

CITY OF TWO RIVERS

2012 BUDGET

SPECIAL REVENUE FUNDS

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Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
METAL WARE INDUSTRIAL DEVELOPMENT TIF #3 FUND								
REVENUE								
232-41110	GENERAL PROPERTY TAX	\$ 19,298	\$ 15,000	\$ 14,971	\$ 14,971	\$ 14,500	\$ (500)	-3.3%
232-43412	EXEMPT COMPUTER STATE AID	\$ 1,636	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ -	0.0%
	TOTAL	\$ 20,934	\$ 16,500	\$ 14,971	\$ 16,471	\$ 16,000	\$ (500)	-3.0%
EXPENSES								
232-56700-2900	OTHER SERVICES	\$ 150	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	100.0%
232-56700-5950	TRANSFER TO CAP PROJ FNDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
232-56700-6220	INTEREST EXPENSE ON ADVANCES	\$ 837	\$ 1,200	\$ -	\$ 1,200	\$ 600	\$ (600)	-50.0%
232-56700-8130	CO - CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 987	\$ 1,200	\$ 150	\$ 1,350	\$ 750	\$ (450)	-37.5%
Revenue Over (Under) Expense		\$ 19,947	\$ 15,300	\$ 14,821	\$ 15,121	\$ 15,250		
Fund Balance, January 1		\$ (67,447)	\$ (47,500)	\$ (47,500)	\$ (47,500)	\$ (32,379)		
Fund Balance, December 31		\$ (47,500)	\$ (32,200)	\$ (32,679)	\$ (32,379)	\$ (17,129)		

Tax Incremental District No. 3 was created in 1992 to assist Metal Ware in expanding its manufacturing facilities in Two Rivers, instead of relocating to a new plant site in Manitowoc.

The TID Project Plan was amended in 1997 to provide \$40,000 in funding assistance for demolition of four homes purchased by Metal Ware for a 20,000 SF expansion. That expansion houses the company's Aristo Plastics subsidiary.

TID 3 has expended just over \$600,000 for projects to date, funded primarily through advances from the General Fund. No additional spending is planned; all revenues in recent years have been applied to repaying the District's debt to the General Fund, with interest.

Due to the lack of growth (indeed, ongoing modest declines) in the assessed value of the manufacturing plant that makes up most of the valuation of this TID, this District in recent years has not performed up to expectations. The District's valuation as of January 1, 2010 was \$2.3 million, about 20 percent below the projection of \$2.9 million contained in the original Project Plan.

This budget projects that the principal amount owed to the General Fund for past advances will be \$17,129 at the end of 2012. The General Fund should be fully repaid by the end of 2014, twenty-two years after this TID was created. The district should then be retired. (Can legally be continued 27 years, to 2019, to cover expenditures made through 2014.)

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
DECATHLON/LAKESHORE PARK APTS. TIF #4 FUND								
REVENUES								
233-41110	GENERAL PROPERTY TAX	\$ 19,922	\$ 19,500	\$ 13,870	\$ 13,870	\$ 13,600	\$ (5,900)	-30.3%
233-43412	EXEMPT COMPUTER STATE AID	\$ 29	\$ 45	\$ 15	\$ 15	\$ 15	\$ (30)	-66.7%
233-48510	DEVELOPER CONTRIBUTION	\$ 20,739	\$ 8,500	\$ -	\$ -	\$ 14,400	\$ 5,900	69.4%
233-49110	PROCEEDS FROM DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
233-49210	TRANSFER FROM GEN FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 40,691	\$ 28,045	\$ 13,885	\$ 13,885	\$ 28,015	\$ (30)	-0.1%
EXPENSES								
233-56700-2900	OTHER SERVICES	\$ 150	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	100.0%
233-56700-5950	TRANSFER TO CAP PROJ FNDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
233-56700-6220	INTEREST EXPENSE ON ADVANCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
233-56700-8170	CO - OTHER Imps--Grants to Business	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	100.0%
	TOTAL	\$ 150	\$ -	\$ 150	\$ 150	\$ 30,150	\$ 30,150	100.0%
Revenue Over (Under) Expense		\$ 40,541	\$ 28,045	\$ 13,735	\$ 13,735	\$ (2,135)		
Fund Balance, January 1		\$ (1,461)	\$ 39,079	\$ 39,079	\$ 39,079	\$ 52,964		
Fund Balance, December 31		\$ 39,079	\$ 67,124	\$ 52,814	\$ 52,814	\$ 50,829		

Tax Incremental District No. 4 was created in 1994 to eliminate blight and assist in the redevelopment of a former concrete batch plant and adjacent properties located adjacent to Lakeshore Park, between 12th Street and Memorial Drive. Renaissance Development of Oshkosh constructed two 16-unit apartment buildings, assisted through the TID and Affordable Housing Tax Credits.

A third building, planned for a site along the south side of 12th Street between Monroe and Adams, was planned but never developed. That site is identified as a "Smart Growth" redevelopment site in the City's 2010 Comprehensive Plan.

TID 4 funded property acquisition, building demolition/site clearance, street improvements, utilities and administrative costs associated with this project. Approximately \$350,000 was expended on this work, between 1994 and 1997. \$101,000 was funded through a nine-year borrowing for street work; all other expenses were funded with advances from the City's General Fund. Those original General Fund advances were fully repaid, with interest, as of 2005.

A development agreement with the original developers of the Lakeshore Park Apartments and their successors assures a minimum annual property tax payment of \$28,000 on that property for 23 years (through 2017). The City had to pursue litigation in 2003-04 to enforce that provision. Following the City's success in that litigation, the Developer has faithfully paid the required shortfall payment or "developer contribution" (see revenue account 48510) each year. (NOTE: 2011 shortfall payment was received in December 2010; thus, there were two shortfall payments made in 2010, none in 2011.)

In 2007, Amendment No. 1 to the boundaries and Project Plan of TID No. 4 was approved. This amendment extended the district west, to include properties along the east side of Madison Street between 12th Street and the East Twin River.

Up to \$308,000 in additional work items were added to the Plan, including:
 --Acquisition of land and construction of a parking lot at 14th and Madison Streets (completed in 2008-09, at a total cost of just over \$120,000)
 --Funding for further environmental remediation and redevelopment of the still-undeveloped parcel on the south side of 12th Street
 --Possible developer grants to encourage additional investment in this redevelopment district (only grant awarded to date was in 2008, to Lisa's Laundry Land for equipment and building improvements)

2011 budgeted expenditures reflect a budgeted allowance for economic development grants, as allowed under the TIF Project Plan.

New expenditures can be made from this TID through 2016 (22 years after creation). Under current law, the life of this TIF District can be through 2021 (27 years). This TIF may help play a role in the redevelopment of the Formrite property, which may soon be vacated as that firm moves to a new facility.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
WOODLAND IND. PARK TIF #5 FUND								
REVENUES								
234-41110	GENERAL PROPERTY TAX	\$ 78,617	\$ 75,000	\$ 75,941	\$ 75,941	\$ 74,400	\$ (600)	-0.8%
234-43412	EXEMPT COMPUTER STATE AID	\$ 814	\$ 800	\$ 1,806	\$ 1,806	\$ 1,800	\$ 1,000	125.0%
234-49110	PROCEEDS FROM DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 79,431	\$ 75,800	\$ 77,747	\$ 77,747	\$ 76,200	\$ 400	0.5%
EXPENSES								
234-56700-2900	OTHER SERVICES--EDC	\$ 150	\$ -	\$ 4,855	\$ 4,855	\$ 14,855	\$ 14,855	100.0%
234-56700-6220	INTEREST EXPENSE ON ADVANCES	\$ 1,889	\$ 3,500	\$ -	\$ 3,500	\$ 2,500	\$ (1,000)	-28.6%
234-56700-8130	CAPITAL OUTLAY--Business Grants	\$ 50,000	\$ 50,000	\$ -	\$ 15,000	\$ 50,000	\$ -	0.0%
	TOTAL	\$ 52,039	\$ 53,500	\$ 4,855	\$ 23,355	\$ 67,355	\$ 13,855	25.9%
	Revenue Over (Under) Expense	\$ 27,392	\$ 22,300	\$ 72,892	\$ 54,392	\$ 8,845		
	Fund Balance, January 1	\$ (161,543)	\$ (134,151)	\$ (134,151)	\$ (134,151)	\$ (79,759)		
	Fund Balance, December 31	\$ (134,151)	\$ (111,851)	\$ (61,259)	\$ (79,759)	\$ (70,914)		

Tax Incremental District No. 5 was created in 1999 to fund the extension of utility and street infrastructure to the Phase 2 area of the Woodland Industrial Park, on the south side of STH 310, and to fund the purchase and clearing of the Marie Anhalt property at the NE corner of STH 310 and Woodland Drive, as an addition to the industrial park. Approximately \$630,000 was spent in 1999-2002 for these activities, financed entirely by advances from the City's General Fund.

In the ensuing years, property tax revenues captured by TID 5 have been used to repay those General Fund advances, plus interest. Funds "due to" the General Fund are projected to be reduced to about \$71,000 by the end of 2009.

The financial performance of TID No. 5 has been very favorable; from 1999 to 2009, the value of new taxable valuation consistently exceeded the projections made in the Tax Incremental Financing Plan for this district. 2010 values certified by the WI Department of Revenue reflected a 7.4 percent decrease in the equalized value of this increment, from \$3,263,500 to \$3,022,800. That value is about "on par" with the 1999 Plan—new investment at the industrial park will be needed to help fund new, future projects to the extent they are identified in the TIF Plan.

In 2009, the City Council and Joint Review Board approved amendments to both the Project Plan and boundaries for TID No. 5. The boundary amendment added an 18-acre parcel on the east side of Woodland Drive, purchased by Wisconsin Nationwide for future expansion. The Project Plan amendment allowed for:

- Additional street and utility infrastructure installation in the area south of STH 310
- Up to \$60,000 for the City's share of a repaving project on Woodland Drive from STH 310 to STH 42 (completed in 2009 at a cost of \$52,000)
- Economic incentive grants (up to \$100,000 total) to assist businesses moving to or expanding in the industrial park.

Budgeted 2012 activities consist of \$2,500 for an interest payment (at 3 percent) to the General Fund, and \$50,000 for possible economic development grants. The \$15,000 capital outlay shown in 2011 is for a development grant to WG&R Bedding that should be expended by year-end.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
ST LUKES REDEVELOPMENT TIF #6 FUND								
REVENUES								
235-41110	GENERAL PROPERTY TAX	\$ 22,729	\$ 18,500	\$ 19,334	\$ 19,334	\$ 18,950	\$ 450	2.4%
235-43412	EXEMPT COMPUTER STATE AID	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
235-48900	OTHER REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
235-49210	TRANSFER FROM GEN FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 22,729	\$ 18,500	\$ 19,334	\$ 19,334	\$ 18,950	\$ 450	2.4%
EXPENSES								
235-56700-2900	OTHER SERVICES	\$ 901	\$ 2,500	\$ 150	\$ 2,500	\$ 2,500	\$ -	0.0%
235-56700-6220	INTEREST EXPENSE ON ADVANCES	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
235-56700-8130	CO - CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 939	\$ 2,500	\$ 150	\$ 2,500	\$ 2,500	\$ -	0.0%
Revenue Over (Under) Expense		\$ 21,790	\$ 16,000	\$ 19,184	\$ 16,834	\$ 16,450		
Fund Balance, January 1		\$ (28,492)	\$ (6,702)	\$ (6,702)	\$ (6,702)	\$ 10,132		
Fund Balance, December 31		\$ (6,702)	\$ 9,298	\$ 12,482	\$ 10,132	\$ 26,582		

Tax Incremental District No. 6 was created in 2000 to provide funding assistance for redevelopment of the historic St. Lukes School building as Marquette Manor Senior Housing. The building contains 32 apartment units.

This TID funded a grant in the amount of \$165,000 to the developer, MetroPlains of St. Paul, MN, to assist with this \$3.2 million redevelopment project. Other assistance included a \$300,000 loan from the City's CDBG Housing Fund.

Marquette Manor has struggled with high vacancy rates since it opened its doors. The development went through foreclosure in 2010, with first mortgage holder US Bank purchasing the property at foreclosure sale. A company affiliated with US Bank has since taken title to the property, and is apparently in the process of seeking new owners. While the foreclosure "wiped out" the \$300,000 City Housing Loan and a \$200,000 State of WI loan, the remaining amount owed to the City on its initial \$165,000 advance is still being repaid from property taxes captured by the TID.

No additional capital expenses are anticipated under the current TID No. 6 Project Plan. The only expenses incurred in 2010 and 2011 have been interest charges from the General Fund, and attorney's fees associated with keeping track of the foreclosure action as it proceeded.

The WI Department of Revenue puts the equalized valuation of this single-property TID at \$752,400 as of January 1, 2010, down slightly from 2010.

The City has had contacts over the past two years from prospective purchasers of this property. It is possible that the project plan for this redevelopment TID could be amended to assist a new owner with improvements needed to make this project successful. \$2,500 is budgeted for legal and consulting fees that might be incurred if such activities occur. Absent some development activity in or near this district in 2012, the City should consider closing out this TID.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
OLD HOSPITAL/NORTHLAND LODGE TIF #7 FUND								
REVENUES								
236-41110	GENERAL PROPERTY TAX	\$ 182,642	\$ 162,000	\$ 167,108	\$ 167,108	\$ 163,750	\$ 1,750	1.1%
236-43412	EXEMPT COMPUTER STATE AID	\$ 675	\$ 700	\$ 510	\$ 510	\$ 500	\$ (200)	-28.6%
236-49210	TRANSFER FROM GEN FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 183,317	\$ 162,700	\$ 167,618	\$ 167,618	\$ 164,250	\$ 1,550	1.0%
EXPENSES								
236-56700-2900	OTHER SERVICES	\$ 904	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	100.0%
236-56700-5950	TRANSFER TO CAP PROJ FUNDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
236-56700-5970	DEBT SERVICE (final dev. repayment)	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	0.0%
236-56700-6220	INTEREST EXPENSE ON ADVANCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
236-56700-7520	ACQUISITION/RELOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
236-56700-8130	CO - CONSTRUCTION	\$ 462	\$ 409,500	\$ 91,519	\$ 409,500	\$ 50,000	\$ (359,500)	-87.8%
	TOTAL	\$ 1,366	\$ 409,500	\$ 91,669	\$ 434,650	\$ 50,150	\$ (359,350)	-87.8%
Revenue Over (Under) Expense		\$ 181,951	\$ (246,800)	\$ 75,949	\$ (267,032)	\$ 114,100		
Fund Balance, January 1		\$ 88,865	\$ 270,817	\$ 270,817	\$ 270,817	\$ 3,785		
Fund Balance, December 31		\$ 270,817	\$ 24,017	\$ 346,766	\$ 3,785	\$ 117,885		

Tax Incremental District No. 7 was created in 2001 to assist in the redevelopment of the former Two Rivers Community Hospital complex into a senior assisted living development. The developer, Rice Management of Appleton, also purchased, and has continued to operate, the attached Hamilton Care Center.

