

CITY OF APPLETON 2019 BUDGET

TAX INCREMENTAL FINANCING DISTRICTS

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CITY OF APPLETON 2019 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 Financing (TIF) 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, Appleton Retirement Community, 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	2006	207,763	900,000
1994	-	604,290	2007	423,151	900,000
1995	-	703,516	2008	239,309	900,000
1996	-	1,254,622	2009	(568,726)	1,000,000
1997	639,211	764,308	2010	222,838	1,000,000
1998	1,141,212	787,831	2011	643,980	1,000,000
1999	1,756,773	827,222	2012	676,179	1,000,000
2000	1,774,640	868,584	2013	(417,512)	1,200,000
2001	1,341,515	1,568,974	2014	(1,360,888)	1,200,000
2002	2,235,558	969,870	2015	(1,428,932)	1,200,000
2003	1,498,145	1,892,733	2016	(2,000,000)	1,400,000
2004	1,575,103	1,338,592	2017	(1,500,000)	1,200,000
2005	393,108	800,000	2018	(1,500,000)	1,000,000
			2019	(1,500,000)	600,000
			12/31/19 Balance	\$ 4,492,427	\$ 27,010,419

Major changes in Revenue, Expenditures, or Programs:

TIF #3 is expected to repay the general fund advances, including interest, by 2024. At that time, the annual property tax increments will be used to repay the Parking Utility until the closure of the TIF in 2031.

The \$600,000 transfer-in from the Parking Utility in 2019 is the final year of advances from the Utility.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Target 2018 Projected 2018 Target 2019

Note: Since this program exists solely to account for 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	
Program Revenues		\$ 46,610	\$ 48,352	\$ 45,500	\$ 45,500	16.93%
Program Expenses		\$ 604,960	\$ 536,123	\$ 464,646	\$ 464,646	-43.27%
Expenses Comprised Of:						
Personnel		-	-	-	-	N/A
Administrative Expense		603,176	534,561	462,996	462,996	-43.39%
Supplies & Materials		-	-	-	-	N/A
Purchased Services		1,784	1,562	1,650	1,650	-10.91%
Utilities		-	-	-	-	N/A
Repair & Maintenance		-	-	-	-	N/A
Capital Expenditures		-	-	-	-	N/A

* % change from prior year adopted budget

**CITY OF APPLETON 2019 BUDGET
SPECIAL REVENUE FUNDS**

Tax Incremental District # 3

Business Unit 2040

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 918,463	\$ 970,998	\$ 1,070,730	\$ 1,070,730	\$ 1,085,000
4130 Payment in Lieu of Taxes	40,648	41,528	40,000	40,000	40,000
4227 State Aid - Computers	6,305	4,947	5,000	5,000	5,000
4228 State Aid - Personal Property	-	-	-	-	6,202
4710 Interest on Investments	(343)	1,877	500	500	2,000
5927 Transfer In - Parking Utility	1,400,000	1,200,000	1,200,000	1,200,000	600,000
Total Revenue	<u>\$ 2,365,073</u>	<u>\$ 2,219,350</u>	<u>\$ 2,316,230</u>	<u>\$ 2,316,230</u>	<u>\$ 1,738,202</u>
Expenses					
6401 Accounting/Audit	\$ 1,634	\$ 1,412	\$ 1,500	\$ 1,500	\$ 1,320
6402 Legal Fees	150	150	150	150	150
6720 Interest Payments	499,621	412,121	337,121	337,121	262,121
7913 Trans Out - Debt Service	103,555	122,440	125,875	125,875	-
Total Expense	<u>\$ 604,960</u>	<u>\$ 536,123</u>	<u>\$ 464,646</u>	<u>\$ 464,646</u>	<u>\$ 263,591</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

None

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 3
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ 918,463	\$ 970,998	\$ 1,070,730	\$ 1,047,945	\$ 1,085,000
Payment in Lieu of Taxes	40,648	41,528	40,000	40,000	40,000
Intergovernmental	6,305	4,947	5,000	5,019	11,202
Interest Income	(343)	1,877	500	4,000	2,000
Total Revenues	<u>965,073</u>	<u>1,019,350</u>	<u>1,116,230</u>	<u>1,096,964</u>	<u>1,138,202</u>
Expenses					
Interest Expense	499,621	412,121	337,121	337,121	262,121
Administrative Expenses	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>501,405</u>	<u>413,683</u>	<u>338,771</u>	<u>338,771</u>	<u>263,591</u>
Revenues over (under) Expenses	463,668	605,667	777,459	758,193	874,611
Other Financing Sources (Uses)					
Operating Transfers In - Other Funds	1,400,000	1,200,000	1,200,000	1,000,000	600,000
Operating Transfers Out - Debt Service	(103,555)	(122,440)	(125,875)	(125,875)	-
Total Other Financing Sources (Uses)	<u>1,296,445</u>	<u>1,077,560</u>	<u>1,074,125</u>	<u>874,125</u>	<u>600,000</u>
Revenues over (under) Expenses	1,760,113	1,683,227	1,851,584	1,632,318	1,474,611
Fund Balance (Deficit)- Beginning	<u>(10,731,055)</u>	<u>(8,970,942)</u>	<u>(7,287,715)</u>	<u>(7,287,715)</u>	<u>(5,655,397)</u>
Fund Balance (Deficit)- Ending	<u>\$ (8,970,942)</u>	<u>\$ (7,287,715)</u>	<u>\$ (5,436,131)</u>	<u>\$ (5,655,397)</u>	<u>\$ (4,180,786)</u>

