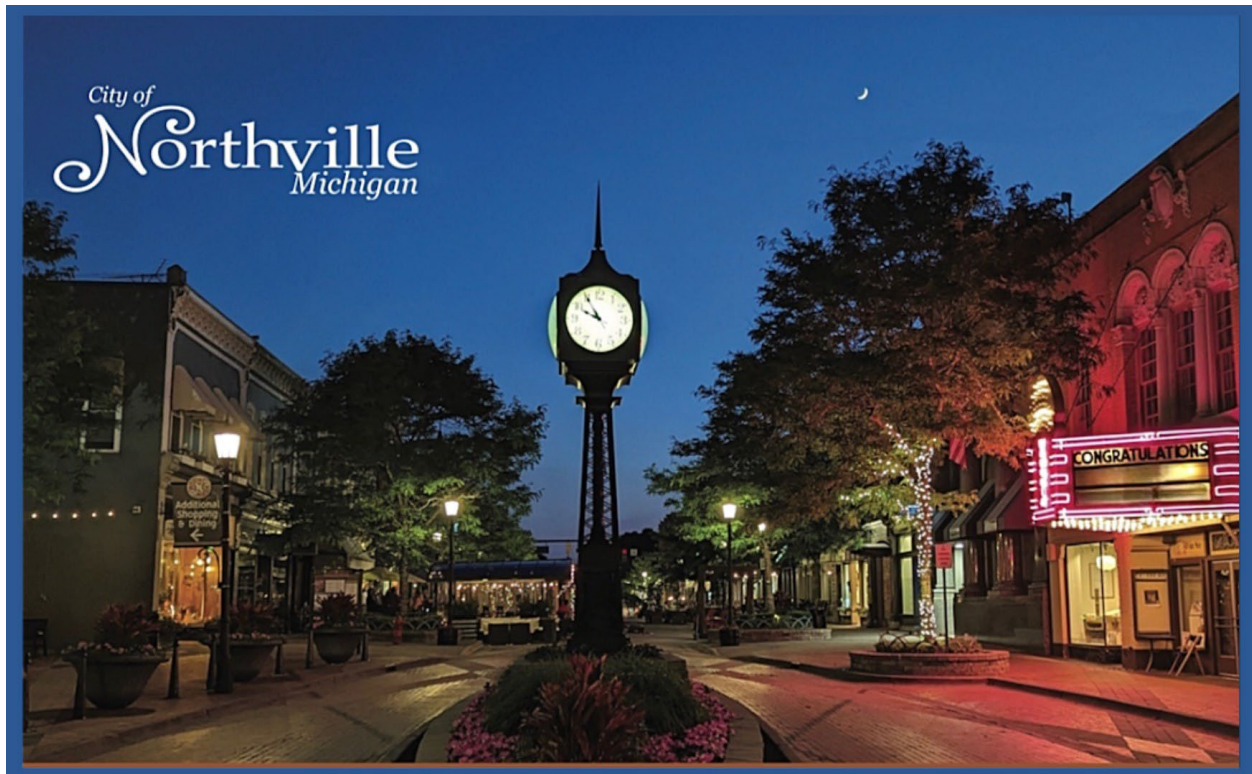


City of Northville, Michigan
FY2025 Annual Budget
and
Five Year Plan (2024 – 2028)



Brian Turnbull, Mayor

Barbara Moroski-Browne, Mayor Pro Tem

Council Members

John Carter

Laura Genitti

Andrew Krenz

CITY OF NORTHVILLE, MICHIGAN

FISCAL YEAR 2025 ANNUAL BUDGET and FIVE YEAR PLAN (2024 - 2028)

Brian Turnbull, Mayor
Barbara Moroski-Browne, Mayor Pro Tem

Council Members

John Carter
Laura Genitti
Andrew Krenz

City Manager

George Lahanas

Department Directors

Mike Domine, Public Works Director
Jolyn Gismonde, Housing Director
Wendy Wilmers Longpre, Director of Strategic Planning & Special Projects
Alan Maciag, Police Chief
Matt Samhat, Fire Chief
Mike Smith, City Clerk
Lori Ward, Downtown Development Authority Director
Sandi Wiktorowski, Finance Director & Treasurer
TBD, Community Development Director

City of Northville
Fiscal Year 2025 Annual Budget
And Five Year Plan – 2024 through 2028

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SECTION I

OVERVIEW

The section provides the reader with details of the process by which the fiscal year 2025 budget for the City of Northville is created and adopted. This section includes the City Manager's budget message, a description of the budget process, a schedule of key dates in the preparation and presentation of the budget, notice of public hearing, and the Strategic Priorities for 2024 and 2025.



Fiscal Year 2025 Budget Message

April 1, 2024

Honorable Mayor and City Council Members:

Transmitted herewith is the proposed FY2025 City of Northville Annual Budget. The proposed budget is part of a five-year plan which projects the current year budget and forecasts future revenues and expenditures three years beyond the proposed fiscal year. By utilizing the five-year model, the City is able to effectively manage resources to balance operations and capital needs. A tradition has been established to submit a balanced and realistic budget within the goals, objectives and priorities established by the City Council. This year is no exception.

Updating the Strategic Priorities for the City occurred in January. This new process started in the Summer of 2023 and guides Staff in preparing the budget. This document is updated quarterly by Staff and is intended to have two-year cycle.

FY2025 Budget Highlights

The “Summary – All City Funds – Expenditures” graph on page 11 shows the level of activity of the City’s 22 funds in relation to each other. The three largest funds are the Water & Sewer Fund (34%), General Fund (25%) and the Public Improvement Fund (12%).

Personnel Costs:

A City is a service-oriented organization. Personnel costs are, therefore, the largest category of expenditure. One of the largest components of personnel costs is providing healthcare for active employees. Personnel costs entity-wide total almost \$7.2 million in FY2025. That is up from \$6.4 million in the prior year. The increase is expected due to previously approved wage adjustments of 2.5% and additional staff added in the prior year and proposed new staff in the short-term.

All four labor contracts are set to expire on December 31, 2024. Employee’s cost-sharing of the medical premiums and health savings accounts (HSA) continues to be 20% to comply with the State of Michigan Publicly Funded Health Insurance Contribution Act. Dental and vision benefits remain 100% City-paid. Staff reviews policies annually to determine if a change is warranted. For calendar year 2024, actives changed plans within the Blue Care Network program. The new plan reduced the maximum out-of-pocket for families from \$9,000 to \$6,400. In addition, it removed the 20% co-insurance after the deductible has been met. Rather than a 13% increase by continuing with the existing plan, the change provided for lower overall costs to the employees and their families while keeping the increase to only 0.3%, or \$1,709 annually.

Fiscal Year 2025 Budget Message – continued

Legacy Costs:

Pension Plan: The City has closed its pension plan, which means new hires are no longer added to the system; but the City is obligated to continue to fund the pension system for active or retired employees who were promised benefits. At the time of the most recent actuarial valuation (12/31/22), the pension was underfunded by \$1.7 million. This represents a funded ratio of 92%. As of the December 31, 2022, there were 3 active members, 6 vested former members, and 65 retirees and beneficiaries.

The next valuation is expected in June 2024 with a measurement date of December 31, 2023. The required annual contribution for FY2025 is approximately \$1.5 million. An additional contribution from the General Fund for \$300,000 is included in the proposed budget. The funded ratio is expected to improve due to investment gains in 2023. The City's goal is to reach 120% funded status which should keep the plan self-sustaining and require no further contributions from the City freeing up valuable resources.

OPEB: Other Post-Employment Benefits (OPEB) refers to retiree healthcare benefits. The City no longer offers this benefit to new employees, but it is obligated to fund the benefits promised to employees employed over many years. The December 31, 2023 valuation of the OPEB plan reported a funded ratio of 158%. There are currently 68 retirees and spouses and 9 eligible actives in the retiree healthcare plan. Since the plan is overfunded, retiree healthcare benefits are now being paid from the plan. Those costs are estimated to be approximately \$655,000 in FY25 and results in a direct savings to various funds within the City.

Indirect Cost Allocation Plan:

An analysis of the overhead charges was performed during FY2024. The cost allocation model prepared by Municipal Analytics supports and enhances the financial stability of the City by appropriately allocating General Fund administrative costs to other funds. It ensures that the full cost of other programs is allocated appropriately. The overhead/indirect cost allocation distributes \$611,760 in administrative costs to other funds. The General Fund will still subsidize several funds for FY25 including the street funds which are limited by the State, the DDA, the Housing Commission, and the Equipment Fund. The model will be updated annually and the indirect costs updated accordingly.

Strategic Financial Plan:

In March 2022, City Council kicked off the first of three planned workshops to assist with the strategic prioritization of the recommendations from the Farmers Market Task Force, the Ford Field Task Force, the River Walk Task Force, the Mobility Network, and the Sustainability Team. Vettraino Consulting and Double Haul Solutions assisted City administration and City Council with this strategic planning process.

In April 2022, staff and City Council finalized a project list for public feedback. There was a total of 52 items identified. Eleven project opportunities were placed in the "Assign for Review/Recommendations/Action" category. These projects were deemed to be more administrative in nature. Twelve projects were put into a "Project Parking Lot" for further review

Fiscal Year 2025 Budget Message – continued

and analysis due to their complexity and financial requirements. Nine projects were identified and presented to the community for priority scoring. That survey received 947 respondents. 50% of the survey responses were residents. The results of all respondents are ranked below.

1. Secure Site for Farmers' Market
2. Public Restrooms at Ford Field
3. Riverwalk Segment #3: Northville Downs River Daylighting
4. Riverwalk Segment #1: Ford Field East to S. Main Street
5. Indoor Farmers' Market / Event Venue
6. Riverwalk Segment #2: S. Main Street to Beal Street
7. Fort Griswold Playground Replacement
8. Replace Ford Field Stairway with ADA Accessible and Safe Entry
9. Highly Visible Ford Field "Gateway" Near Downtown

Staff has been able to make move forward five of the projects listed above with anticipated completion within the next two years. Staff has secured a temporary location for the 2024 Farmers' Market. Plans are being developed to provide a permanent location for 2025. Staff is applying for a grant to fund 50% of the public restrooms at Ford Field which is anticipated for construction in calendar year 2026. Engineering and design work is underway for daylighting the river on the Northville Downs property. That project should be completed in calendar year 2025 and will be funded with Brownfield capture and an ARPA grant. The replacement of the Fort Griswold playground in Ford Field is expected to be completed during calendar year 2025. Some fundraising will be needed to round out the funding. The City was able to secure funds from the State to pay for a significant portion of the costs to construct a barrier-free gateway near Ford Field.

General Fund: The FY2025 General Fund budget is a balanced budget and is summarized below.

Property Taxes: The primary source of General Fund revenue is property taxes at 68% of total revenue. Property tax revenue is impacted most significantly by the annual inflation rate used in determining Taxable Value. Each October, the Michigan Department of Treasury announces the Inflation Rate Multiplier (IRM) that is applied by each municipality. For 2024, the IRM was calculated at 5.0%, no change from the prior year.

The taxable value of the City, net of DDA, increased 6.8% from the 2023 to 2024 tax year. The 2024 taxable value, confirmed by the March Board of Review, is 511,453,522 (net of 34,429,729 in DDA tax capture). The increase in taxable value was \$35.2 million. Approximately \$7.8 million of that increase was due to new construction. The taxable value increase will provide an additional \$371,000 in general operating tax revenue. Assessed value of the City increased 12.85% from the prior year.

The Charter of the City of Northville provides for a maximum property tax levy of 20 mills. This millage limitation is split between a general operating levy maximum of 18.0800 mills and a dedicated levy of 1.9200 mills for streets, drainage and sidewalk improvements. Due to the limitations imposed by the Headlee Amendment to the Michigan Constitution, the maximum general operating levy currently permitted is 12.9231.

Fiscal Year 2025 Budget Message – continued

State Shared Revenue: Historically, State Shared Revenue was comprised of two components: Constitutional and Statutory. Constitutional State Shared Revenue is budgeted based upon 2020 Census data and distribution rates received from the State of Michigan in March 2024. The State of Michigan Legislature enacted the current formula for allocating state shared sales tax revenue in December 1998. The amount projected for FY2025 is based on the current information provided by the State of Michigan. However, the State’s budget is not finalized. Therefore, projected amounts will change. This portion continues to be a stable revenue source for the City.

The City also receives City, Village, Township (CVT) Revenue Sharing. To qualify, eligible municipalities must meet best practices in the category of accountability and transparency which includes publishing a Debt Service Report, and a Projected Budget Report. Both reports are available on the City’s website. The total FY2025 budgeted CVT revenue sharing is expected to increase 6% over the prior year.

Police Services: The Police Department provides a twenty-four hour a day patrol, using a minimum of two, one-officer patrol units. The Police Department is fully accredited through the Michigan Association of Chief of Police Law Enforcement Accreditation Program. The proposed budget assumes the continuation of twelve-hour shifts which began in 2017. Dispatch and lockup services will continue to be contracted with Northville Township. The department currently has fourteen sworn officers budgeted, which includes a school resource officer. The officer is assigned to Hillside Middle School but has responsibilities at all public schools within the city limits. This position is assigned departmental tasks during non-school hours/days. 50% of the costs for the school resource officer are reimbursed by Northville Public Schools.

The City continues to partner with Plymouth, Northville Township, and the Northville Youth Network for an embedded Police Clinician to assist with situations such as mental health emergencies, families in need of mental health assistance, persons who need mental health or addiction related care, etc. The Police Chief is currently training his dog to be a therapy dog for the department.

Fire Services: Since January 1, 2012, the City of Northville has been providing professional fire prevention, fire suppression and emergency medical services to the City of Plymouth. That agreement was recently renewed for another twelve years. Costs are reimbursed by the City of Plymouth based upon a pro-rata share of runs in the prior calendar year. For FY2025, Northville’s share is 41%, up 4% from the prior year. The budget contains provisions for a new Deputy Chief position as well as increased pay rates for non-run related activity.

Parks, Recreation, and Senior Services: As of January 1, 2018, the administration of this department transferred from the City to Northville Township. The City’s share of the costs for these shared services remains consistent at 16% and is recalculated annually based upon taxable values and populations of both communities.

Planning, Zoning & Inspection Services: Since the Downs development has been approved, all building department activity will be accounted for in its own special revenue fund.

Transfers to Other Funds: Annually, the General Fund transfers funds to the Fire Equipment Replacement Fund, the Police Equipment Replacement Fund, and the Public Improvement Fund

Fiscal Year 2025 Budget Message – continued

to add to the reserves for future police, fire, and technology purchases. An additional contribution of \$300,000 into the pension plan is proposed for FY2025 to increase the funded ratio.

Special Revenue Funds: The City budgets for transactions in which the funding source is legally restricted to be spent for specific purposes as Special Revenue Funds.

The Sustainability Revolving Fund was formed to initiate efforts that would help guide the City toward becoming a more sustainable city. While most people associate sustainability with environmental conservation, it is also about people and the health of the community. There is no planned activity for the proposed fiscal year.

The Street, Drainage & Sidewalk Improvement Fund records revenue received from a dedicated millage approved by voters in 1997. The approved millage rate of 1.9200 mills has been permanently reduced by Headlee roll backs to 1.6097 mills for FY2025. The revenue generated by this millage will help fund street, sidewalk, and non-motorized improvements throughout the City. The proposed levy will generate \$822,000 in tax revenues. The expenditures in this fund are operating transfers out to the Major and Local Street Funds for their capital improvements.

The Major and Local Street Funds record revenue received from gasoline tax through the State of Michigan under Act 51. These revenues are for maintenance of streets which includes patching, sealing, pavement marking, traffic signs and signals, winter snow and ice control. Construction and reconstruction of roadways can be funded with Act 51 revenues. The City is expecting to receive approximately \$764,000 of Act 51 revenue in FY2025. Orchard Street will be reconstructed in the 2024 construction season. Preliminary design and engineering work for the 2025 construction year is planned for FY25. The current PASER rating is a 5.5 on a ten-point scale.

The Parking Fund records the maintenance and improvement of the two parking decks and eight surface lots. The public parking lot between City Hall and the Community Center is proposed for improvement in FY2025. The biggest challenge facing the City over the next several years will be the immediate and long-term plan to address the maintenance of the parking system. Therefore, the City and DDA are jointly funding a Parking Study. The DDA contributes towards the maintenance costs of the lots and decks.

The Building Department Fund is a new fund beginning in FY25. Previously this activity was accounted for in the General Fund. Due to the scope of the two approved Brownfield projects, the City auditors recommended and staff supported accounting for this activity in a separate special revenue fund. Any shortfalls in this fund would need to be subsidized by the General Fund. However, that is not expected for the duration of these projects.

The Housing Commission and City Council have approved an increase to the rent charged at Allen Terrace, an independent senior citizen apartment community, by 2.5% from \$792 to \$812 per month for one-bedroom apartments and 2% from \$1,183 to \$1,207 for the two-bedroom apartments. A transfer to the Housing Capital Outlay Fund for approximately \$32,000 is proposed for building improvements identified in its Capital Needs Assessment report.

Fiscal Year 2025 Budget Message – continued

Capital Project Funds: These funds are used to account for resources to be used in the construction of major capital facilities and the acquisition of capital equipment that benefits the general public. More details on these projects can be found in Section IX.

The Fire Equipment Replacement Fund will be accumulating reserves to purchase needed equipment in future fiscal years. For FY2025, the utility truck, pagers/radios, thermal imaging cameras, hydraulic rescue tools, and the self-contained breathing apparatus (SCBA) system are planned for replacement. A regional grant has been awarded that will cover a significant portion of the SCBA system for both Stations.

The Police Equipment Replacement Fund will be accumulating reserves to purchase needed equipment in future fiscal years. Proposed is the replacement of the radar units, in-car computers, in-car cameras, and radios. Staff is currently seeking a grant to fund the radios.

The Housing Commission Capital Outlay Fund will utilize reserves and community development block grants to replace the flooring in the various activity rooms, the front entrance awning, lobby furniture, and apartment vanities, windows, and refrigerators. A capital needs assessment to evaluate the existing conditions of the building was performed in February 2023. That assessment is useful to staff to prioritize maintenance, repairs and replacement needs for the building.

The Public Improvement Fund is planning for the Randolph Drain, Serenity Point & River Stabilization, the replacement of the sidewalk on the circle drive in front of City Hall, replacement of Fort Griswold playground, improvements to Cabbagetown playground, improvements to the police locker rooms and the fire hall, purchase of land for a future farmers market location, Ford Field barrier-free gateway project, and upgrading the pedestrian warning signals along 8 Mile Road. Utilization of reserves in this fund have enabled these high-priority projects to move forward.

Enterprise Fund Services: The City accounts for its Refuse & Recycling Fund and Water & Sewer Fund as enterprise funds. Enterprise funds should be supported by independent rate structures and not by taxes. Although operational summaries are reviewed when necessary to determine the adequacy of rates, formal budgets are not required under the State of Michigan's Uniform Accounting and Budgeting Act and are, therefore, not contained in the Budget Resolution.

The Refuse & Recycling Fund has been self-supporting for many years. This activity provides curbside residential pick-up, commercial pick-up in the downtown, curbside leaf pickup, curbside brush chipping, and household hazardous waste disposal. Both contracts for commercial and residential services with GFL Environmental will expire on May 31, 2027.

The goal of this fund is to have the current rates cover the entire cost of the residential and commercial programs. The residential program rate is proposed to increase from \$44.30 to \$50.50 bi-monthly, an increase of 14%, or \$6.20 bi-monthly. The increase can be broken down into three components: increase in overhead/indirect costs account for approximately 6%, fuel charge increases account for approximately 2%, and the remaining 6% is due to contract price and other inflationary adjustments.

Fiscal Year 2025 Budget Message – continued

The commercial program is a six day per week service funded by a bi-monthly charge to downtown residential and commercial business entities. In addition to the contractor costs, expenditures also include public works wages to clean up the dumpster areas daily and dumpster enclosure repairs. The bi-monthly rates proposed to increase approximately 16% for the five larger business classifications and approximately 8% for the smaller two business classifications. Approximately half of the increase is due to the overhead/indirect cost allocation. The rates have remained unchanged for the last three years.

The Water & Sewer Fund accounts for the operations and maintenance of the City of Northville's water and sewer system. The City of Northville's water supplier is the Great Lakes Water Authority (GLWA). Wayne County is the provider of sanitary sewer service for the City of Northville. The City of Northville, along with 14 other jurisdictions, is included in what is known as the Rouge Valley Sewage Disposal System.

On April 8, there will be a special meeting to discuss the water and sewer infrastructure needs in the City. The most recent water reliability study estimated needed capital improvements to the system in the amount of \$24 million over the next five years. As part of that special meeting, Municipal Analytics, will present a formal rate study for this fund, to include shifting some of the consumption-based rates into fixed rates.

The presentation will provide alternatives to funding the revenue requirements for the system. A utility system's revenue requirements include operations and maintenance, capital, and debt service. It should establish rates to recover all costs as well as meet a cash reserve requirement. Nearly 100% of sewer costs are fixed, yet the rate is 100% variable. Over 60% of water costs are fixed, yet only 7% of revenue is fixed. Rates do not recognize the proportionate costs of serving larger customers.

The revenue requirement generates an overall increase to the user rates of 10%, which is subject to City Council approval. City Council will need to provide staff direction on which mix of fixed and variables costs to implement going forward. Individual customers will vary from that 10% dependent upon their meter size and consumption.

In December 2022 the City entered in an administrative consent order (ACO) with EGLE in which the City was required to perform a feasibility study for the underground water reservoir and the City's water system. It was determined that the underground reservoir must be decommissioned. As a result, a new booster station will be required to move water into the water tower.

The City is currently seeking grants to pay for the \$24 million of needed infrastructure improvements over the next 5+ years. If unsuccessful in part or full, the City will need to issue bonds to fund the improvements. This budget includes the issuance of \$14.5 million in a bond issuance planned for late 2024 or early 2025.

Downtown Development Authority (DDA): The DDA is a component unit of the City of Northville. The activity in this fund fluctuates year-to-year as specific projects are identified. The DDA has continued to actively utilize a committee structure to implement the Downtown Strategic Plan which was updated in July 2016.

Fiscal Year 2025 Budget Message – continued

The taxable value subject to DDA capture increased 7.7% from last year, generating an additional \$39,000 in captured taxes. The DDA is anticipating \$30,000 to be reimbursed by the State for the small taxpayer exemption from personal property with taxable values of less than \$180,000. The 2-mill levy has been permanently reduced to 1.7068 mills due to a Headlee rollback. This will provide for \$74,000 in revenue for fiscal year 2025. The DDA assists in paying costs for street lighting, electricity, and parking maintenance in the downtown area.

FY25 will be the final debt service payment for streetscape bonds issued in 2010. That will free up approximately \$170,000 annually to reprogram for pay-as-you-go projects or to pay for a future debt service obligation to fund a larger project.

Brownfield Redevelopment Authority: This fund was established to facilitate the implementation of Brownfield plans relating to the identification and treatment of environmentally distressed, functionally obsolete and/or blighted areas to promote revitalization. The Downs Development project has been approved and capture is expected to begin in FY2026. A second development has been approved but has yet to begin. That developer may be revising their plan.

An ARPA grant has been awarded to the City for River Park. The grant amount is \$2.5 million of which most of it will be spent this calendar year on preliminary work to daylight the river.

Debt: The City currently has two outstanding bond issues and one installment purchase contract. The first bond issue is repaid through captured taxes by the DDA with a final payment due in FY2025. The other bond issue is for street improvements and is repaid by a debt millage with a final payment due in FY2029. The installment purchase contract was to finance the purchase of an aerial truck for the Fire Department. A portion of the annual payment is paid by the City of Plymouth per the terms of the cost sharing agreement between the two communities. The final payment for the installment purchase contract will be in FY2026.

The City is considering two potential bond issues within the next year. One for water improvements and one for downtown street and streetscape improvements.

Capital Improvement Program: The Capital Improvement Program for FY2025 provides for \$17.5 million in physical improvements. The City's Six-Year Capital Improvement Plan (CIP) is essential to the planning process of the City of Northville. This plan complies with the Planning Enabling Act which requires local governments to prepare an annual capital improvement plan.

In its desire to provide quality service and facilities to its residents, the City of Northville realizes that needs and wants always exceed resources. This multi-year plan provides a framework in which desired acquisitions and projects are prioritized and matched with finite resources. The goal in developing the six-year program is to plan for and guide needed capital improvements and expenditures in a fiscally sound manner. This ensures that these improvements are consistent with the goals and policies of the City Council and the residents of the City of Northville. Further detail may be found in Section IX.

Fiscal Year 2025 Budget Message – continued

Proposed 2024 Millage Rates: The following statements are provided concerning the 2024 proposed millage levies for the City.

- The Operating Millage is proposed to be 12.9231 mills, compared to 13.0182 mills in the prior, resulting in a decrease of 0.73%.
- The levy for Streets, Drainage and Sidewalks Improvements is proposed to be 1.6097 mills, compared to 1.6216 mills in the prior year, resulting in decrease of 0.73%.
- The levy for Street Bond Debt, approved by the voters on November 6, 2018, is proposed to be 0.6810 mills, compared to 0.7355 mills in 2022, resulting in a 7.41% decrease.
- The total City millage for operating, debt, and improvements is proposed to be 15.2138 mills in 2024. Compared to the 15.3753 mills levied in 2023, the decrease is 0.1615 mills, or 1.05%.

Budget Process: The City Charter requires that a public hearing be held and the budget be adopted at the second regular meeting in May, which has been scheduled for Monday, May 20, 2024. The City Council budget review session is scheduled for Thursday, April 11, 2024 at 5:30 pm. In presenting this budget, every effort has been made to reflect the stated policies, priorities, and objectives of the City Council within the financial means available. Your careful consideration of this budget proposal is requested.

The preparation of the budget document requires the coordinated effort and cooperation of all City Department Heads. Their efforts and contributions are greatly appreciated. However, an especially intensive job was performed by the Finance Department, in particular Finance Director/Treasurer Sandi Wiktorowski, whose expertise and high professional standards guide the ongoing budget process. Without the Directors' hard work, attention to detail, and persistence, the budget would be far less accurate, orderly, and concise.

Respectfully submitted,

George Lahanas

City Manager

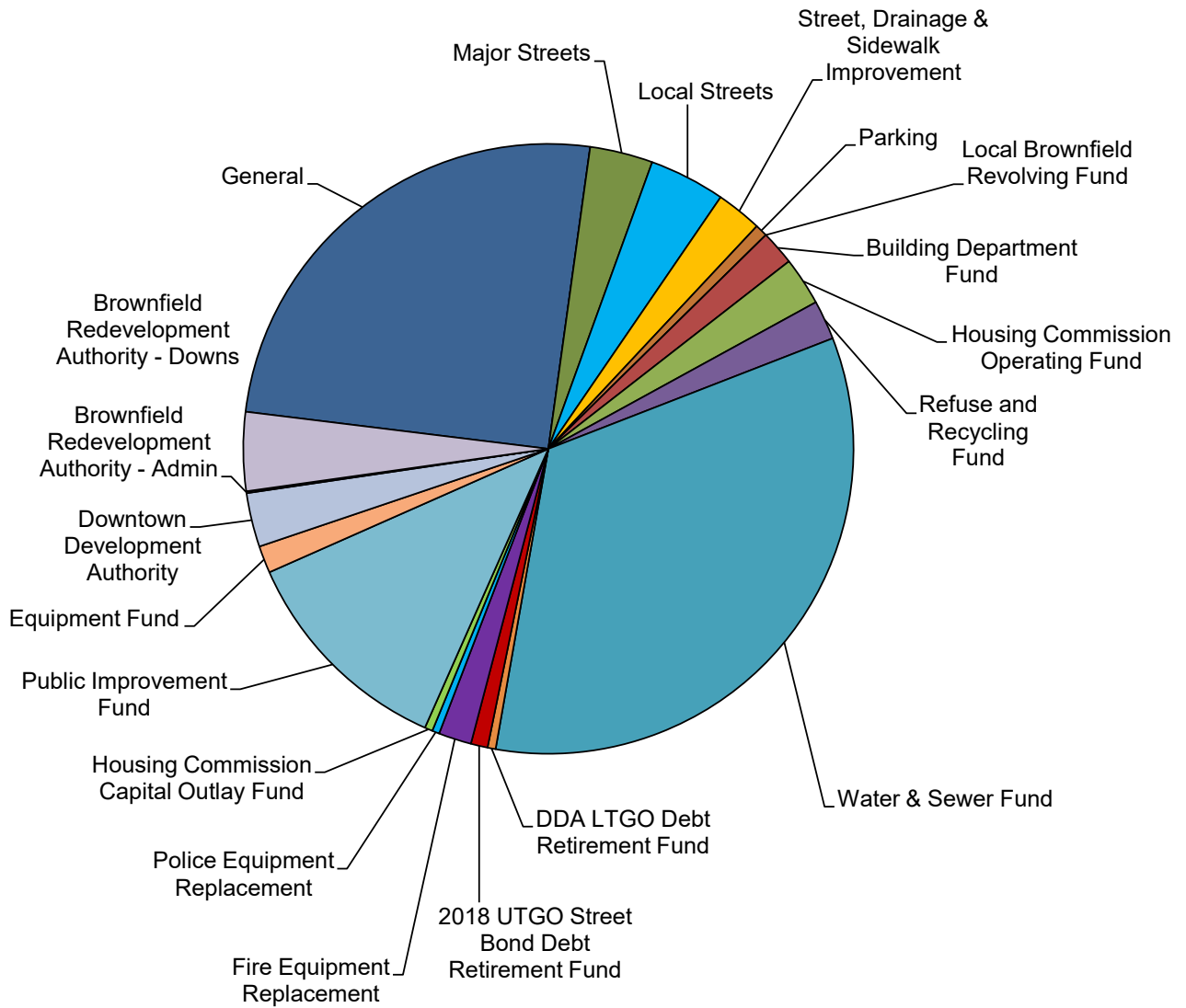


**Fiscal Year 2025 Annual Budget
Total Expenditures All Funds**

In this summary, the total proposed FY2024-25 budget for all funds is compared with the projected totals for FY2023-24. All budget totals in this summary include interfund transfers out.

Fund	2023-24 Projected	2024-25 Proposed	Net Change	Percent Change
General	\$ 9,829,809	\$ 10,016,269	\$ 186,460	1.90%
Sustainability Revolving Fund	\$ 25,000	\$ -	\$ (25,000)	-100.00%
Major Streets	\$ 1,169,952	\$ 1,322,985	\$ 153,033	13.08%
Local Streets	\$ 1,583,313	\$ 1,595,870	\$ 12,557	0.79%
Street, Drainage & Sidewalk Improvement	\$ 1,242,145	\$ 960,000	\$ (282,145)	-22.71%
Parking	\$ 183,885	\$ 261,580	\$ 77,695	42.25%
Local Brownfield Revolving Fund	\$ -	\$ -	\$ -	0.00%
Building Department Fund	\$ -	\$ 725,890	\$ 725,890	0.00%
Housing Commission Operating Fund	\$ 992,281	\$ 1,014,235	\$ 21,954	2.21%
Refuse and Recycling Fund	\$ 775,918	\$ 825,565	\$ 49,647	6.40%
Water & Sewer Fund	\$ 5,063,897	\$ 13,357,410	\$ 8,293,513	163.78%
DDA LTGO Debt Retirement Fund	\$ 170,075	\$ 170,115	\$ 40	0.00%
2018 UTGO Street Bond Debt Retirement Fund	\$ 352,490	\$ 353,645	\$ 1,155	0.33%
Fire Equipment Replacement	\$ 60,800	\$ 691,000	\$ 630,200	1036.51%
Police Equipment Replacement	\$ 170,492	\$ 151,900	\$ (18,592)	-10.90%
Housing Commission Capital Outlay Fund	\$ 276,105	\$ 166,000	\$ (110,105)	-39.88%
Public Improvement Fund	\$ 2,393,201	\$ 4,655,917	\$ 2,262,716	94.55%
Equipment Fund	\$ 541,965	\$ 572,040	\$ 30,075	5.55%
Downtown Development Authority	\$ 1,285,013	\$ 1,137,271	\$ (147,742)	-11.50%
Brownfield Redevelopment Authority - Admin	\$ 17,670	\$ 37,000	\$ 19,330	109.39%
Brownfield Redevelopment Authority - Foundry	\$ 2,500	\$ 2,500	\$ -	0.00%
Brownfield Redevelopment Authority - Downs	\$ 849,222	\$ 1,653,778	\$ 804,556	94.74%
Total All City Funds	\$ 26,985,733	\$ 39,670,970	\$ 12,685,237	47.01%

Fiscal Year 2025 Annual Budget Summary - All City Funds - Expenditures





Fiscal Year 2025 Annual Budget

BUDGET PROCESS

The City of Northville Charter designates the City Manager as the Chief Budget Officer. Preparation of the City budget is in accordance with the schedule set by Charter and City Council.

The budget represents a complete financial plan for all activities of the City for the ensuing fiscal year. All estimated revenue and proposed expenditures are summarized and presented in a form prescribed by law. In addition, this document presents the proposed budget as part of a five-year plan to improve the decision-making process.

The budget process begins with meeting to review and update the Strategic Priorities at a meeting in January with the City Council, the City Manager, and administrative staff. This is a public meeting. Based upon presentation by the City Manager and discussion between the Mayor and City Council, the strategic priorities are updated by City Council. This is a two-year rolling document.

Each January, department heads receive workpapers to prepare their individual line-item budgets. Upon completion, the departmental budgets are returned to the Finance Department in February where the budget data is compiled and verified. The City Manager and Finance Director then analyze these amounts. Further discussions occur with department heads and the budget adjusted accordingly.

A proposed, balanced budget is then developed to support the direction and focus established for the community by City Council. Specific issues are identified which are vital to continued quality services within the means available. This method of budgeting serves to improve the level of organizational accountability. City Council meetings, held in April and May, provide all interested citizens an open forum where they can be heard. Upon review, and a subsequent public hearing, the City Council adopts the budget by resolution.

The budget is scheduled for adoption at the second regular City Council meeting in May in accordance with the City Charter. The operating millage rate is established as part of the budget adoption resolution.



Budget Schedule

The City Charter requires that the City Budget be adopted not earlier than April 15 and not later than the third Monday in May of each year. The following schedule is proposed for study sessions and regular meetings related to the adoption of the 2024-25 City Budget.

Monday, January 18	Special Meeting – Strategic Priorities Update (5:30 pm)
Monday, January 22	Finance Department distributes worksheets to Department Heads
Friday, February 9	Departmental worksheets and supporting documentation due to Finance Department
Monday, April 1	Budget document distributed to City Council
Thursday, April 11	Special Meeting – Budget Study Session (5:30 pm)
Thursday, May 9	Notice of Availability of Budget and Hearing on Budget (at least one week in advance of the hearing)
Monday, May 20	Regular Meeting - Hearing on Budget Adoption, subsequent Budget Adoption, and establishment of 2024 Operating Millage Rate



**NOTICE OF PUBLIC HEARING
2024-25 PROPOSED ANNUAL CITY BUDGET**

Notice is hereby given that a public hearing will be held on Monday, May 20, 2024 at 7:00 P.M. in the City Council chambers of the Northville City Hall, 215 W. Main Street, for the purpose of receiving testimony and discussing the proposed 2024-25 Annual City Budget. The meeting will be live-streamed on Zoom. The link will be posted on the meeting agenda and the City's website.

The property tax millage rate proposed to be levied to support the proposed budget will be the subject of this hearing.

PROPOSED 2024 MILLAGE RATES The following statements are provided, as required by State statute, concerning the 2024 proposed millage levies for the City of Northville.

The 2024 tax levy for the City Operating Millage is proposed to be 12.9231 mills, compared to 13.0182 mills in 2023, resulting in a decrease of 0.0951 mills, or 0.73%. The City Council has authority under the City Charter to set the Operating Millage rate within the maximum allowed rate of 12.9231 mills, as adjusted by the Headlee roll-back formula.

The 2024 levy for the Improvement Program for Streets, Drainage and Sidewalks, approved by the voters on March 4, 1997, is proposed to be 1.6097 mills, compared to 1.6216 mills in 2023, resulting in a decrease of 0.0119 mills, or 0.73%.

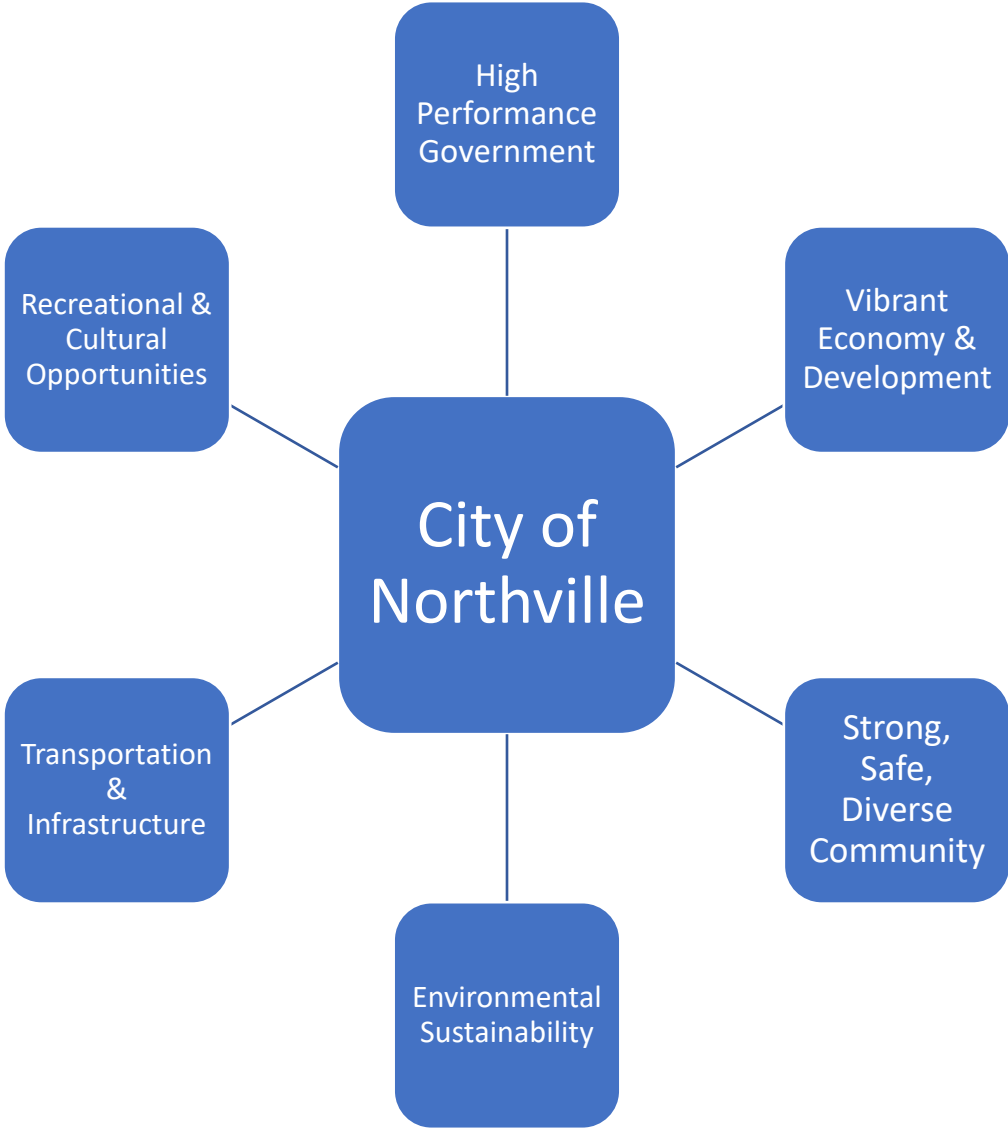
The 2024 levy for Street Bonds for repayment of issued bonds, approved by voters on November 6, 2018, is proposed to be 0.6810 mills, compared to 0.7355 mills in 2023, resulting in a 7.41% decrease.

The total City millage for operating, debt, and improvements is proposed to be 15.2138 mills in 2024. Compared to the 15.3753 mills levied in 2023, the decrease is 0.1615 mills, or 1.05%

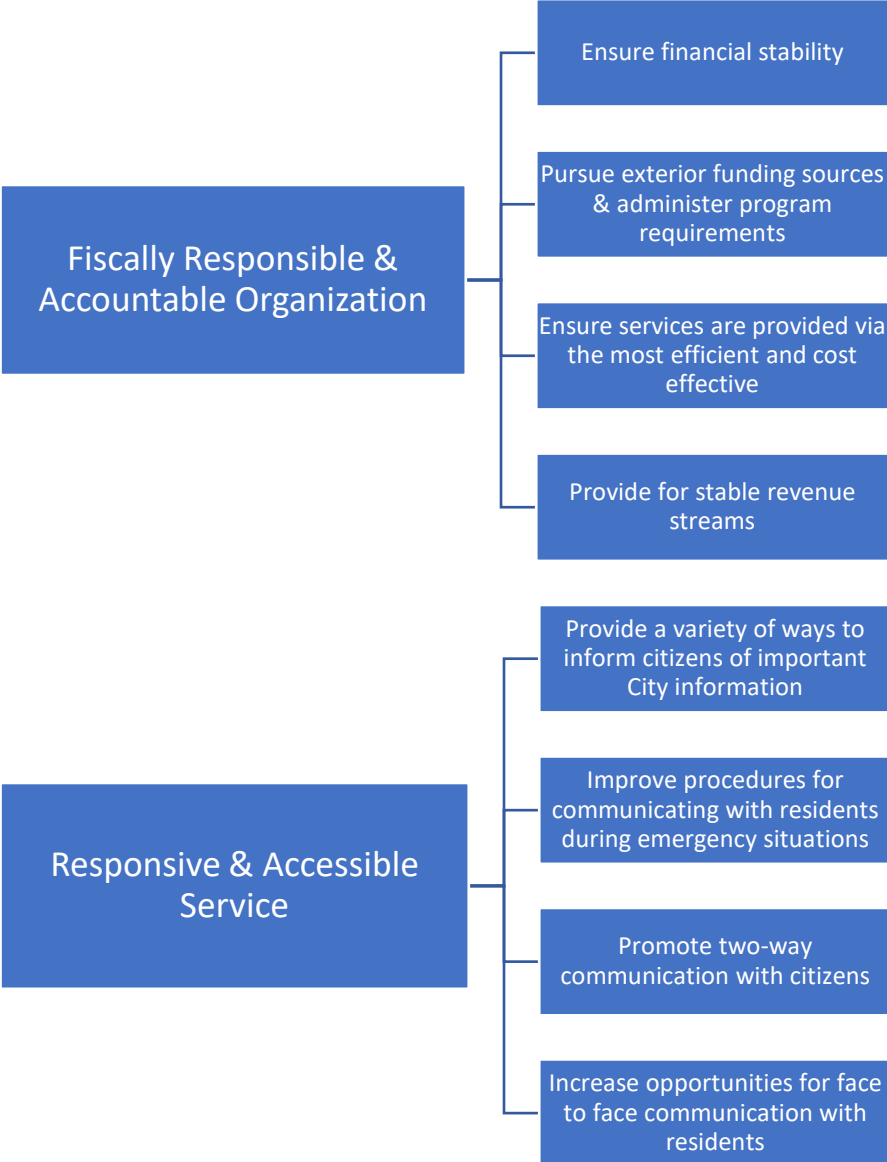
ANTICIPATED EQUALIZATION FACTORS The 2024 equalization factors for both Wayne and Oakland County are expected to be 1.00 for all classes of property.

Northville Record: Please publish
Thursday, May 9, 2024. Paragraph #2 must
be in 11 point boldfaced type.