The property was tax-exempt at the time the District was created, but became taxable when purchased from Aurora Health Care by Rice Management of Appleton. Rice's subsequent improvements to the property have created considerable taxable valuation (\$6.65 million equalized value as of January 1, 2010, which was actually a reduction of 12 percent from 2009, due to adjustments by the WI Department of Revenue).

There has been no debt associated with TID No. 7. Rather, it has been structured as a so-called developer-financed or pay-as-you go TID.

Per a redevelopment agreement between the City and Rice Health Care (actually, an affiliated entity known as TR Properties, LLC), the developer has been reimbursed for \$500,000 in TID-eligible project costs, plus interest at a fixed rate of 6.5 percent. The final payment, of approximately \$25,000, is being made in 2011.

Also, during the first two years of the TID's existence, funds were expended to upgrade the City's emergency communications tower, which is located in the old hospital complex under a long-term lease agreement. The TID Project Plan also allows for the expenditure of TID funds for improvements to adjacent Picnic Hill Park and the reconstruction of 25th Street from Lincoln Avenue to Garfield Street.

The 2011 Budget funded reconstruction of the 25th Street segment identified in the plan, with the entire project cost paid from available cash in this fund. At \$409,500, the estimated project cost included replacement of all underground utilities, plus a 30 percent allowance for engineering and contingency (estimated construction cost of \$315,000, plus 30 percent). The project was completed in October 2011. Final cost accounting is being completed.

The proposed 2012 budget provides funds for undertaking some basic, low-impact improvements at Picnic Hill Park with funding from this TID, such as a graveled parking lot at the top of the hill, and an upgraded trail system to link that park to the Sandy Bay subdivision and the Rawley Point Recreational Trail. Picnic Hill improvements were listed as possible outlays in the original TIF Project Plan.

During 2012, the City needs to consider whether to amend the Project Plan for this financially-healthy TID, to assist with other redevelopment in nearby areas of the City's east side. Possible projects include assisting with local match on the STH 42 reconstruction project in 2016, helping fund utility work associated with that project, and/or completing construction of Garfield Street to the East Point Subdivision.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
WASHINGTON HIGHLANDS REDEV. TIF #8 FUND								
REVENUES								
237-41110	GENERAL PROPERTY TAX	\$ 143,927	\$ 157,300	\$ 164,638	\$ 164,638	\$ 161,345	\$ 4,045	2.6%
237-43580	GRANT PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
237-43620	OTHER STATE AID	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
237-48500	DONATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
237-49110	PROCEEDS FROM DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
237-49210	TRANSFER FROM GEN FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 143,927	\$ 157,300	\$ 164,638	\$ 164,638	\$ 161,345	\$ 4,045	2.6%
EXPENSES								
237-56700-2900	OTHER SERVICES	\$ 150	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	100.0%
237-56700-2950	DEBT ISSUANCE COSTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
237-56700-3900	OTHER SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
237-56700-5950	TRANSFER TO CAP PROJ FNDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
237-56700-5970	TRANSFER TO DEBT SERVICE	\$ 117,787	\$ 117,787	\$ 117,787	\$ 117,787	\$ 117,787	\$ -	0.0%
237-56700-7520	ACQUISITION/RELOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
237-56700-8130	CO - CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 117,937	\$ 117,787	\$ 117,937	\$ 117,937	\$ 117,937	\$ 150	0.1%
Revenue Over (Under) Expense		\$ 25,990	\$ 39,513	\$ 46,701	\$ 46,701	\$ 43,408		
Fund Balance, January 1		\$ 145,004	\$ 170,994	\$ 170,994	\$ 170,994	\$ 217,695		
Fund Balance, December 31		\$ 170,994	\$ 210,507	\$ 217,695	\$ 217,695	\$ 261,103		

TID No. 8 was created in 2002 to assist in the redevelopment of the former Washington High School site.

This TID provided funding to:

1. Reimburse certain TID-eligible expenses incurred by the developer, Abbey Ridge, LLC (\$975,000)
2. Undertake park improvements at the adjacent Washington Park (\$300,000)
3. Assist the School District with relocation of its administrative offices to the new high school site on STH 42 (\$210,000)
4. Reimburse City administrative and legal costs associated with establishment of the TID (\$45,375)

All \$1.53 million in TID-funded activities has been financed through general obligation bonding by the City. Interim financing of these activities was accomplished with the issuance of three-year notes in 2002 (those notes included capitalized interest for the three-year period). Permanent financing was approved by the City Council in 2005, in the form of:

1. 20-year General Obligation Bonds for the public improvements, totaling \$560,000
2. A 20-year State Trust Fund loan, in the amount of \$1,175,000, for the TIF investment that directly benefited the developer. (Five percent rate on the State Trust Fund loan was lower than the available rates for taxable G.O. bonds.)

A development agreement with Abbey Ridge, LLC and personal guarantees by its principals help assure that there will be adequate tax increment to meet the City's debt service obligations associated with this TID.

The equalized valuation of TID 5 saw a healthy increase in 2010, as two new, 8-unit apartment buildings within the development hit the tax rolls. The total equalized value of this district is now \$6,504,200, which is just slightly above the 2010 valuation of \$6,390,373 projected in the Tax Incremental Financing Plan.

(The taxes to be paid by the properties comprising the development are estimated to be \$161,345 in 2011, which is also slightly above the \$155,197 required under the Development Agreement.)

In addition to revenue guarantees by the developer, Development Agreement for Washington Highlands/TID 8 contains a "build-out" schedule for the rest of the duplex condos to be constructed. Under the current terms, three additional duplex structures are to be completed by December 31, 2013. If that development does not happen as scheduled, annual tax payments will in all likelihood fall below what is required under the Development Agreement, starting in 2015.

