

# 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	
	<b>Program Revenues</b>	\$ 143,709	\$ 37,900	\$ 48,648	\$ 48,648	\$ 35,911 -26.18%
	<b>Program Expenses</b>	\$ 926,710	\$ 213,934	\$ 303,042	\$ 313,042	\$ 358,463 18.29%
<b>Expenses Comprised Of:</b>						
	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
<b>Revenues</b>					
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
<b>Expenses</b>					
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)
<b>Other Financing Sources (Uses)</b>					
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		% Change *
Unit	Title	2016	2017	Adopted 2018	Amended 2018	
<b>Program Revenues</b>		\$ 22,529	\$ 3,309	\$ -	\$ -	\$ -
<b>Program Expenses</b>		\$ 53,453	\$ 292,551	\$ 350,000	\$ 350,000	\$ 250,000 -28.57%
<b>Expenses Comprised Of:</b>						
	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
<b>Revenues</b>					
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>
<b>Expenses</b>					
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)
<b>Other Financing Sources (Uses)</b>					
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>