

CITY OF APPLETON 2017 BUDGET CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

IDENTIFICATION

Project Title: TIF District # 6/IPLF - Southpoint Commerce Park

PROJECT DESCRIPTION

Justification:

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. The first half of the Park will be 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.

The 2016 - 2017 budgets provide funding to extend Vantage Drive from Lakeland Drive to Eisenhower Drive and Milis 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 work 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 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 in 2018 or beyond to fund these costs. Eligible expenditures may be made in TIF #6 until February 14, 2018.

\$25,000 is included for 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 projects could save money in the long-term. The feasibility analysis would be the first step in this process.

City infrastructure not included in cost summary below for 2017 includes:

	TIF # 6	Industrial Park Land Fund	Project Page
Concrete paving program	\$ 1,958,173	184,441	Page 572
Grade & gravel program	278,251	-	Page 578
Sidewalk program	304,000	-	Page 580
Storm Sewer construction	212,266	-	Page 582
	<u>\$ 2,752,690</u>	<u>\$ 184,441</u>	

Discussion of operating cost impact:

No major impacts.

DEPARTMENT COST SUMMARY

DEPARTMENT PHASE	2017	2018	2019	2020	2021	Total
Comm Dev Administration	25,000	29,725	29,725	29,725	-	\$ 114,175
Comm Dev San. Area Assess.	-	43,929	-	94,286	-	\$ 138,215
Industrial Park Land Fund	25,000	73,654	29,725	124,011	-	\$ 252,390
Comm Dev Non-City Improvements	135,540	-	-	-	-	\$ 135,540
Comm Dev Administration	48,625	-	-	-	-	\$ 48,625
TIF # 6	184,165	-	-	-	-	\$ 184,165
Total - Southpoint Commerce Park Capital Projects	\$ 209,165	\$ 73,654	\$ 29,725	\$ 124,011	\$ -	\$ 436,555

COST ANALYSIS

Estimated Cash Flows

Components	2017	2018	2019	2020	2021	Total
Planning	-	-	-	-	-	\$ -
Land Acquisition	-	-	-	-	-	\$ -
Construction	135,540	-	-	-	-	\$ 135,540
Other	73,625	73,654	29,725	124,011	-	\$ 301,015
Total	\$ 209,165	\$ 73,654	\$ 29,725	\$ 124,011	\$ -	\$ 436,555
Operating Cost Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -