taxes	\$ 2,614,263	\$ 2,203,729	\$ 2,150,000	\$ 2,150,000	\$ 2,200,000
4227 State Aid - Computers	81,739	65,677	65,000	65,000	60,000
4710 Interest on Investments	16,329	3,149	15,000	15,000	5,000
5004 Sale of City Prop - Nontax	-	-	80,000	80,000	135,000
5015 Rental of City Property	8,967	6,174	5,880	5,880	5,500
5910 Proceeds of Long Term Debt	-	-	1,232,156	1,232,156	- *
Total Revenue	\$ 2,721,298	\$ 2,278,729	\$ 3,548,036	\$ 3,548,036	\$ 2,405,500
Expenses					
6101 Regular Salaries	\$ 10,476	\$ 10,047	\$ 9,820	\$ 9,820	\$ 73,283
6105 Overtime	661	-	306	306	466
6108 Part-Time	-	200	1,111	1,111	1,382
6150 Fringes	3,768	3,382	2,420	2,420	16,627
6309 Shop Supplies & Tools	40	-	-	-	-
6325 Construction Materials	89,818	-	-	-	-
6401 Accounting/Audit	1,443	1,509	1,900	1,900	1,600
6402 Legal Fees	150	184	150	150	150
6404 Consulting Services	-	-	5,000	5,000	5,000
6408 Contractor Fees	16,665	-	-	-	-
6413 Utilities	-	-	325	325	325
6425 CEA Equip. Rental	11,046	253	3,500	3,500	3,500
6599 Other Contracts/Obligations	608,582	500,817	475,400	475,400	488,300
6720 Interest Payments	134,375	141,094	135,648	135,648	316,877
6809 Infrastructure Construction	-	16,284	1,537,033	1,537,033	2,792,971
7913 Trans Out - Debt Service	1,811,746	1,832,252	1,427,830	1,427,830	1,548,287
Total Expense	\$ 2,688,770	\$ 2,506,022	\$ 3,600,443	\$ 3,600,443	\$ 5,248,768

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

Other Contracts/Obligations

Weed cutting/maintenance/debris clean up/ stockpile relocation for Southpoint	\$ 32,500
Real estate commission (3 acres)	10,800
Developer funded incentive - Time Warner Cable	445,000
	<u>\$ 488,300</u>

Infrastructure Construction

Sanitary Area Assessment	
Site grading/preparation for roadway	
Non-city utilities for Vantage Drive and Milis Drive	\$ 135,540
Vantage Drive:	
Concrete paving program	489,715
Grade & gravel program	115,101
Eisenhower Drive:	
Concrete paving program	889,245
Milis Drive:	
Concrete paving program	420,220
Grade & gravel program	155,150
Coop Road stormwater pond	200,000
Sidewalk program	298,000
Midway Rd roundabout	90,000
	<u>\$ 2,792,971</u>

* 2016 and 2017 projects actually funded by advances from the general fund

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 6
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2014 Actual	2015 Actual	2016 Budget	2016 Projected	2017 Budget
Property Taxes	\$ 2,164,263	\$ 2,203,729	\$ 2,150,000	\$ 2,090,076	\$ 2,200,000
Intergovernmental	81,739	65,677	65,000	55,758	60,000
Interest Income	16,329	3,149	15,000	3,000	5,000
Other	8,967	6,174	5,880	5,880	5,500
Total Revenues	<u>2,271,298</u>	<u>2,278,729</u>	<u>2,235,880</u>	<u>2,154,714</u>	<u>2,270,500</u>
Expenses					
Capital Outlay	741,056	531,017	2,034,915	2,675,956	3,381,854
Interest Expense	134,375	141,094	135,648	171,314	316,877
Administrative Expense	1,593	1,659	2,050	2,050	1,750
Total Expenses	<u>877,024</u>	<u>673,770</u>	<u>2,172,613</u>	<u>2,849,320</u>	<u>3,700,481</u>
Revenues over (under) Expenses	1,394,274	1,604,959	63,267	(694,606)	(1,429,981)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	1,232,156	-	-
Operating Transfers Out - Debt Service	(1,811,746)	(1,832,252)	(1,427,830)	(1,427,830)	(1,548,287)
Sale of City Property	-	-	80,000	329,400	135,000
Total Other Financing Sources (Uses)	<u>(1,811,746)</u>	<u>(1,832,252)</u>	<u>(115,674)</u>	<u>(1,098,430)</u>	<u>(1,413,287)</u>
Net Change in Equity	(417,472)	(227,293)	(52,407)	(1,793,036)	(2,843,268)
Fund Balance - Beginning	(2,061,180)	(2,478,652)	(2,705,945)	(2,705,945)	(4,498,981)
Residual Equity Transfers Out	-	-	-	-	-
Fund Balance - Ending	<u>\$ (2,478,652)</u>	<u>\$ (2,705,945)</u>	<u>\$ (2,758,352)</u>	<u>\$ (4,498,981)</u>	<u>\$ (7,342,249)</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 257,030	\$ 488,553
- Net Change in Equity	(1,793,036)	(2,843,268)
+ Advance from General Fund	2,024,559	2,700,000
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 488,553</u>	<u>\$ 345,285</u>

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 6
LONG TERM DEBT

Year	2007A G.O. Notes	
	Principal	Interest
2017	305,000	6,481
	<u>\$ 305,000</u>	<u>\$ 6,481</u>

Year	2008A G.O. Notes		2009A G.O. Notes	
	Principal	Interest	Principal	Interest
2017	460,000	28,100	350,000	27,763
2018	480,000	9,600	365,000	17,038
2019	-	-	370,000	5,781
	<u>\$ 940,000</u>	<u>\$ 37,700</u>	<u>\$ 1,085,000</u>	<u>\$ 50,582</u>

Year	2012B G.O. Refunding Bonds		TOTAL		
	Principal	Interest	Principal	Interest	Total
2017	360,000	10,943	1,475,000	73,287	1,548,287
2018	255,000	7,087	1,100,000	33,725	1,133,725
2019	180,000	3,772	550,000	9,553	559,553
2020	115,000	1,121	115,000	1,121	116,121
	<u>\$ 910,000</u>	<u>\$ 22,923</u>	<u>\$ 3,240,000</u>	<u>\$ 117,686</u>	<u>\$ 3,357,686</u>

CITY OF APPLETON 2017 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 area of South Memorial Drive from Calumet Street to State Highway 441 had deteriorated significantly over the last ten years. The abandonment of Valley Fair Mall and the under utilization of former retail and service buildings was cause for concern. The City created TIF District #7 in 2007 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 (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.

No new funds are being requested for the program in 2017.

Major changes in Revenue, Expenditures, or Programs:

No major changes.

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	2017	
Program Revenues		\$ 65,748	\$ 45,827	\$ 56,000	\$ 56,000	\$ 55,600	-0.71%
Program Expenses		\$ 262,592	\$ 308,596	\$ 313,575	\$ 313,575	\$ 408,050	30.13%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	1,525	1,525	1,525	1,525	16,300	968.85%
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	261,067	307,071	312,050	312,050	391,750	25.54%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

CITY OF APPLETON 2017 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 7

Business Unit 4100

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2014	2015	Adopted 2016	Amended 2016	2017
Revenues					
4110 Property Taxes	\$ 259,474	\$ 320,373	\$ 315,000	\$ 315,000	\$ 447,000
4227 State Aid - Computers	59,372	43,179	50,000	50,000	50,000
4710 Interest on Investments	6,376	2,648	6,000	6,000	5,600
5910 Proceeds of Long-term Debt	-	-	-	-	-
Total Revenue	<u>\$ 325,222</u>	<u>\$ 366,200</u>	<u>\$ 371,000</u>	<u>\$ 371,000</u>	<u>\$ 502,600</u>
Expenses					
6401 Accounting/Audit	\$ 1,443	\$ 1,509	\$ 1,900	\$ 1,900	\$ 1,600
6402 Legal Fees	150	150	150	150	150
6425 CEA Equip. Rental	-	-	-	-	-
6599 Other Contracts/Obligations	259,474	305,412	310,000	310,000	390,000
6809 Infrastructure Construction	-	-	-	-	-
7913 Trans Out - Debt Service	1,525	1,525	1,525	1,525	16,300
Total Expense	<u>\$ 262,592</u>	<u>\$ 308,596</u>	<u>\$ 313,575</u>	<u>\$ 313,575</u>	<u>\$ 408,050</u>