This development is presently generating sufficient annual revenues to cover debt service requirements, and TID 8 has accumulated a net fund balance of \$217,000 as of 2011 year-end.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
EGGERS INDUSTRIAL DEVELOPMENT TIF #9 FUND								
REVENUES								
238-41110	GENERAL PROPERTY TAX	\$ 247,666	\$ 245,000	\$ 253,617	\$ 253,617	\$ 248,550	\$ 3,550	1.4%
238-43412	EXEMPT COMPUTER STATE AID	\$ 5,529	\$ 5,000	\$ 5,648	\$ 5,648	\$ 5,500	\$ 500	10.0%
238-48510	DEVELOPER CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
238-48900	OTHER REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
238-49110	PROCEEDS FROM DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
238-49210	TRANSFER FROM GEN FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 253,195	\$ 250,000	\$ 259,265	\$ 259,265	\$ 254,050	\$ 4,050	1.6%
EXPENSES								
238-56700-2900	OTHER SERVICES	\$ 233,466	\$ -	\$ 239,732	\$ 239,732	\$ 245,000	\$ 245,000	100.0%
238-56700-2950	DEBT ISSUANCE COSTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
238-56700-3900	OTHER SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
238-56700-5950	REPAYMENT TO EGGERS	\$ -	\$ 245,000	\$ -	\$ -	\$ -	\$ (245,000)	-100.0%
238-56700-6220	INTEREST EXPENSE ON ADVANCES	\$ 1,957	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	100.0%
238-56700-7520	ACQUISITION/RELOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
238-56700-8130	CO - CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 235,423	\$ 245,000	\$ 239,732	\$ 241,732	\$ 247,000	\$ 2,000	0.8%
Revenue Over (Under) Expense		\$ 17,771	\$ 5,000	\$ 19,534	\$ 17,533	\$ 7,050		
Fund Balance, January 1		\$ (86,756)	\$ (68,985)	\$ (68,985)	\$ (68,985)	\$ (51,452)		
Fund Balance, December 31		\$ (68,985)	\$ (63,985)	\$ (49,451)	\$ (51,452)	\$ (44,402)		

Tax Incremental District No. 9 is an industrial development TID, established in 2003 to assist in the development of the new Eggers Industries headquarters and manufacturing facility on a 75-acre site on STH 42 (Lincoln Avenue) at Eggers Drive. Total cost for this development was approximately \$23 million. The project was also assisted by a \$750,000 CDBG grant from the State of Wisconsin, which helped fund public infrastructure to serve the development.

This developer-financed TID is reimbursing Eggers for up to \$2.88 million in TID-eligible costs incurred in the development of its new facility, plus interest. Those TID-eligible activities included site acquisition, site preparation, and relocation of equipment from the old Eggers facility to the new plant.

The equalized value of this TID as of January 1, 2011 was \$9,908,500, down about 2 percent from 2010 and reflecting a continued gradual decline in the valuation of this district (which consists solely of the 75-acre Eggers property). That valuation is now about 12 percent lower than the 2011 projection contained in the TID No. 9 Project Plan.

The City is obligated to pay Eggers only to the extent that funds are available in this TID over its 23-year life. The City is not obligated to make "shortfall" payments from other TID's or from any other municipal sources.

The negative fund balance shown at the bottom of the budget summary reflects costs advanced to this TID by the City's General Fund, plus interest thereon. These costs will be reimbursable to the City upon close-out of this TID. If this TID has not generated sufficient revenue to repay these City advances, then the City should have the option of pulling such funds from a "donor TID," if one is available.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
SANDY BAY HIGHLANDS CDA FUND - 202								
REVENUES								
202-48410	PROCEEDS FROM SALES	\$ 66,200	\$ 100,000	\$ 31,900	\$ 31,900	\$ 90,000	\$ (10,000)	-10.0%
202-48900	OTHER REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 66,200	\$ 100,000	\$ 31,900	\$ 31,900	\$ 90,000	\$ (10,000)	-10.0%
EXPENSES								
202-56700-2100	PROFESSIONAL SERVICES	\$ 9,930	\$ 15,000	\$ 5,160	\$ 5,160	\$ 13,500	\$ (1,500)	-10.0%
202-56700-2890	TITLE INSURANCE	\$ 555	\$ 750	\$ -	\$ -	\$ 900	\$ 150	20.0%
202-56700-2900	OTHER SERVICES	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
202-56700-5970	TRANSFER TO OTHER FUNDS	\$ 55,685	\$ 84,250	\$ -	\$ 26,740	\$ 75,600	\$ (8,650)	-10.3%
202-56700-8130	CO - CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
202-56700-8170	CO - OTHER IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 66,200	\$ 100,000	\$ 5,160	\$ 31,900	\$ 90,000	\$ (10,000)	-10.0%
	Fund Balance - January 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Fund Balance - December 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Fund 202 was set up in 2004 to receive revenue from lot sales at the City's Sandy Bay Highlands Subdivision, then disburse funds for title insurance and real estate commissions. After these expenses are paid, the net proceeds of each lot sale is transferred to the General Fund as revenue.

The subdivision, under the jurisdiction of the City's Community Development Authority, has been listed with Coldwell Banker Real Estate since 2007. The listing agreement provides for a 15 percent commission on the sale of each lot. The CDA will be reviewing its options for this listing in December 2011.

Since the development came on the market in 2004, thirteen lots have been sold in the 21-lot Phase 1 section. As of November 2011, twelve new homes have been constructed in the subdivision, with an average assessed valuation in excess of \$240,000.

Year-to-date revenues for 2011 reflect one lot sale this year.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
CDBG HOUSING REVOLVING LOAN FUND - 205								
REVENUES								
205-43580	GRANT PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
205-48100	INTEREST ON INVESTMENTS	\$ 378	\$ -	\$ 207	\$ 270	\$ 200	\$ 200	100.0%
205-48500	DONATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
205-48800	LOAN PRINCIPAL COLLECTED	\$ 57,377	\$ 75,000	\$ 29,113	\$ 92,000	\$ 100,000	\$ 25,000	33.3%
205-48810	LOAN INTEREST COLLECTED	\$ 1,661	\$ 350	\$ 3,012	\$ 5,000	\$ 5,000	\$ 4,650	1328.6%
	TOTAL	\$ 59,416	\$ 75,350	\$ 32,331	\$ 97,270	\$ 105,200	\$ 29,850	39.6%
EXPENSES								
205-56700-2100	PROFESSIONAL SERVICES	\$ 5,587	\$ 12,000	\$ 2,406	\$ 13,500	\$ 15,000	\$ 3,000	25.0%
205-56700-6910	WEATHERIZATION PROG EXP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
205-56700-7910	HOUSING LOANS	\$ 30,870	\$ 75,000	\$ 42,910	\$ 70,000	\$ 85,000	\$ 10,000	13.3%
	TOTAL	\$ 36,457	\$ 87,000	\$ 45,316	\$ 83,500	\$ 100,000	\$ 13,000	14.9%
	NET INCOME(LOSS):	\$ 22,960	\$ (11,650)	\$ (12,984)	\$ 13,770	\$ 5,200		
	Fund Balance - January 1	\$ 38,775	\$ 61,735	\$ 61,735	\$ 61,735	\$ 75,505		
	Fund Balance - December 31	\$ 61,735	\$ 50,085	\$ 48,751	\$ 75,505	\$ 80,705		

Fund 205 accounts for all loan activities activities of the City's Housing Revolving Loan Fund. The City has about \$2.5 million in outstanding housing loans, funded from past years' CDBG Housing grants.

Revenue consists of:

- Loan principal repayments--these cannot be predicted precisely, as all loans to homeowners are zero-interest, fully-deferred loans that are repaid only when the property is sold or no longer serves as the principal residence of the loan recipient
- Loan interest, which is collected only on past landlord loans (since 2007, the State requires that new loans to landlords be at zero interest) and interest penalty payments for homeowner loans that are in non-compliance with program requirements
- Interest earnings on any idle funds on deposit in the RLF--minimal, as there is usually a waiting list of loan applicants
- New CDBG Housing Grant funds, transferred into this fund from Fund 201

As noted in the narrative for Fund 201, the City's most recent new CDBG Housing Grant was for \$500,000, in 2007-08. \$435,000 of that grant was loaned out; the balance went for administrative costs. For a small city, Two Rivers has a very active housing loan program, with over \$3.4 million in housing loans outstanding.

The City collects a 15 percent administrative charge from each new loan made from "recycled" RLF dollars, to help fund the cost of program administration. Most of this charge is paid out to the program's administrative consultant, currently MSA Professional Services.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
PUBLIC PARKING FUND - 213								
REVENUES								
213-45130	PARKING VIOLATION FINES	\$ 23,471	\$ 24,000	\$ 15,847	\$ 23,500	\$ 24,000	\$ -	0.0%
213-45131	UNPAID JDGEMNT-TRAFFIC	\$ 380	\$ 400	\$ 360	\$ 450	\$ 400	\$ -	0.0%
213-46331	LOT RENTAL	\$ 4,680	\$ 5,200	\$ 4,875	\$ 4,875	\$ 5,200	\$ -	0.0%
213-48410	PROCEEDS FROM SALES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-48900	OTHER REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 28,531	\$ 29,600	\$ 21,082	\$ 28,825	\$ 29,600	\$ -	0.0%
EXPENSES								
213-53450-2200	UTILITIES/TELEPHONE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-2210	ELECTRICITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-2410	MAINTENANCE EQUIPMENT/VEH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-2900	OTHER SERVICES	\$ 300	\$ 600	\$ -	\$ 400	\$ 400	\$ (200)	-33.3%
213-53450-2910	PRINTING/ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-2920	TRAINING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-3300	TRAVEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-3410	GAS & OIL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-3850	CLOTHING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-3900	OTHER SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-5950	TRANSFER TO GENERAL FUND	\$ 30,000	\$ 25,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 2,000	8.0%
213-53450-5960	TRANSFER TO UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-8130	CO - CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-8150	CO-MACHINERY/EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
213-53450-8160	CO - VEHICLES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 30,300	\$ 25,600	\$ 27,000	\$ 27,400	\$ 27,400	\$ 1,800	7.0%
	NET INCOME(LOSS):	\$ (1,769)	\$ 4,000	\$ (5,918)	\$ 1,425	\$ 2,200		
	Fund Balance - January 1	\$ 58	\$ (1,711)	\$ (1,711)	\$ (1,711)	\$ (286)		
	Fund Balance - December 31	\$ (1,711)	\$ 2,289	\$ (7,629)	\$ (286)	\$ 1,914		

The Public Parking Fund derives its revenues from:

- Police Department parking enforcement activities, primarily the winter parking ban
- Rental of spaces in City-owned lots, at \$200/space /year (major customer is the Aurora Clinic, which leases spaces at Walsh Field)

From 1993 to 2006, this fund provided a substantial annual transfer to the General Fund, to help offset the cost of Police Department personnel engaged in parking enforcement activity. The fund in those years carried a significant balance, based on a pre-paid parking lease for Metal Ware Corporation's use of an adjacent City-owned parking lot, paid by TID No. 3

With that balance in the Parking Fund now eliminated, it is able to transfer a much smaller annual amount to the General Fund, based on actual annual revenues of \$25,000 to \$30,000 annually.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
DOCKS & HARBORS FUND - 218								
REVENUES								
218-46370	DOCKS & HARBOR FEES	\$ 5,263	\$ 5,500	\$ 4,157	\$ 4,500	\$ 5,000	\$ (500)	-9.1%
	TOTAL	\$ 5,263	\$ 5,500	\$ 4,157	\$ 4,500	\$ 5,000	\$ (500)	-9.1%
EXPENSES								
218-53540-2900	OTHER SERVICES	\$ 931	\$ 1,200	\$ 474	\$ 1,000	\$ 1,200	\$ -	0.0%
218-53540-3900	OTHER SUPPLIES	\$ 2,583	\$ 1,500	\$ 490	\$ 1,500	\$ 1,500	\$ -	0.0%
218-53540-5950	TRANSFER TO CAP PROJ FNDS	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	100.0%
	Design cost for fish cleaning station upgrade							
218-53540-8150	CO-MACHINERY/EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 3,514	\$ 2,700	\$ 964	\$ 2,500	\$ 7,700	\$ 5,000	185.2%
	NET INCOME(LOSS):	\$ 1,749	\$ 2,800	\$ 3,193	\$ 2,000	\$ (2,700)		
	Fund Balance - January 1	\$ 2,166	\$ 3,915	\$ 3,915	\$ 3,915	\$ 5,915		
	Fund Balance - December 31	\$ 3,915	\$ 6,715	\$ 7,108	\$ 5,915	\$ 3,215		

Fund 218 was established by the City Council in 2005. Boat ramp fees, which formerly went to the General Fund, have since been deposited in this fund, to pay for annual O&M costs associated with the City ramp and fish cleaning station at Vets Park, and to accumulate a balance that can be used for capital projects related to these facilities.

In 2007, this fund financed a major upgrade of the fish cleaning station, at a cost of just over \$20,000.

Boat launch revenues, which come from the sale of day passes and season passes, plummeted from \$8-10,000 annually just a few years ago to under \$5,000 in 2008. A similar level of revenue has been experienced in 2009, 2010 and 2011.

Contractual services consist of the charges for installing and removing channel marker buoys each boating season, plus DPW charges for installing and removing the piers at the launch ramp. A transfer to the Parks and Cemeteries Capital Projects Fund in 2012 is intended to fund design work on an upgrade to the fish cleaning station (programmed for 2013).

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
SENIOR CENTER FUND - 250								
REVENUES								
250-43720	COUNTY FUNDS	\$ 41,897	\$ 39,000	\$ 33,036	\$ 49,000	\$ 50,000	\$ 11,000	28.2%
250-46810	SPECIAL MEALS	\$ 2,085	\$ 3,500	\$ 359	\$ 3,000	\$ 1,261	\$ (2,239)	-64.0%
250-46820	FUNDS FOR FRIENDS	\$ -	\$ -	\$ 397	\$ 397	\$ -	\$ -	0.0%
250-46835	FEES	\$ 1,907	\$ 2,000	\$ 618	\$ 2,000	\$ 2,000	\$ -	0.0%
250-46840	MISC FOOD SALES	\$ 7,185	\$ 6,000	\$ 4,639	\$ 6,000	\$ 6,000	\$ -	0.0%
250-46845	CRAFT SALES	\$ -	\$ 100	\$ -	\$ -	\$ 250	\$ 150	150.0%
250-46856	TRIPS	\$ 74,805	\$ 65,000	\$ 173,162	\$ 199,662	\$ 95,000	\$ 30,000	46.2%
250-46857	NEWSLETTER ADS	\$ 2,890	\$ 3,000	\$ 480	\$ 600	\$ 700	\$ (2,300)	-76.7%
250-46858	CARDIAC REHAB PHASE III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
250-48500	DONATIONS	\$ 5,930	\$ 11,000	\$ 749	\$ 2,000	\$ 500	\$ (10,500)	-95.5%
250-48501	DONATIONS	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ -	0.0%
250-48900	OTHER REVENUES	\$ 2,064	\$ 3,000	\$ 2,390	\$ 3,000	\$ -	\$ (3,000)	-100.0%
TOTAL		\$ 138,762	\$ 138,600	\$ 215,829	\$ 271,659	\$ 161,711	\$ 23,111	16.7%
EXPENSES								
250-55150-1100	FULLTIME SALARIES	\$ 7,423	\$ 29,685	\$ 18,371	\$ 27,685	\$ 24,908	\$ (4,777)	-16.1%
250-55150-1200	WAGES - FULLTIME - NONUNION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
250-55150-1310	WI RETIREMENT	\$ 1,044	\$ 4,420	\$ 2,442	\$ 4,420	\$ 2,107	\$ (2,313)	-52.3%
250-55150-1320	FICA	\$ 544	\$ 2,505	\$ 1,314	\$ 2,505	\$ 2,067	\$ (438)	-17.5%
250-55150-1330	HEALTH INSURANCE	\$ 3,235	\$ 5,364	\$ 4,261	\$ 5,364	\$ 1,756	\$ (3,608)	-67.3%
250-55150-1333	HEALTH REIMBURSEMENT EXPENSE	\$ 400	\$ 504	\$ 336	\$ 504	\$ 336	\$ (168)	-33.3%
250-55150-1360	WAGES-SICK PAY	\$ 128	\$ 766	\$ 90	\$ 766	\$ 600	\$ (166)	-21.7%
250-55150-1370	WAGES-VACATION PAY	\$ 359	\$ 1,615	\$ 120	\$ 1,615	\$ 1,025	\$ (590)	-36.5%
250-55150-1380	WAGES-HOLIDAY	\$ 179	\$ 239	\$ 60	\$ 239	\$ 197	\$ (42)	-17.6%
250-55150-2201	CELLULAR PHONE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
250-55150-3300	TRAVEL	\$ 84,202	\$ 45,000	\$ 166,531	\$ 172,071	\$ 83,000	\$ 38,000	84.4%
250-55150-3800	FOOD	\$ 54,119	\$ 45,000	\$ 38,077	\$ 45,000	\$ 45,000	\$ -	0.0%
250-55150-3870	HEALTH PROGRAM	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
250-55150-3880	DANCE	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
250-55150-3890	MUSIC	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ (500)	-100.0%
250-55150-3900	OTHER SUPPLIES	\$ 4,826	\$ 2,000	\$ 1,387	\$ 500	\$ 500	\$ (1,500)	-75.0%
250-55150-5970	TRANSFER TO OTHER FUNDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
TOTAL		\$ 156,624	\$ 137,598	\$ 232,988	\$ 260,669	\$ 161,496	\$ 23,898	17.4%
NET INCOME(LOSS)		\$ (17,862)	\$ 1,002	\$ (17,159)	\$ 10,990	\$ 215	\$ (787)	-78.5%
Fund Balance - January 1		\$ 27,939	\$ 10,077	\$ 10,077	\$ 10,077	\$ 21,067		
Fund Balance - December 31		\$ 10,077	\$ 11,079	\$ (7,082)	\$ 21,067	\$ 21,282		

The Senior Center Fund accounts for various activities at the Two Rivers Senior Center that are not funded through the General Fund.

These include the Senior Nutrition Program, which is supported with revenues coming from donations for on-site meals, plus assistance from the County for meals prepared at the TR Senior Center and served both locally and at the Mishicot Nutrition Site. Other activities include special programs, trips, and special events, all of which are self-supporting from revenues raised. To the extent that these activities produce revenues exceeding expenses, funds are available to fund capital projects. The City's Committee on Aging makes recommendations as to the use of these funds.

In 2008, this fund provided \$135,000 for the long-planned "facelift" of the Senior Center.

Because City staff provide support for the various fund-raising and "enterprise" activities at the Senior Center, the City in 2006 began charging a portion of the personnel costs at the Senior Center to this budget. This cost allocation is reflected in the various personnel services line items. This allocation covers 10 percent of wages and benefits for the Senior Center Director, 20% for the Program Coordinator, 30% for the two part-time Cooks and 30% for the part-time Volunteer Coordinator.

These personnel costs attributed to Fund 250 require continued ambitious fund-raising efforts by the Committee on Aging and Friends of the Senior Center.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
TOURISM FUND - 259								
REVENUE								
259-41210	ROOM TAX	\$ 73,539	\$ 76,000	\$ 43,761	\$ 78,500	\$ 78,500	\$ 2,500	3.3%
259-49210	TRANSFER FROM GEN FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 73,539	\$ 76,000	\$ 43,761	\$ 78,500	\$ 78,500	\$ 2,500	3.3%
EXPENSES								
259-56700-2900	OTHER SERVICES--MAVCB (46.5%)	\$ 34,444	\$ 35,340	\$ 19,511	\$ 36,503	\$ 36,503	\$ 1,163	3.3%
259-56700-2910	PRINTING/ADVERTISING	\$ 5,500	\$ 3,000	\$ -	\$ 2,000	\$ 3,000	\$ -	0.0%
259-56700-5950	TRANSFER TO GENERAL FUND (33	\$ 24,613	\$ 25,080	\$ 13,549	\$ 25,080	\$ 25,905	\$ 825	3.3%
259-56700-5960	TRANSFER TO GF-BIKETRAIL MAIN	\$ 12,207	\$ 12,692	\$ 6,079	\$ 12,692	\$ 13,110	\$ 418	3.3%
259-56700-5970	TRANSFER TO OTHER FUNDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 76,764	\$ 76,112	\$ 39,139	\$ 76,275	\$ 78,518	\$ 2,406	3.2%
	NET INCOME(LOSS)	\$ (3,225)	\$ (112)	\$ 4,622	\$ 2,225	\$ (18)		
	Fund Balance - January 1	\$ (1,306)	\$ (4,531)	\$ (4,531)	\$ (4,531)	\$ (2,306)		
	Fund Balance - December 31	\$ (4,531)	\$ (4,643)	\$ 91	\$ (2,306)	\$ (2,324)		

Fund 259, the Tourism Fund, accounts for the City's collection and spending of the 6 percent room tax.

Two Rivers' room tax has typically generated about \$80,000 per year; room tax receipts declined to about \$69,000 in 2009, however, reflecting the nationwide economic downturn. Room tax receipts rebounded to \$73,539 in 2010 and are projected at \$78,500 for 2011, thanks in large measure to construction and refueling activity at area nuclear plants, which helped offset losses from the depressed state of leisure travel. (Extended stays by nuclear plant contractors and consultants also have a dampening effect on room tax, as stays of 30 consecutive days or more are fully exempt from the room tax.)

Out of the 6 percent room tax:

- 46.5% goes to the Manitowoc Area Convention and Visitor Bureau, for support of its operations. Two Rivers and Manitowoc are just coming to the end of their first, five-year joint Tourism Services Agreement with the MAVCB, and in June inked a new, five-year agreement that will run through 2016.
- 33.3% goes to the General Fund, in support of City Economic Development activities
- 16.7% is available for "tourism capital grants;" the City has budgeted this money in recent years as an additional transfer to the General Fund, to help fund maintenance of the Mariners and Rawley Point recreational trails (Parks and Rec "Trails and Medians" Budget).

The budgeted expense for printing and advertising is to cover \$3,000 out of the \$5,000 annual expense incurred by the City for "copy" in the MAVCB's annual Travel Planner. The City of Manitowoc contributes \$10,000 for its copy in that publication.

2011 has been a banner year for summer tourism in Two Rivers, especially visits related to community special events. In addition to the usual schedule of events, Two Rivers hosted about 1,600 Harley owners at the 2011 H.O.G. Rally, held at Neshotah Beach. In 2012, the City will work to further promote its beach and special events, through increased programming of events at the beach and possible efforts to promote more "day trip" visits from nearby areas of Wisconsin.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
URBAN FORESTRY FUND - 260								
REVENUES								
260-49210	TRANSFER FROM GEN FUND	\$ 18,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 15,395	\$ (16,605)	-51.9%
	TOTAL	\$ 18,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 15,395	\$ (16,605)	-51.9%
EXPENSES								
260-55210-1220	WAGES - FULLTIME- UNION	\$ 5,068	\$ 9,000	\$ 8,711	\$ 9,000	\$ 9,000	\$ -	0.0%
260-55210-1221	WAGES PERM-STANDBY	\$ -	\$ 23	\$ 18	\$ 18	\$ 23	\$ -	0.0%
260-55210-1230	WAGES-NONUNION-PART TIME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
260-55210-1270	WAGES-TEMPORARY PT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
260-55210-1280	WAGES-LONGEVITY PAY	\$ 278	\$ 278	\$ -	\$ 278	\$ 278	\$ -	0.0%
260-55210-1290	WAGES-OVERTIME	\$ 18	\$ 8	\$ 92	\$ 92	\$ 8	\$ -	0.0%
260-55210-1310	WI RETIREMENT	\$ 849	\$ 1,384	\$ 1,240	\$ 1,384	\$ 797	\$ (587)	-42.4%
260-55210-1320	FICA	\$ 476	\$ 800	\$ 683	\$ 800	\$ 797	\$ (3)	-0.4%
260-55210-1330	HEALTH INSURANCE	\$ 1,479	\$ 1,471	\$ 2,191	\$ 2,191	\$ 1,471	\$ -	0.0%
260-55210-1331	HEALTH INSURANCE DEDUCTBL	\$ 36	\$ 36	\$ 36	\$ 36	\$ -	\$ (36)	-100.0%
260-55210-1333	HEALTH REIMBURSEMENT EXPENSE	\$ -	\$ 151	\$ 101	\$ 151	\$ 151	\$ -	0.0%
260-55210-1340	LIFE INSURANCE	\$ 18	\$ 18	\$ 15	\$ 18	\$ 23	\$ 5	27.8%
260-55210-1360	WAGES-SICK PAY	\$ 5	\$ 53	\$ 10	\$ 53	\$ 53	\$ -	0.0%
260-55210-1361	SICK LEAVE PAYOUT	\$ 110	\$ 126	\$ 126	\$ 126	\$ 123	\$ (3)	-2.4%
260-55210-1370	WAGES-VACATION PAY	\$ 517	\$ 535	\$ 264	\$ 535	\$ 535	\$ -	0.0%
260-55210-1380	WAGES-HOLIDAY	\$ 125	\$ 43	\$ 20	\$ 43	\$ 43	\$ -	0.0%
260-55210-2900	OTHER SERVICES--contracted tree r	\$ 5,000	\$ 5,000	\$ 293	\$ 5,000	\$ 5,000	\$ -	0.0%
	TOTAL	\$ 13,979	\$ 18,926	\$ 13,800	\$ 19,725	\$ 18,302	\$ (624)	-3.3%
	NET INCOME(LOSS):	\$ 4,021	\$ 13,074	\$ 18,200	\$ 12,275	\$ (2,907)	\$ (15,981)	-122.2%
	Fund Balance - January 1	\$ (11,431)	\$ (7,410)	\$ (7,410)	\$ (7,410)	\$ 4,865		
	Fund Balance - December 31	\$ (7,410)	\$ 5,664	\$ 10,790	\$ 4,865	\$ 1,958		

The Urban Forestry budget funds approximately 6 percent of personnel costs for full-time staff at the cemetery, because the Cemetery Foreman also has responsibility for the City's tree planting, maintenance, and removal activities. The balance of the budget is primarily for contractual tree trimming and removal services.

This fund incurred a deficit in 2009 due to the need for a larger-than-usual number of tree removals. A larger-than-usual transfer from the General Fund was budgeted in 2011, to eliminate that deficit.

Funds for Tree planting are budgeted in Fund 263, the Tree Planting Fund.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
SPECIAL EVENTS DONATIONS FUND - 262								
REVENUES								
262-48500	DONATIONS	\$ 18,480	\$ 15,000	\$ 20,502	\$ 23,000	\$ 16,500	\$ 1,500	10.0%
262-48900	OTHER REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
262-49210	TRANSFER FROM GEN FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 18,480	\$ 15,000	\$ 20,502	\$ 23,000	\$ 16,500	\$ 1,500	10.0%
EXPENSES								
262-55320-2900	OTHER SERVICES--July 4 expenses,	\$ 2,108	\$ 5,000	\$ 2,314	\$ 2,314	\$ 5,000	\$ -	0.0%
262-55320-2910	PRINTING/ADVERTISING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
262-55320-3790	NOVELTIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
262-55320-3900	OTHER SUPPLIES--fireworks, other	\$ 9,710	\$ 9,000	\$ 14,422	\$ 12,747	\$ 10,000	\$ 1,000	11.1%
	TOTAL	\$ 11,818	\$ 14,000	\$ 16,736	\$ 15,061	\$ 15,000	\$ 1,000	7.1%
	NET INCOME(LOSS):	\$ 6,662	\$ 1,000	\$ 3,766	\$ 7,939	\$ 1,500	\$ 500	50.0%
	Fund Balance - January 1	\$ 3,968	\$ 10,630	\$ 10,630	\$ 10,630	\$ 18,569		
	Fund Balance - December 31	\$ 10,630	\$ 11,630	\$ 14,396	\$ 18,569	\$ 20,069		

Fund 262, Special Events Donations, was established in 2004, when the City moved the cost of its July 4 fireworks and music out of the tax-supported General Fund, and set a goal of funding approximately \$12,000 in special events expenses with community donations.

Thanks to outstanding community support and good staff work, this fund has seen a marked increase in donations over the past two years. After receiving only \$8,093 in donations in 2007, that amount increased to \$11,542 in 2008, \$14,765 in 2009, and \$16,975 in 2010.

In addition to the July 4 festivities at Walsh Field, this fund also supports Ice Cream Sundae Thursday (entertainment expenses).

Both revenues (from donations and vendor fees) and expenses for this fund were up substantially in 2011, related to Two Rivers' hosting of the State H.O.G. Rally, at Neshotah Beach

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
TREE PLANTING FUND - 263								
REVENUES								
263-48500	DONATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
263-48900	OTHER REVENUES	\$ 5,971	\$ 6,000	\$ 3,436	\$ 6,000	\$ 6,000	\$ -	0.0%
	TOTAL	\$ 5,971	\$ 6,000	\$ 3,436	\$ 6,000	\$ 6,000	\$ -	0.0%
EXPENSES								
263-55210-2900	OTHER SERVICES	\$ 2,749	\$ 6,000	\$ -	\$ 600	\$ 6,000	\$ -	0.0%
	TOTAL	\$ 2,749	\$ 6,000	\$ -	\$ 600	\$ 6,000	\$ -	0.0%
	NET INCOME(LOSS):	\$ 3,222	\$ -	\$ 3,436	\$ 5,400	\$ -	\$ -	0.0%
	Fund Balance - January 1	\$ 13,382	\$ 16,604	\$ 16,604	\$ 16,604	\$ 22,004		
	Fund Balance - December 31	\$ 16,604	\$ 16,604	\$ 20,040	\$ 22,004	\$ 22,004		

The Tree Planting Fund was established by City Council action in 2005. The primary source of revenue for this fund is a 10-cent setaside from each \$5.00 monthly "environmental fee" on City utility bills, which generates about \$6,000 per year.

Prior to 2005, these funds had supported the Urban Forestry budget (Fund 260), but the City Council and Environmental Advisory Board agreed that "tree planting," not "tree care" was the original intended use of this dedicated funding source.

In 2007, this fund provided the City match (along with a Library Board donation of \$1,000) to a \$20,000 West Foundation grant for landscaping and irrigating the Memorial Drive medians between Madison and 12th Streets. No major tree planting projects have been undertaken in recent years, allowing the fund's balance to grow to a projected \$22,000 at year-end 2011. Members of the City's Environmental Advisory Board are exploring an expanded tree planting program, starting with City parks and public properties.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
EMS ACT 102 GRANT FUND - 270								
REVENUE								
270-46230	AMBULANCE FEES	\$ -	\$ -	\$ -			\$ -	0.0%
270-48510	STATE OF WI EMS FUNDING ASST	\$ 5,731	\$ 5,700	\$ 7,722	\$ 7,722	\$ 5,200	\$ (500)	-8.8%
270-48900	OTHER REVENUES	\$ -	\$ -	\$ -			\$ -	0.0%
270-49210	TRANSFER FROM GEN FUND	\$ -	\$ -	\$ -			\$ -	0.0%
270-49223	TRANS FROM OTHER FUNDS	\$ -	\$ -	\$ -			\$ -	0.0%
	TOTAL	\$ 5,731	\$ 5,700	\$ 7,722	\$ 7,722	\$ 5,200	\$ (500)	-8.8%
EXPENSES								
270-52300-2100	PROFESSIONAL SERVICES	\$ 3,965	\$ 5,000	\$ 3,290	\$ 3,500	\$ 5,000	\$ -	0.0%
270-52300-2920	TRAINING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
270-52300-5950	TRANSFER TO CAP PROJ FNDS--Fi	\$ -	\$ -	\$ 9,000	\$ 13,545	\$ -	\$ -	0.0%
	TOTAL	\$ 3,965	\$ 5,000	\$ 12,290	\$ 17,045	\$ 5,000	\$ -	0.0%
	NET INCOME(LOSS):	\$ 1,766	\$ 700	\$ (4,568)	\$ (9,323)	\$ 200		
	Fund Balance - January 1	\$ 14,525	\$ 16,291	\$ 16,291	\$ 16,291	\$ 6,968		
	Fund Balance - December 31	\$ 16,291	\$ 16,991	\$ 11,722	\$ 6,968	\$ 7,168		

Act 102 grant funds are provided by the State of Wisconsin to local units of government that provide emergency medical services (EMS), to help fund training activities and capital equipment purchases directly related to EMS.

The 2011 Transfer to Fire Capital Fund includes a budgeted \$9,000 transfer to assist in the purchase of a new radio console for the fire station (\$33,000 project, with the \$24,000 balance financed through 10-year debt) and an addition transfer of \$4,545 as the 5% local match for a Federal Assistance to Firefighters Grant.

Account Number	Account Title	2010 Actual	2011 Budget	2011 Year To Date 08.31.2011	2011 Projected	2012 Budget	Change from prior budget	% change from prior budget
BUS & IND REUSE LOAN FUND - 290								
REVENUES								
290-48100	INTEREST ON INVESTMENTS	\$ 2,178	\$ 2,000	\$ 884	\$ 1,500	\$ 1,000	\$ (1,000)	-50.0%
290-48800	LOAN PRINCIPAL COLLECTED	\$ 635,428	\$ 200,000	\$ 134,087	\$ 300,000	\$ 300,000	\$ 100,000	50.0%
290-48810	LOAN INTEREST COLLECTED	\$ 48,339	\$ 42,000	\$ 29,067	\$ 48,000	\$ 48,000	\$ 6,000	14.3%
290-48900	MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
290-49220	TRANSFER FROM PARKING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 685,945	\$ 244,000	\$ 164,038	\$ 349,500	\$ 349,000	\$ 105,000	43.0%
EXPENSES								
290-56700-2100	PROFESSIONAL SERVICES--Ec Dev	\$ 102,892	\$ 30,000	\$ -	\$ 60,000	\$ 45,000	\$ 15,000	50.0%
290-56700-2900	OTHER SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
290-56700-3900	OTHER SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
290-56700-5950	TRANSFER TO GENERAL FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
290-56700-7520	LOANS ISSUED	\$ 540,000	\$ 500,000	\$ 32,774	\$ 400,000	\$ 300,000	\$ (200,000)	-40.0%
290-56700-8000	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
	TOTAL	\$ 642,892	\$ 530,000	\$ 32,774	\$ 460,000	\$ 345,000	\$ (185,000)	-34.9%
	NET INCOME(LOSS):	\$ 43,053	\$ (286,000)	\$ 131,265	\$ (110,500)	\$ 4,000		
	Fund Balance - January 1	\$ 925,642	\$ 968,695	\$ 968,695	\$ 968,695	\$ 858,195		
	Fund Balance - December 31	\$ 968,695	\$ 682,695	\$ 1,099,960	\$ 858,195	\$ 862,195		

Fund 290 accounts for activities of the City's Economic Development Revolving Loan Fund (ED-RLF). Originally capitalized with funds from two CDBG grants from the State of Wisconsin to the City, for loans to Paragon Electric (\$750,000) and Eggers Industries (\$500,000) in the 1980's, this fund has "recycled" that loan principal and interest for over 25 years, providing loans to assist local businesses with both start-up and expansion projects.

The ED-RLF has a total of about \$2.5 million in assets, both cash and loans receivable. As of November 1, 2011, cash on hand was \$1,000,552, and outstanding loans totalled \$1,533,806.

This fund is administered by the City's Economic Development Office. Loan approvals and loan policy decisions are made by the City's Business and Industrial Development Committee (BIDC), in accordance with a loan manual developed by staff and the BIDC, and approved by the Wisconsin Department of Commerce. Periodic reports are provided to Commerce as required.

The City is allowed to charge this fund up to 15 percent of annual "program income" from loan repayments to offset its administrative, legal and other costs associated with the RLF. This charge appears as "professional services," and is a transfer to General Fund Revenues (Ec Dev Charges).

Year	Total Loans Made
2003	\$316,000
2004	\$425,000
2005	\$361,665
2006	\$713,000
2007	\$711,703
2008	\$348,288
2009	\$350,000
2010	\$540,000
2011	\$271,762 YTD (loan applications for purchase of Mike's Tire and Formrite Companies purchase of the Hamilton Columbus Street plant are pending)