

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**



# CITY OF APPLETON 2018 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 2018 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.

The outbuildings at 210 W. Edgewood Drive are required to be removed based on their condition. Rental income includes the leasing of both homes (110 and 210 W. Edgewood) and farmland associated with the Edgewood Drive properties as well as the portion of Southpoint Commerce Park outside of TIF #6.

### PERFORMANCE INDICATORS

Actual 2015   Actual 2016   Target 2017   Projected 2017   Target 2018

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	2015	2016	Adopted 2017	Amended 2017	2018	
<b>Program Revenues</b>		\$ 405,034	\$ 143,709	\$ 33,123	\$ 33,123	\$ 48,648	46.87%
<b>Program Expenses</b>		\$ 48,558	\$ 926,710	\$ 257,728	\$ 257,728	\$ 303,042	17.58%
<b>Expenses Comprised Of:</b>							
Personnel		2,560	611	2,304	2,304	-	-100.00%
Administrative Expense		-	-	-	-	-	N/A
Supplies & Materials		-	-	-	-	-	N/A
Purchased Services		24,827	29,552	52,000	52,000	98,300	89.04%
Utilities		446	466	3,424	3,424	4,742	38.49%
Repair & Maintenance		75	3	-	-	-	N/A
Capital Expenditures		20,650	896,078	200,000	200,000	200,000	0.00%



**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**Industrial Park Land**

**Business Unit 4280/4281**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
<b>Revenues</b>					
4710 Interest on Investments	\$ 8,026	\$ 9,288	\$ 9,200	\$ 9,200	\$ -
5004 Sale of City Prop - Nontax	397,008	110,592	-	-	-
5015 Rental of City Property	-	23,829	23,923	23,923	48,648
<b>Total Revenue</b>	<b>\$ 405,034</b>	<b>\$ 143,709</b>	<b>\$ 33,123</b>	<b>\$ 33,123</b>	<b>\$ 48,648</b>
<b>Expenses</b>					
6102 Labor Pool Allocations	\$ 1,907	\$ 439	\$ 2,304	\$ 2,304	\$ -
6150 Fringes	653	172	-	-	-
6404 Consulting Services	558	9,741	30,000	30,000	20,000
6412 Advertising	6,205	8,354	18,000	18,000	18,000
6413 Utilities	446	466	3,424	3,424	4,742
6425 CEA Equip. Rental	75	3	-	-	-
6599 Other Contract/Obligations	18,064	11,457	4,000	4,000	60,300
6801 Land	-	896,078	200,000	200,000	200,000
6809 Infrastructure Construction	20,650	-	-	-	-
<b>Total Expense</b>	<b>\$ 48,558</b>	<b>\$ 926,710</b>	<b>\$ 257,728</b>	<b>\$ 257,728</b>	<b>\$ 303,042</b>

**DETAILED SUMMARY OF 2018 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

Weatherization/maint. 210 W Edgewood	\$ 7,500
Demolition of outbuildings 210 W Edgewood	20,000
Real Estate Commissions (4 Acres @ \$40,000)	12,800
Weed cutting/maintenance/debris clean up at Southpoint & Northeast Business Parks	20,000
	<u>\$ 60,300</u>

Land

Re-purchase industrial park lots	<u>\$ 200,000</u>
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**CITY OF APPLETON 2018 BUDGET**  
**INDUSTRIAL PARK LAND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

	2014 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
<b>Revenues</b>					
Interest Income	\$ 8,026	\$ 9,288	\$ 9,200	\$ 10,000	\$ -
Other	-	23,829	23,923	36,000	48,648
Total Revenues	<u>8,026</u>	<u>33,117</u>	<u>33,123</u>	<u>46,000</u>	<u>48,648</u>
<b>Expenses</b>					
Program Costs	<u>48,558</u>	<u>926,710</u>	<u>257,728</u>	<u>216,500</u>	<u>303,042</u>
Total Expenses	<u>48,558</u>	<u>926,710</u>	<u>257,728</u>	<u>216,500</u>	<u>303,042</u>
Revenues over (under) Expenses	(40,532)	(893,593)	(224,605)	(170,500)	(254,394)
<b>Other Financing Sources (Uses)</b>					
Operating Transfers Out	-	-	-	-	-
Sale of City Property	397,008	110,592	-	-	-
Total Other Financing Sources (Uses)	<u>397,008</u>	<u>110,592</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	356,476	(783,001)	(224,605)	(170,500)	(254,394)
Fund Balance - Beginning	<u>1,399,285</u>	<u>1,755,761</u>	<u>972,760</u>	<u>972,760</u>	<u>802,260</u>
Fund Balance - Ending	<u>\$ 1,755,761</u>	<u>\$ 972,760</u>	<u>\$ 748,155</u>	<u>\$ 802,260</u>	<u>\$ 547,866</u>



**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**NOTES**



# CITY OF APPLETON 2018 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 2018 is requested for the Appleton Redevelopment Authority to complete next steps in the 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		350,000	Projects, Pg. 568
		<u>\$ 350,000</u>	

**Major changes in Revenue, Expenditures, or Programs:**

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

### PERFORMANCE INDICATORS

Actual 2015   Actual 2016   Target 2017   Projected 2017   Target 2018

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	2015	2016	Adopted 2017	Amended 2017	2018	
<b>Program Revenues</b>		\$ 849,847	\$ 22,529	\$ -	\$ -	\$ -	\$ -
<b>Program Expenses</b>		\$ 2,414,834	\$ 53,453	\$ 1,000,000	\$ 906,537	\$ 350,000	-65.00%
<b>Expenses Comprised Of:</b>							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	4,834	-	-	-	-	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	350,000	53,453	500,000	506,537	-	-100.00%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	2,060,000	-	500,000	400,000	350,000	-30.00%

**CITY OF APPLETON 2018 BUDGET  
CAPITAL PROJECTS FUNDS**

**COMMUNITY DEVELOPMENT**

**Business Unit 4330**

**PROGRAM BUDGET SUMMARY**

Description	Actual		Budget		
	2015	2016	Adopted 2017	Amended 2017	2018
Revenues					
4710 Interest on Investments	\$ (317)	\$ (2,471)	\$ -	\$ -	\$ -
5020 Donations & Memorials	4,834	-	-	-	-
5035 Other Reimbursements	-	25,000	-	-	-
5910 Proceeds of Long-term Debt	-	2,060,000	1,000,000	900,000	350,000
5921 Trans In - General Fund	845,330	-	-	-	-
Total Revenue	<u>\$ 849,847</u>	<u>\$ 2,082,529</u>	<u>\$ 1,000,000</u>	<u>\$ 900,000</u>	<u>\$ 350,000</u>
Expenses					
6404 Consulting Services	\$ -	\$ 53,453	\$ -	\$ 6,537	\$ -
6599 Other contracts/obligations	350,000	-	500,000	500,000	-
6801 Land Acquisition	2,060,000	-	500,000	400,000	350,000
7913 Trans Out - Debt Service	4,834	-	-	-	-
Total Expense	<u>\$ 2,414,834</u>	<u>\$ 53,453</u>	<u>\$ 1,000,000</u>	<u>\$ 906,537</u>	<u>\$ 350,000</u>

**DETAILED SUMMARY OF 2018 PROPOSED EXPENDITURES > \$15,000**

Land Acquisition

Appleton Redevelopment Authority	<u>\$ 350,000</u>
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**CITY OF APPLETON 2018 BUDGET**  
**COMMUNITY DEVELOPMENT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)**

	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
<b>Revenues</b>					
Interest Income	\$ (317)	\$ (2,471)	\$ -	\$ 6,000	\$ -
Donations & Memorials	4,834	-	-	-	-
Other Reimbursements	-	25,000	-	-	-
Total Revenues	<u>4,517</u>	<u>22,529</u>	<u>-</u>	<u>6,000</u>	<u>-</u>
<b>Expenses</b>					
Program Costs	<u>2,410,000</u>	<u>53,453</u>	<u>1,000,000</u>	<u>38,400</u>	<u>350,000</u>
Total Expenses	<u>2,410,000</u>	<u>53,453</u>	<u>1,000,000</u>	<u>38,400</u>	<u>350,000</u>
Revenues over (under) Expenses	(2,405,483)	(30,924)	(1,000,000)	(32,400)	(350,000)
<b>Other Financing Sources (Uses)</b>					
Proceeds of G.O. Debt	-	2,060,000	1,000,000	-	350,000
Operating Transfers In	845,330	-	-	-	-
Operating Transfers Out	(4,834)	-	-	-	-
Total Other Financing Sources (Uses)	<u>840,496</u>	<u>2,060,000</u>	<u>1,000,000</u>	<u>-</u>	<u>350,000</u>
Net Change in Equity	(1,564,987)	2,029,076	-	(32,400)	-
Fund Balance - Beginning	<u>1,516</u>	<u>(1,563,471)</u>	<u>465,605</u>	<u>465,605</u>	<u>433,205</u>
Fund Balance - Ending	<u>\$ (1,563,471)</u>	<u>\$ 465,605</u>	<u>\$ 465,605</u>	<u>\$ 433,205</u>	<u>\$ 433,205</u>