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

Other Contracts/Obligations

Developer funded incentive -
Valley Fair Too, LLC

\$ 390,000

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 7
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2014 Actual	2015 Actual	2016 Budget	2016 Projected	2017 Budget
Revenues					
Property Taxes	\$ 259,474	\$ 320,373	\$ 315,000	\$ 310,168	\$ 447,000
Intergovernmental	59,372	43,179	50,000	46,569	50,000
Interest Income	6,376	2,648	6,000	7,500	5,600
Other	-	-	-	-	-
Total Revenues	<u>325,222</u>	<u>366,200</u>	<u>371,000</u>	<u>364,237</u>	<u>502,600</u>
Expenses					
Capital Outlay	259,474	305,412	310,000	304,614	390,000
Administrative Expense	1,593	1,659	2,050	1,750	1,750
Total Expenses	<u>261,067</u>	<u>307,071</u>	<u>312,050</u>	<u>306,364</u>	<u>391,750</u>
Revenues over (under) Expenses	64,155	59,129	58,950	57,873	110,850
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(1,525)	(1,525)	(1,525)	(1,525)	(16,300)
Total Other Financing Sources (Uses)	<u>(1,525)</u>	<u>(1,525)</u>	<u>(1,525)</u>	<u>(1,525)</u>	<u>(16,300)</u>
Net Change in Equity	62,630	57,604	57,425	56,348	94,550
Fund Balance (Deficit) - Beginning	383,862	446,492	504,096	504,096	560,444
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance (Deficit) - Ending	<u>\$ 446,492</u>	<u>\$ 504,096</u>	<u>\$ 561,521</u>	<u>\$ 560,444</u>	<u>\$ 654,994</u>

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 7
LONG TERM DEBT

Year	2009A G.O. Notes	
	Principal	Interest
2017	15,000	1,300
2018	15,000	850
2019	20,000	313
	<u>\$ 50,000</u>	<u>\$ 5,513</u>

CITY OF APPLETON 2017 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 8

Business Unit 4110

PROGRAM MISSION

This fund provides for redevelopment to eliminate blight and stimulate the redevelopment of the 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, has identified several redevelopment sites located along the banks of the Fox River, as well as the opportunities the opening of the Fox River Navigation System will provide the community. Several key sites include 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 have been identified for future medium to high density residential development, neighborhood commercial development, and public access to the river.

The City created Tax Increment Financing (TIF) District # 8 in 2009 to provide targeted investments in this area, 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	45,795
2017	-
12/31/17 Balance	<u>\$ 961,697</u>

Major changes in Revenue, Expenditures, or Programs:

No major changes.

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		\$ 38,169	\$ 27,509	\$ 51,760	\$ 51,760	700.23%
Program Expenses		\$ 798,114	\$ 285,966	\$ 372,069	\$ 719,069	119.75%
Expenses Comprised Of:						
Personnel		12,401	-	-	-	N/A
Administrative Expense		126,337	82,372	101,019	101,019	400.77%
Supplies & Materials		23,795	-	-	-	N/A
Purchased Services		265,039	193,594	271,050	271,050	15.02%
Utilities		-	-	-	-	N/A
Repair & Maintenance		-	-	-	-	N/A
Capital Expenditures		370,542	10,000	-	347,000	N/A