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 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:

Overall administration of the Southpoint Commerce Park, including costs for maintenance, real estate commissions, surveys, title insurance, and other costs associated with selling land and maintaining a high quality business park are funded from the Industrial Park Land Fund (IPLF). The expenditure period for TIF district #6 expired on February 14, 2018; the district will close in 2023.

Summary of General Fund Advance

2010	\$ 1,025,000	2015	141,094
2011	1,877,500 *	2016	1,853,245
2012	145,125	2017	1,900,000
2013	(360,119)	2018	(1,000,000)
2014	134,375	2019	(1,000,000)
		12/31/19 Balance	\$ 4,716,220

* \$761,707 was part of general levy for TIF #6 debt service in 2011 Debt Service Fund.

Major changes in Revenue, Expenditures, or Programs:

Sale of City property assumes 4 acres in the TIF #6 portion of Southpoint Commerce Park at \$40,000 per acre.

The farm lease for vacant Southpoint Commerce park land is based on \$210 an acre lease rate with 142.4 acres in 2019. 80% of the lease revenue is payable to the IPLF and 20% is in TIF #6.

Funding for the maintenance of the Park in 2019 and beyond will come from the Industrial Park Land Fund while TIF #6 recaptures the investments it's made in this District.

2019 represents the final year of the developer incentive payment for the Time Warner Cable project.

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	
Program Revenues		\$ 353,152	\$ 325,464	\$ 229,981	\$ 229,981	4.31%
Program Expenses		\$ 3,838,629	\$ 4,257,370	\$ 2,082,237	\$ 2,102,443	-31.06%
Expenses Comprised Of:						
Personnel		71,007	57,508	-	-	N/A
Administrative Expense		1,599,144	1,836,898	1,457,036	1,457,036	-43.70%
Supplies & Materials		7,408	9,359	-	-	N/A
Purchased Services		467,680	562,383	599,800	599,800	2.56%
Utilities		-	-	-	-	N/A
Repair & Maintenance		3,917	5,434	-	-	N/A
Other Capital Expenditures		1,689,473	1,785,788	25,401	45,607	-100.00%

* % change from prior year adopted budget
TIF 6.xls

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 6

Business Unit 4090

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 2,090,076	\$ 2,202,336	\$ 2,301,700	\$ 2,301,700	\$ 2,590,000
4227 State Aid - Computers	55,758	64,206	60,000	60,000	65,000
4228 State Aid - Personal Property	-	-	-	-	4,901
4710 Interest on Investments	(7,148)	(3,706)	4,000	4,000	4,000
5004 Sale of City Prop - Nontax	298,585	258,983	160,000	160,000	160,000
5015 Rental of City Property	5,957	5,981	5,981	5,981	5,981
Total Revenue	<u>\$ 2,443,228</u>	<u>\$ 2,527,800</u>	<u>\$ 2,531,681</u>	<u>\$ 2,531,681</u>	<u>\$ 2,829,882</u>
Expenses					
6101 Regular Salaries	\$ 49,288	\$ 35,536	\$ -	\$ -	\$ -
6105 Overtime	2,407	1,612	-	-	-
6108 Part-Time	1,568	3,237	-	-	-
6150 Fringes	17,744	17,123	-	-	-
6308 Landscape Supplies	-	780	-	-	-
6309 Shop Supplies & Tools	247	585	-	-	-
6325 Construction Materials	7,161	6,818	-	-	-
6328 Signs	-	1,176	-	-	-
6401 Accounting/Audit	1,634	1,412	11,500	11,500	1,320
6402 Legal Fees	185	150	150	150	150
6404 Consulting Services	2,130	410	-	-	-
6408 Contractor Fees	10,387	71,859	-	-	-
6425 CEA Equip. Rental	3,917	5,434	-	-	-
6599 Other Contracts/Obligations	453,344	488,552	588,150	588,150	613,673
6720 Interest Payments	171,314	288,311	323,311	323,311	260,811
6801 Land	151,690	-	-	-	-
6809 Infrastructure Construction	1,537,783	1,785,788	25,401	45,607	-
7913 Trans Out - Debt Service	1,427,830	1,548,587	1,133,725	1,133,725	559,553
Total Expense	<u>\$ 3,838,629</u>	<u>\$ 4,257,370</u>	<u>\$ 2,082,237</u>	<u>\$ 2,102,443</u>	<u>\$ 1,435,507</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive payments:

Time Warner Cable	\$ 260,000
Encapsys	353,673
	<u>\$ 613,673</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 6
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ 2,090,076	\$ 2,202,336	\$ 2,301,700	\$ 2,205,848	\$ 2,590,000
Intergovernmental	55,758	64,206	60,000	65,150	69,901
Interest Income	(7,148)	(3,706)	4,000	8,000	4,000
Other	5,957	5,981	5,981	5,981	5,981
Total Revenues	<u>2,144,643</u>	<u>2,268,817</u>	<u>2,371,681</u>	<u>2,284,979</u>	<u>2,669,882</u>
Expenses					
Operation & Maintenance	2,237,666	2,418,910	613,551	632,160	613,673
Interest Expense	171,314	288,311	323,311	310,811	260,811
Administrative Expense	1,819	1,562	11,650	11,650	1,470
Total Expenses	<u>2,410,799</u>	<u>2,708,783</u>	<u>948,512</u>	<u>954,621</u>	<u>875,954</u>
Revenues over (under) Expenses	(266,156)	(439,966)	1,423,169	1,330,358	1,793,928
Other Financing Sources (Uses)					
Operating Transfers Out - Debt Service	(1,427,830)	(1,548,587)	(1,133,725)	(1,133,725)	(559,553)
Sale of City Property	298,585	258,983	160,000	467,829	160,000
Total Other Financing Sources (Uses)	<u>(1,129,245)</u>	<u>(1,289,604)</u>	<u>(973,725)</u>	<u>(665,896)</u>	<u>(399,553)</u>
Net Change in Equity	(1,395,401)	(1,729,570)	449,444	664,462	1,394,375
Fund Balance - Beginning	(2,705,945)	(4,101,346)	(5,830,916)	(5,830,916)	(5,166,454)
Residual Equity Transfers Out	-	-	-	-	-
Fund Balance - Ending	<u>\$ (4,101,346)</u>	<u>\$ (5,830,916)</u>	<u>\$ (5,381,472)</u>	<u>\$ (5,166,454)</u>	<u>\$ (3,772,079)</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 897,230	\$ 561,692
- Net Change in Equity	664,462	1,394,375
+ Advance from General Fund	-	-
- General Fund Advance Repayment	<u>(1,000,000)</u>	<u>(1,000,000)</u>
Working Cash - End of Year	<u>\$ 561,692</u>	<u>\$ 956,067</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 6
LONG TERM DEBT

Year	2009A G.O. Notes	
	Principal	Interest
2019	\$ 370,000	\$ 5,781
	\$ -	\$ -

Year	2012B G.O. Refunding Bonds		TOTAL		
	Principal	Interest	Principal	Interest	Total
2019	\$ 180,000	\$ 3,772	\$ 550,000	\$ 9,553	\$ 559,553
2020	115,000	1,121	115,000	1,121	116,121
	\$ 295,000	\$ 4,893	\$ 665,000	\$ 10,674	\$ 675,674

CITY OF APPLETON 2019 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 City created TIF District #7 in 2007 to provide targeted investments in the commercial area of South Memorial Drive from Calumet Street to State Highway 441 which had deteriorated significantly over the prior ten years. The abandonment of Valley Fair Mall and the under utilization of former retail and service buildings were cause for concern. 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. With Secura's announcement of a new headquarters in the Village of Fox Crossing their current campus is for sale. The TIF remains a tool to support and encourage investment in this area. No new funds are being requested for the program in 2019.

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	2019	
Program Revenues		\$ 47,691	\$ 63,559	\$ 66,500	\$ 66,500	\$ 68,206	2.57%
Program Expenses		\$ 307,923	\$ 401,460	\$ 437,500	\$ 437,500	\$ 461,783	5.55%
Expenses Comprised Of:							
Personnel		-	-	-	-	-	N/A
Administrative Expense		1,525	16,300	15,850	15,850	20,313	28.16%
Supplies & Materials		-	-	-	-	-	N/A
Purchased Services		306,398	385,160	421,650	421,650	441,470	4.70%
Utilities		-	-	-	-	-	N/A
Repair & Maintenance		-	-	-	-	-	N/A
Capital Expenditures		-	-	-	-	-	N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 7

Business Unit 4100

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 310,168	\$ 450,029	\$ 530,600	\$ 530,600	\$ 492,000
4227 State Aid - Computers	46,569	60,319	60,000	60,000	60,000
4228 State Aid - Personal Property	-	-	-	-	1,706
4710 Interest on Investments	1,122	3,240	6,500	6,500	6,500
5910 Proceeds of Long-term Debt	-	-	-	-	-
Total Revenue	<u>\$ 357,859</u>	<u>\$ 513,588</u>	<u>\$ 597,100</u>	<u>\$ 597,100</u>	<u>\$ 560,206</u>
Expenses					
6401 Accounting/Audit	\$ 1,634	\$ 1,412	\$ 1,500	\$ 1,500	\$ 1,320
6402 Legal Fees	150	150	150	150	150
6425 CEA Equip. Rental	-	-	-	-	-
6599 Other Contracts/Obligations	304,614	383,598	420,000	420,000	440,000
6809 Infrastructure Construction	-	-	-	-	-
7913 Trans Out - Debt Service	1,525	16,300	15,850	15,850	20,313
Total Expense	<u>\$ 307,923</u>	<u>\$ 401,460</u>	<u>\$ 437,500</u>	<u>\$ 437,500</u>	<u>\$ 461,783</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -
Valley Fair Too, LLC

\$ 440,000
<u>\$ 440,000</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 7
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ 310,168	\$ 450,029	\$ 530,600	\$ 527,178	\$ 492,000
Intergovernmental	46,569	60,319	60,000	61,206	61,706
Interest Income	1,122	3,240	6,500	6,500	6,500
Other	-	-	-	-	-
Total Revenues	<u>357,859</u>	<u>513,588</u>	<u>597,100</u>	<u>594,884</u>	<u>560,206</u>
Expenses					
Operation & Maintenance	304,614	383,598	420,000	436,210	440,000
Administrative Expense	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>306,398</u>	<u>385,160</u>	<u>421,650</u>	<u>437,860</u>	<u>441,470</u>
Revenues over (under) Expenses	51,461	128,428	175,450	157,024	118,736
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(1,525)	(16,300)	(15,850)	(15,850)	(20,313)
Total Other Financing Sources (Uses)	<u>(1,525)</u>	<u>(16,300)</u>	<u>(15,850)</u>	<u>(15,850)</u>	<u>(20,313)</u>
Net Change in Equity	49,936	112,128	159,600	141,174	98,423
Fund Balance (Deficit) - Beginning	504,096	554,032	666,160	666,160	807,334
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance (Deficit) - Ending	<u>\$ 554,032</u>	<u>\$ 666,160</u>	<u>\$ 825,760</u>	<u>\$ 807,334</u>	<u>\$ 905,757</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 7
LONG TERM DEBT

Year	2009A G.O. Notes	
	Principal	Interest
2019	<u>\$ 20,000</u>	<u>\$ 313</u>

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 8

Business Unit 4110

PROGRAM MISSION

This fund provides for redevelopment of the Fox 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, identified several redevelopment sites located along the banks of the Fox River, as well as the opportunities that the opening of the Fox River Navigation System provided the community. Several key sites included 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 were identified for future medium to high density residential development, neighborhood commercial development, and public access to the river.

In response, the City created Tax Increment Financing (TIF) District # 8 in 2009 to provide targeted investments in these areas, 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	-
2017	(500,000)
2018	-
2019	-
12/31/19 Balance	<u>\$ 415,902</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	2019	
Program Revenues		\$ 55,205	\$ 1,279,529	\$ 409,347	\$ 409,347	\$ 574,488	40.34%
Program Expenses		\$ 411,955	\$ 1,086,754	\$ 969,828	\$ 969,828	\$ 1,478,961	52.50%
Expenses Comprised Of:							
	Personnel	1,167	76	-	-	-	N/A
	Administrative Expense	101,019	492,091	488,178	488,178	651,491	33.45%
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	264,699	292,577	481,650	481,650	827,470	71.80%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	70	10	-	-	-	N/A
	Capital Expenditures	45,000	302,000	-	-	-	N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 8

Business Unit 4110

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 262,672	\$ 322,823	\$ 542,600	\$ 542,600	\$ 1,017,000
4227 State Aid - Computers	3,527	3,005	3,000	3,000	3,000
4228 State Aid - Personal Property	-	-	-	-	3,143
4705 General Interest	49,760	49,760	38,535	38,535	27,095
4710 Interest on Investments	1,918	6,287	-	-	5,000
5030 Other Reimbursements	-	1,220,477	367,812	367,812	536,250
5910 Proceeds of Long-term Debt	-	-	-	-	-
Total Revenue	<u>\$ 317,877</u>	<u>\$ 1,602,352</u>	<u>\$ 951,947</u>	<u>\$ 951,947</u>	<u>\$ 1,591,488</u>
Expenses					
6101 Regular Salaries	\$ 1,015	\$ 66	\$ -	\$ -	\$ -
6150 Fringes	152	10	-	-	-
6325 Construction Materials	-	-	-	-	-
6401 Accounting/Audit	1,634	1,412	1,500	1,500	1,320
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6408 Contractor Fees	-	-	-	-	-
6425 CEA Equip. Rental	70	10	-	-	-
6599 Other Contracts/Obligations	262,915	291,015	480,000	480,000	826,000
6720 Interest Payments	45,795	33,295	20,795	20,795	20,795
6809 Infrastructure Construction	45,000	302,000	-	-	-
7913 Trans Out - Debt Service	55,224	458,796	467,383	467,383	630,696
Total Expense	<u>\$ 411,955</u>	<u>\$ 1,086,754</u>	<u>\$ 969,828</u>	<u>\$ 969,828</u>	<u>\$ 1,478,961</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Tax Development Payment

RiverHeath	\$ 600,000
Eagle Flats	71,000
Eagle Point	155,000
	<u>\$ 826,000</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 8
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues					
Property Taxes	\$ 262,672	\$ 322,823	\$ 542,600	\$ 531,054	\$ 1,017,000
Intergovernmental Revenue	3,527	3,005	3,000	3,050	6,143
Other Reimbursements	-	1,220,477	367,812	367,812	536,250
Interest Income	51,678	56,047	38,535	46,000	32,095
Total Revenues	<u>317,877</u>	<u>1,602,352</u>	<u>951,947</u>	<u>947,916</u>	<u>1,591,488</u>
Expenses					
Program Costs	309,152	593,101	480,000	480,000	826,000
Interest Expense	45,795	33,295	20,795	20,795	20,795
Administration	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>356,731</u>	<u>627,958</u>	<u>502,445</u>	<u>502,445</u>	<u>848,265</u>
Revenues over (under) Expenses	(38,854)	974,394	449,502	445,471	743,223
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Sale of City Property	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(55,224)	(458,796)	(467,383)	(467,383)	(630,696)
Total Other Financing Sources (Uses)	<u>(55,224)</u>	<u>(458,796)</u>	<u>(467,383)</u>	<u>(467,383)</u>	<u>(630,696)</u>
Net Change in Equity	(94,078)	515,598	(17,881)	(21,912)	112,527
Fund Balance - Beginning	<u>(577,671)</u>	<u>(671,749)</u>	<u>(156,151)</u>	<u>(156,151)</u>	<u>(178,063)</u>
Fund Balance - Ending	<u>\$ (671,749)</u>	<u>\$ (156,151)</u>	<u>\$ (174,032)</u>	<u>\$ (178,063)</u>	<u>\$ (65,536)</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 8
LONG TERM DEBT

Year	2009A G.O. Notes		2012A G.O. Notes ¹	
	Principal	Interest	Principal	Interest
2019	\$ 15,000	\$ 234	\$ 371,250	\$ 3,712
	<u>\$ 15,000</u>	<u>\$ 234</u>	<u>\$ 371,250</u>	<u>\$ 3,712</u>

Year	2012 DNR Site Remediation Loan		2014 G.O. Notes ¹	
	Principal	Interest	Principal	Interest
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>\$ 235,000</u>	<u>\$ -</u>	<u>\$ 505,000</u>	<u>\$ 15,250</u>

Year	2015 G.O. Notes		Total		
	Principal	Interest	Principal	Interest	Total
2019	\$ 35,000	\$ 7,050	\$ 611,250	\$ 19,446	\$ 630,696
2020	40,000	6,100	245,000	11,200	256,200
2021	40,000	5,100	245,000	6,800	251,800
2022	40,000	4,300	85,000	4,300	89,300
2023	40,000	3,300	85,000	3,300	88,300
2024	45,000	2,025	95,000	2,025	97,025
2025	45,000	675	45,000	675	45,675
	<u>\$ 285,000</u>	<u>\$ 28,550</u>	<u>\$ 1,411,250</u>	<u>\$ 47,746</u>	<u>\$1,458,996</u>

¹ The City borrowed a total of \$1,600,000 on behalf of Riverheath in two installments with the 2012A 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 2019 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 9

Business Unit 4120

PROGRAM MISSION

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

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	
	Program Revenues	\$ 70,079	\$ 100,435	\$ 70,610	\$ 70,610	\$ 71,381 1.09%
	Program Expenses	\$ 81,104	\$ 33,277	\$ 35,650	\$ 35,650	\$ 35,470 -0.50%
Expenses Comprised Of:						
	Personnel	-	-	-	-	- N/A
	Administrative Expense	4,500	-	-	-	- N/A
	Supplies & Materials	-	-	-	-	- N/A
	Purchased Services	1,784	33,277	35,650	35,650	35,470 -0.50%
	Utilities	-	-	-	-	- N/A
	Repair & Maintenance	-	-	-	-	- N/A
	Capital Expenditures	74,820	-	-	-	- N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 9

Business Unit 4120

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		2019
	2016	2017	Adopted 2018	Amended 2018	
Revenues					
4110 Property Taxes	\$ 33,007	\$ 41,234	\$ 65,900	\$ 65,900	\$ 18,500
4227 State Aid - Computers	70,031	71,006	70,000	70,000	70,000
4228 State Aid - Personal Property	-	-	-	-	381
4710 Interest on Investments	48	817	610	610	1,000
5035 Other Reimbursements	-	28,612	-	-	-
Total Revenue	<u>\$ 103,086</u>	<u>\$ 141,669</u>	<u>\$ 136,510</u>	<u>\$ 136,510</u>	<u>\$ 89,881</u>
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	1,634	1,412	1,500	1,500	1,320
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6425 CEA Equipment Rental	-	-	-	-	-
6599 Other Contracts/Obligations	-	31,715	34,000	34,000	34,000
6720 Interest Payments	4,500	-	-	-	-
6809 Infrastructure Construction	74,820	-	-	-	-
Total Expense	<u>\$ 81,104</u>	<u>\$ 33,277</u>	<u>\$ 35,650</u>	<u>\$ 35,650</u>	<u>\$ 35,470</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Developer funded incentive -

Union Square Apartments

\$ 34,000

\$ 34,000

CITY OF APPLETON 2019 BUDGET

TAX INCREMENTAL DISTRICT # 9

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues					
Property Taxes	\$ 33,007	\$ 41,234	\$ 65,900	\$ 65,900	\$ 18,500
Intergovernmental Revenue	70,031	71,006	70,000	70,000	70,381
Interest Income	48	817	610	610	1,000
Other Reimbursements	-	28,612	-	-	-
Total Revenues	<u>103,086</u>	<u>141,669</u>	<u>136,510</u>	<u>136,510</u>	<u>89,881</u>
Expenses					
Program Costs	74,820	31,715	34,000	34,000	34,000
Administration	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>76,604</u>	<u>33,277</u>	<u>35,650</u>	<u>35,650</u>	<u>35,470</u>
Revenues over (under) Expenses	26,482	108,392	100,860	100,860	54,411
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	(4,500)	-	-	-	-
Operating Transfers In	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>(4,500)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	21,982	108,392	100,860	100,860	54,411
Fund Balance - Beginning	(38,288)	(16,306)	92,086	92,086	192,946
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	<u>\$ (16,306)</u>	<u>\$ 92,086</u>	<u>\$ 192,946</u>	<u>\$ 192,946</u>	<u>\$ 247,357</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 259,752	\$ 360,612
+ Net Change in Equity	100,860	54,411
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 360,612</u>	<u>\$ 415,023</u>

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 10

Business Unit 4130

PROGRAM MISSION

This fund provides for 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 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.

Major changes in Revenue, Expenditures, or Programs:

The January 1, 2018 equalized value of this TIF remained below the base value by \$347,700, therefore no property tax increment was included in the 2019 budget.

In 2018, the City approved a development agreement with Appleton Storage I, LLC for the construction of a commercial storage development on the former K-Mart site. Construction is expected to begin in 2019 and will add approximately \$2.2 million in assessed value to the TIF.

PERFORMANCE INDICATORS

Actual 2016 Actual 2017 Targeted 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	2019	
	Program Revenues	\$ 5,015	\$ 5,280	\$ 5,700	\$ 5,700	\$ 5,700	0.00%
	Program Expenses	\$ 1,784	\$ 1,562	\$ 1,650	\$ 1,650	\$ 1,470	-10.91%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	-	-	-	-	-	N/A
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	1,784	1,562	1,650	1,650	1,470	-10.91%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 10

Business Unit 4130

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ 11,924	\$ 36,206	\$ -	\$ -	\$ -
4227 State Aid - Computers	4,967	4,968	5,000	5,000	5,000
4910 Interest Income	48	312	700	700	700
5910 Proceeds of Debt	-	-	-	-	-
Total Revenue	<u>\$ 16,939</u>	<u>\$ 41,486</u>	<u>\$ 5,700</u>	<u>\$ 5,700</u>	<u>\$ 5,700</u>
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	1,634	1,412	1,500	1,500	1,320
6402 Legal Fees	150	150	150	150	150
6404 Consulting	-	-	-	-	-
6720 Interest Payments	-	-	-	-	-
6809 Infrastructure Construction	-	-	-	-	-
Total Expense	<u>\$ 1,784</u>	<u>\$ 1,562</u>	<u>\$ 1,650</u>	<u>\$ 1,650</u>	<u>\$ 1,470</u>

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

None

**CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 10**

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues					
Property Taxes	\$ 11,924	\$ 36,206	\$ -	\$ -	\$ -
Intergovernmental Revenue	4,967	4,968	5,000	5,040	5,000
Interest on Investments	48	312	700	600	700
Total Revenues	<u>16,939</u>	<u>41,486</u>	<u>5,700</u>	<u>5,640</u>	<u>5,700</u>
Expenses					
Program Costs	-	-	-	-	-
Administration	1,784	1,562	1,650	1,650	1,470
Total Expenses	<u>1,784</u>	<u>1,562</u>	<u>1,650</u>	<u>1,650</u>	<u>1,470</u>
Revenues over (under) Expenses	15,155	39,924	4,050	3,990	4,230
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	-	-	-	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Equity	15,155	39,924	4,050	3,990	4,230
Fund Balance - Beginning	32,061	47,216	87,140	87,140	91,130
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	<u>\$ 47,216</u>	<u>\$ 87,140</u>	<u>\$ 91,190</u>	<u>\$ 91,130</u>	<u>\$ 95,360</u>

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ 87,140	\$ 91,130
+ Net Change in Equity	3,990	4,230
+ Advance from General Fund	-	-
- General Fund Advance Repayment	-	-
Working Cash - End of Year	<u>\$ 91,130</u>	<u>\$ 95,360</u>

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 11

Business Unit 4140

PROGRAM MISSION

This fund provides for redevelopment of East College Avenue from Durkee Street to just west of Superior Street, south to Water Street and north to E. Washington Street 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:

This area of East College Avenue, is characterized by a large blighted and vacant commercial site, a mixture of small businesses, office space, and housing which have the potential to create, and in some cases already have created, a blighting influence on the surrounding area. Assisting with the rehabilitation and conservation of existing properties and business, as well as redevelopment of vacant, blighted, and underutilized properties as needed to support the urban renewal of this area, is a priority for the City as outlined in the Comprehensive Plan 2010-2030 (Chapter 14 Downtown Plan). The City created TIF District #11 in 2017 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 (August 9, 2039) to make investments to support the goals of the District. The maximum life of the District is 27 years (August 9, 2044). 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	\$ 1,103,494	Projects, pg. 578
Sidewalk Construction Program	110,800	Projects, pg. 586
Sanitary Sewer Construction Program	91,025	Projects, pg. 600
Storm Sewer Construction Program	462,725	Projects, pg. 588
Water Main Construction Program	229,300	Projects, pg. 594
Parking Ramp - US Venture Development	10,000,000	Projects, pg. 621
	<u>\$ 11,997,344</u>	

Summary of Advances	General Fund
2017	\$ 1,025
2018	34,542
2019	(35,567)
12/31/19 Balance	<u>\$ -</u>

Major changes in Revenue, Expenditures, or Programs:

The Business Enhancement Grants have experienced high demand since the inception of the program in 2018. The \$21,000 in TIF support in 2018 leveraged over \$24,550 in private investment in TIF #11. As of July 1, there are already two applications on the waiting list for funding in 2019. Increasing the funding to provide for six (6) Business Enhancement Grants will provide leverage for significant private investment in this corridor.

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	2019	
Program Revenues		\$ -	\$ -	\$ 2,086,121	\$ 2,086,121	\$ 11,997,344	475.10%
Program Expenses		\$ -	\$ 1,025	\$ 2,109,388	\$ 2,109,388	\$ 12,040,814	470.82%
Expenses Comprised Of:						2,100,000	
Personnel		-	-	60,000	60,000	64,731	7.89%
Administrative Expense		-	25	617	617	-	-100.00%
Supplies & Materials		-	-	-	-	-	N/A
Purchased Services		-	1,000	422,650	422,650	43,470	-89.71%
Repair & Maintenance		-	-	-	-	4,000	N/A
Capital Expenditures		-	-	1,626,121	1,626,121	14,028,613	762.70%

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 11

Business Unit 4140

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 160,000
4227 State Aid - Computers	-	-	-	-	-
4910 Interest Income	-	-	-	-	-
5910 Proceeds of Debt	-	-	2,086,121	2,086,121	11,997,344
Total Revenue	\$ -	\$ -	\$ 2,086,121	\$ 2,086,121	\$ 12,157,344
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ 43,740	\$ 43,740	\$ 44,638
6108 Part Time	-	-	-	-	2,496
6150 Fringes	-	-	16,260	16,260	17,597
6401 Accounting/Audit	-	-	1,500	1,500	1,320
6402 Legal Fees	-	1,000	150	150	150
6404 Consulting Serices	-	-	400,000	400,000	-
6425 CEA Equip. Rental	-	-	-	-	4,000
6599 Other Contracts / Obligations	-	-	21,000	21,000	42,000
6720 Interest Payments	-	25	617	617	-
6803 Buildings	-	-	-	-	10,000,000
6809 Infrastructure Construction	-	-	1,626,121	1,626,121	1,928,613
Total Expense	\$ -	\$ 1,025	\$ 2,109,388	\$ 2,109,388	\$ 12,040,814

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Property Improvement Grants	\$ 42,000
	<u>\$ 42,000</u>

Buildings

Parking Ramp - US Venture project	\$ 10,000,000
	<u>\$ 10,000,000</u>

Infrastructure Construction

Concrete paving	\$ 1,034,763
Sidewalks	110,800
Sanitary sewer	91,025
Storm sewer	462,725
Water main	229,300
	<u>\$ 1,928,613</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 11
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 160,000
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	-	-	-	-	-
Total Revenues	-	-	-	-	160,000
Expenses					
Program Costs	-	-	2,107,121	32,000	12,039,344
Administration	-	1,000	1,650	1,650	1,470
Total Expenses	-	1,000	2,108,771	33,650	12,040,814
Revenues over (under)					
Expenses	-	(1,000)	(2,108,771)	(33,650)	(11,880,814)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	2,086,121	-	11,997,344
Interest Payments	-	(25)	(617)	(892)	-
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	(25)	2,085,504	(892)	11,997,344
Net Change in Equity	-	(1,025)	(23,267)	(34,542)	116,530
Fund Balance - Beginning	-	-	(1,025)	(1,025)	(35,567)
Fund Balance - Ending	\$ -	\$ (1,025)	\$ (24,292)	\$ (35,567)	\$ 80,963

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ -	\$ -
+ Net Change in Equity	(34,542)	116,530
+ Advance from General Fund	34,542	(35,567)
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ -	\$ 80,963

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

NOTES

CITY OF APPLETON 2019 BUDGET

CAPITAL PROJECTS FUNDS

Tax Incremental District # 12

Business Unit 4150

PROGRAM MISSION

This fund provides for rehabilitation and redevelopment of the West College Avenue corridor from Badger/Story Street to Walnut Street 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 West College Avenue, from Badger/Story Streets to Walnut Street, is experiencing notable vacancies and deteriorated conditions. Assisting with the rehabilitation and conservation of existing properties and business, as well as redevelopment of vacant, blighted, and underutilized properties as needed to support the urban renewal of this area, is a priority for the City as outlined in the Comprehensive Plan 2010-2030 including Chapter 14 Downtown Plan. The City created TIF District #12 in 2017 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 (August 9, 2039) 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 27 years (August 9, 2044).

Summary of Advances	General Fund
2017	\$ 1,025
2018	23,267
2019	45,772
12/31/19 Balance	<u>\$ 70,064</u>

Major changes in Revenue, Expenditures, or Programs:

The Business Enhancement Grants have experienced high demand since the inception of the program in 2018. The \$21,000 in TIF support in 2018 leveraged \$47,922 in private investment in TIF #12. As of July 1, 2018, there are already three applications on the waiting list for funding in 2019. Increasing the funding to provide for six (6) Business Enhancement Grants will provide leverage for significant private investment in this corridor.

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	2019	
	Program Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
	Program Expenses	\$ -	\$ 1,025	\$ 23,267	\$ 23,267	\$ 45,772	96.72%
Expenses Comprised Of:							
	Personnel	-	-	-	-	-	N/A
	Administrative Expense	-	25	617	617	2,302	273.10%
	Supplies & Materials	-	-	-	-	-	N/A
	Purchased Services	-	1,000	22,650	22,650	43,470	91.92%
	Utilities	-	-	-	-	-	N/A
	Repair & Maintenance	-	-	-	-	-	N/A
	Capital Expenditures	-	-	-	-	-	N/A

CITY OF APPLETON 2019 BUDGET CAPITAL PROJECTS FUNDS

Tax Incremental District # 12

Business Unit 4150

PROGRAM BUDGET SUMMARY

Description	Actual		Budget		
	2016	2017	Adopted 2018	Amended 2018	2019
Revenues					
4110 Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
4227 State Aid - Computers	-	-	-	-	-
4910 Interest Income	-	-	-	-	-
5910 Proceeds of Debt	-	-	-	-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses					
6101 Regular Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
6150 Fringes	-	-	-	-	-
6401 Accounting/Audit	-	-	1,500	1,500	1,320
6402 Legal Fees	-	1,000	150	150	150
6425 CEA Equipment Rental	-	-	-	-	-
6599 Other Contracts / Obligations	-	-	21,000	21,000	42,000
6720 Interest Payments	-	25	617	617	2,302
6809 Infrastructure Construction	-	-	-	-	-
Total Expense	\$ -	\$ 1,025	\$ 23,267	\$ 23,267	\$ 45,772

DETAILED SUMMARY OF 2019 PROPOSED EXPENDITURES > \$15,000

Other Contracts/Obligations

Property Improvement Grants	\$ 42,000
	<u>\$ 42,000</u>

CITY OF APPLETON 2019 BUDGET
TAX INCREMENTAL DISTRICT # 12
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE (DEFICIT)

Revenues	2016 Actual	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	-	-	-	-	-
Interest on Investments	-	-	-	-	-
Total Revenues	-	-	-	-	-
Expenses					
Program Costs	-	-	21,000	21,000	42,000
Administration	-	1,000	1,650	1,650	1,470
Total Expenses	-	1,000	22,650	22,650	43,470
Revenues over (under) Expenses	-	(1,000)	(22,650)	(22,650)	(43,470)
Other Financing Sources (Uses)					
Proceeds of G.O. Debt	-	-	-	-	-
Interest Payments	-	(25)	(617)	(617)	(2,302)
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	(25)	(617)	(617)	(2,302)
Net Change in Equity	-	(1,025)	(23,267)	(23,267)	(45,772)
Fund Balance - Beginning	-	-	(1,025)	(1,025)	(24,292)
Residual Equity Transfers In (Out)	-	-	-	-	-
Fund Balance - Ending	\$ -	\$ (1,025)	\$ (24,292)	\$ (24,292)	\$ (70,064)

SCHEDULE OF CASH FLOWS

Cash - Beginning of Year	\$ -	\$ -
+ Net Change in Equity	(23,267)	(45,772)
+ Advance from General Fund	23,267	45,772
- General Fund Advance Repayment	-	-
Working Cash - End of Year	\$ -	\$ -