CITY OF APPLETON 2017 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 8

Business Unit 4110

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2014	2015	Adopted 2016	Amended 2016	2017
Revenues					
4110 Property Taxes	\$ 105,905	\$ 236,264	\$ 275,000	\$ 275,000	\$ 328,000
4227 State Aid - Computers	2,302	1,755	2,000	2,000	3,500
4705 General Interest	34,210	25,711	49,760	49,760	49,760
4710 Interest on Investments	1,657	43	-	-	-
5030 Other Reimbursements	-	-	-	-	360,938
5910 Proceeds of Long-term Debt	500,000	360,000	-	-	-
Total Revenue	\$ 644,074	\$ 623,773	\$ 326,760	\$ 326,760	\$ 742,198
Expenses					
6101 Regular Salaries	\$ 8,576	\$ -	\$ -	\$ -	\$ -
6105 Overtime	156	-	-	-	-
6108 Part Time	788	-	-	-	-
6150 Fringes	2,881	-	-	-	-
6325 Construction Materials	23,795	-	-	-	-
6401 Accounting/Audit	4,443	1,509	1,900	1,900	1,600
6402 Legal Fees	150	150	150	150	150
6404 Consulting	16,269	-	-	-	-
6408 Contractor Fees	8,098	-	-	-	-
6599 Other Contracts/Obligations	236,079	191,935	269,000	269,000	310,000
6720 Interest Payments	33,269	43,614	45,795	45,795	48,085
6809 Infrastructure Construction	370,542	10,000	-	347,000	-
7913 Trans Out - Debt Service	93,068	38,758	55,224	55,224	457,791
Total Expense	\$ 798,114	\$ 285,966	\$ 372,069	\$ 719,069	\$ 817,626

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

Other Contracts/Obligations

Tax Development Payment

RiverHeath

Eagle Flats

\$ 240,000

70,000

\$ 310,000

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 8
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2014 Actual	2015 Actual	2016 Budget	2016 Projected	2017 Budget
Revenues					
Property Taxes	\$ 105,905	\$ 236,264	\$ 275,000	\$ 262,671	\$ 328,000
Intergovernmental Revenue	2,302	1,755	2,000	3,527	3,500
Other Reimbursements	-	-	-	-	360,938
Interest Income	35,867	25,753	49,760	55,000	49,760
Total Revenues	<u>144,074</u>	<u>263,772</u>	<u>326,760</u>	<u>321,198</u>	<u>742,198</u>
Expenses					
Program Costs	667,184	201,935	269,000	266,310	310,000
Interest Expense	33,269	43,614	45,795	45,795	48,085
Administration	4,593	1,659	2,050	2,050	1,750
Total Expenses	<u>705,046</u>	<u>247,208</u>	<u>316,845</u>	<u>314,155</u>	<u>359,835</u>
Revenues over (under) Expenses	(560,972)	16,564	9,915	7,043	382,363
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	500,000	360,000	-	-	-
Sale of City Property	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(93,068)	(38,758)	(55,224)	(55,224)	(457,791)
Total Other Financing Sources (Uses)	<u>406,932</u>	<u>321,242</u>	<u>(55,224)</u>	<u>(55,224)</u>	<u>(457,791)</u>
Net Change in Equity	(154,040)	337,806	(45,309)	(48,181)	(75,428)
Fund Balance - Beginning	<u>(761,437)</u>	<u>(915,477)</u>	<u>(577,671)</u>	<u>(577,671)</u>	<u>(625,852)</u>
Fund Balance - Ending	<u>\$ (915,477)</u>	<u>\$ (577,671)</u>	<u>\$ (622,980)</u>	<u>\$ (625,852)</u>	<u>\$ (701,280)</u>

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 8
LONG TERM DEBT

Year	2009A G.O. Notes		2012A G.O. Notes ¹	
	Principal	Interest	Principal	Interest
2017	10,000	918	360,938	18,391
2018	10,000	618	367,812	11,103
2019	15,000	234	371,250	3,712
	<u>\$ 35,000</u>	<u>\$ 1,770</u>	<u>\$ 1,100,000</u>	<u>\$ 33,206</u>

Year	2012 DNR Site Remediation Loan		2014 G.O. Notes ¹	
	Principal	Interest	Principal	Interest
2017	15,000	-	-	10,100
2018	25,000	-	-	10,100
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>\$ 275,000</u>	<u>\$ -</u>	<u>\$ 505,000</u>	<u>\$ 35,450</u>

Year	2015 G.O. Notes		Total		
	Principal	Interest	Principal	Interest	Total
2017	35,000	7,444	420,938	36,853	457,791
2018	35,000	7,024	437,812	28,845	466,657
2019	40,000	6,487	616,250	18,883	635,133
2020	40,000	5,828	245,000	10,928	255,928
2021	40,000	5,047	245,000	6,747	251,747
2022	40,000	4,138	85,000	4,138	89,138
2023	40,000	3,117	85,000	3,117	88,117
2024	45,000	1,958	95,000	1,958	96,958
2025	45,000	664	45,000	664	45,664
	<u>\$ 360,000</u>	<u>\$ 41,707</u>	<u>\$ 2,275,000</u>	<u>\$ 112,133</u>	<u>\$2,387,133</u>

¹ The City borrowed a total of \$1,600,000 on behalf of Riverheath in two installments with the 2012 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 2017 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 9

Business Unit 4120

PROGRAM MISSION

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

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

Project	Amount	Page
No projects are planned for TIF # 9 in 2017		

Summary of Advances	General Fund
2013	\$ 1,025
2014	182,301
2015	(93,334)
2016	4,500
2017	(94,492)
12/31/17 Balance	<u>\$ -</u>

Major changes in Revenue, Expenditures, or Programs:

2017 is the first year of the developer incentive payment for the Union Square Apartment complex.

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		\$ -	\$ 68,591	\$ 66,000	\$ 66,000	7.58%
Program Expenses		\$ 128,494	\$ 8,325	\$ 86,221	\$ 86,221	-58.54%
Expenses Comprised Of:						
Personnel		9,288	-	2,205	2,205	-100.00%
Administrative Expense		2,301	6,666	4,500	4,500	-100.00%
Supplies & Materials		-	-	-	-	N/A
Purchased Services		2,565	1,659	2,050	2,050	1643.90%
Utilities		-	-	-	-	N/A
Repair & Maintenance		1,325	-	-	-	N/A
Capital Expenditures		113,015	-	77,466	77,466	-100.00%

CITY OF APPLETON 2017 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 9

Business Unit 4120

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2014	2015	Adopted 2016	Amended 2016	2017
Revenues					
4110 Property Taxes	\$ -	\$ 30,965	\$ 35,000	\$ 35,000	\$ 42,000
4227 State Aid - Computers	-	68,133	65,000	65,000	70,000
4710 Interest on Investments	-	458	1,000	1,000	1,000
Total Revenue	<u>\$ -</u>	<u>\$ 99,556</u>	<u>\$ 101,000</u>	<u>\$ 101,000</u>	<u>\$ 113,000</u>
Expenses					
6101 Regular Salaries	\$ 6,660	\$ -	\$ 1,675	\$ 1,675	\$ -
6150 Fringes	2,627	-	530	530	-
6401 Accounting/Audit	1,444	1,509	1,900	1,900	1,600
6402 Legal Fees	150	150	150	150	150
6404 Consulting	972	-	-	-	-
6425 CEA Equipment Rental	1,325	-	-	-	-
6599 Other Contracts/Obligations	-	-	-	-	34,000
6720 Interest Payments	2,301	6,666	4,500	4,500	-
6809 Infrastructure Construction	113,015	-	77,466	77,466	-
Total Expense	<u>\$ 128,494</u>	<u>\$ 8,325</u>	<u>\$ 86,221</u>	<u>\$ 86,221</u>	<u>\$ 35,750</u>

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

Other Contracts/Obligations

Developer funded incentive -
Union Square Apartments

\$ 34,000
<u>\$ 34,000</u>

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 9
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2014 Actual	2015 Actual	2016 Budget	2016 Projected	2017 Budget
Revenues					
Property Taxes	\$ -	\$ 30,965	\$ 35,000	\$ 33,007	\$ 42,000
Intergovernmental Revenue	-	68,133	65,000	70,031	70,000
Interest Income	-	458	1,000	1,000	1,000
Total Revenues	-	99,556	101,000	104,038	113,000
Expenses					
Program Costs	124,599	-	79,671	79,671	34,000
Administration	1,594	1,659	2,050	2,050	1,750
Total Expenses	126,193	1,659	81,721	81,721	35,750
Revenues over (under) Expenses	(126,193)	97,897	19,279	22,317	77,250
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	(2,301)	(6,666)	(4,500)	(4,500)	-
Operating Transfers In	-	-	-	-	-
Total Other Financing Sources (Uses)	(2,301)	(6,666)	(4,500)	(4,500)	-
Net Change in Equity	(128,494)	91,231	14,779	17,817	77,250
Fund Balance - Beginning	(1,025)	(129,519)	(38,288)	(38,288)	(20,471)
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	\$ (129,519)	\$ (38,288)	\$ (23,509)	\$ (20,471)	\$ 56,779

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 51,704	\$ 74,021
+ Net Change in Equity	17,817	77,250
+ Advance from General Fund	4,500	-
- General Fund Advance Repayment	-	(94,492)
Working Cash - End of Year	\$ 74,021	\$ 56,779

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

NOTES

CITY OF APPLETON 2017 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 10

Business Unit 4130

PROGRAM MISSION

This fund provides for redevelopment to eliminate blight and stimulate the 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 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 retention, expansion, and attraction of businesses through the development of an improved area thereby facilitating the creation of new jobs and increased tax base
- * 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
- * Maximize the district's strategic location with easy access to both Appleton's downtown and the large retail center along U.S. Highway 41

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. The City continues to work cooperatively with the owners to analyze and consider options to provide appropriate development incentives for this area.

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

Project	Amount	Page
No projects are planned for TIF 10 in 2017		

Major changes in Revenue, Expenditures, or Programs:

No major changes.

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	2017	
	Program Revenues	\$ -	\$ 3,142	\$ 3,000	\$ 3,000	\$ 5,000	66.67%
	Program Expenses	\$ 1,644	\$ 1,659	\$ 2,050	\$ 2,050	\$ 1,750	-14.63%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	51	-	-	-	-	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	1,593	1,659	2,050	2,050	1,750	-14.63%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

CITY OF APPLETON 2017 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 10

Business Unit 4130

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2014	2015	Adopted 2016	Amended 2016	2017
Revenues					
4110 Property Taxes	\$ -	\$ 33,247	\$ 12,000	\$ 12,000	\$ 37,000
4227 State Aid - Computers	-	3,102	3,000	3,000	5,000
4910 Interest Income	-	40	-	-	-
5910 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ -	\$ 36,389	\$ 15,000	\$ 15,000	\$ 42,000
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	-	1,509	1,900	1,900	1,600
6402 Legal Fees	1,443	150	150	150	150
6404 Consulting	150	-	-	-	-
6720 Interest Payments	51	-	-	-	-
6809 Infrastructure Construction	-	-	-	-	-
Total Expense	\$ 1,644	\$ 1,659	\$ 2,050	\$ 2,050	\$ 1,750

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

None

CITY OF APPLETON 2017 BUDGET
TAX INCREMENTAL DISTRICT # 10
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2014 Actual	2015 Actual	2016 Budget	2016 Projected	2017 Budget
Property Taxes	\$ -	\$ 33,247	\$ 12,000	\$ 11,924	\$ 37,000
Intergovernmental Revenue	-	3,102	3,000	4,967	5,000
Interest on Investments	-	40	-	500	-
Total Revenues	-	36,389	15,000	17,391	42,000
Expenses					
Program Costs	-	-	-	-	-
Administration	1,593	1,659	2,050	2,050	1,750
Total Expenses	1,593	1,659	2,050	2,050	1,750
Revenues over (under) Expenses	(1,593)	34,730	12,950	15,341	40,250
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	(51)	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	(51)	-	-	-	-
Net Change in Equity	(1,644)	34,730	12,950	15,341	40,250
Fund Balance - Beginning	(1,025)	(2,669)	32,061	32,061	47,402
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	\$ (2,669)	\$ 32,061	\$ 45,011	\$ 47,402	\$ 87,652