Strategic Priorities – FY2024 and FY2025



High Performing Government: Good Governance



Vibrant Economy & Development

Balanced Parking System

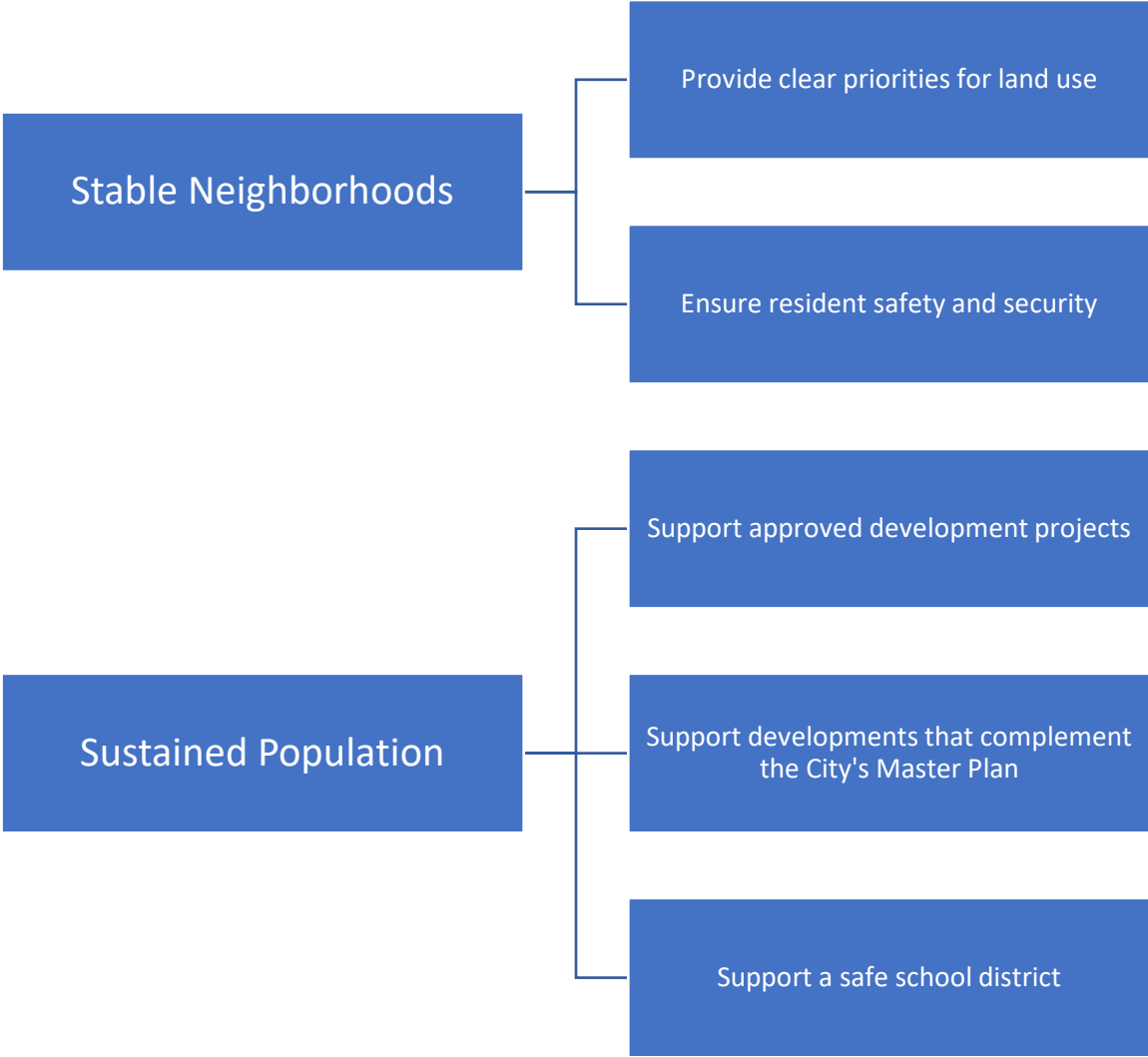
Provide adequate parking to support visitor, business and resident needs

Resilient & Vibrant Downtown

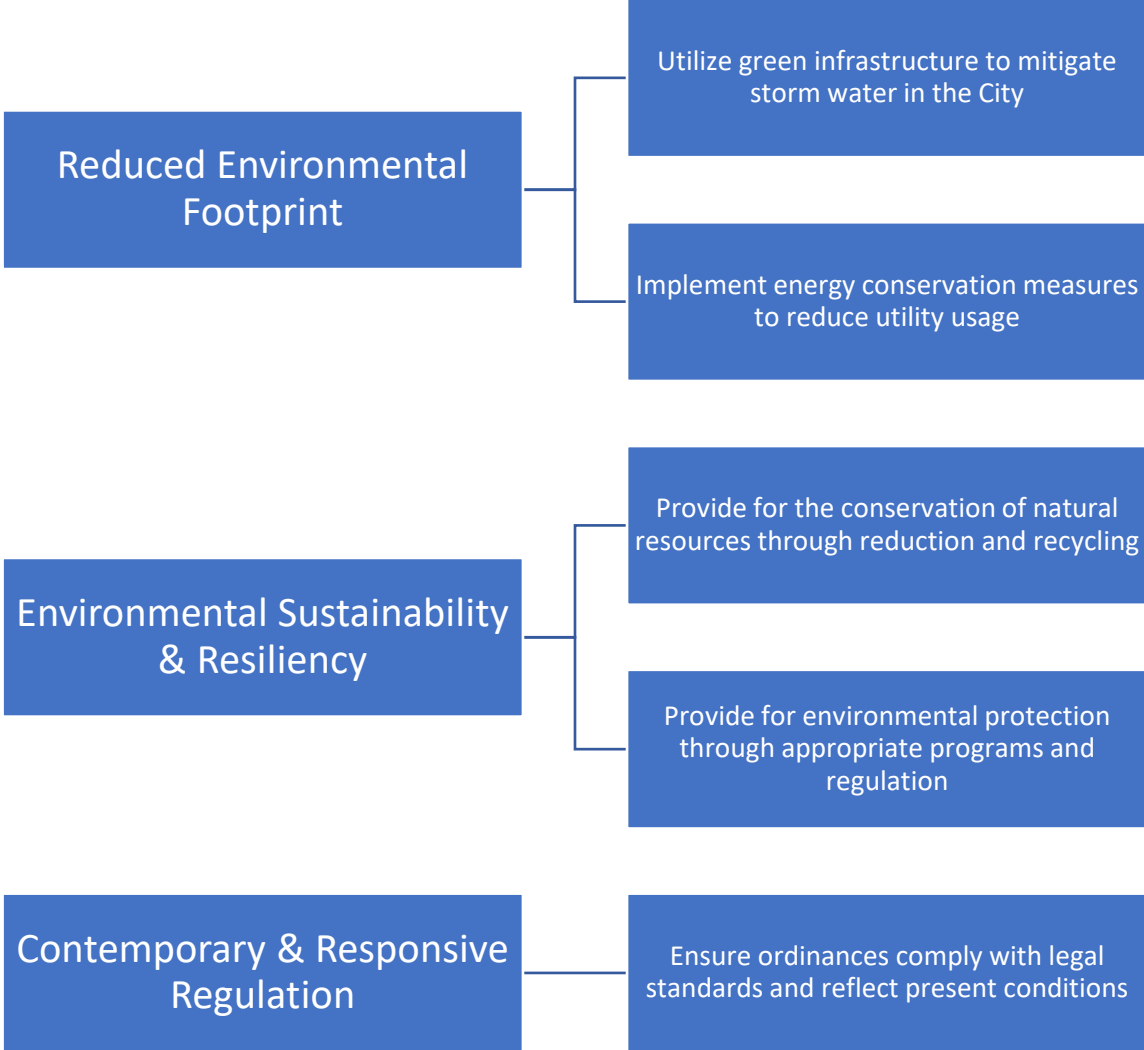
Provide a range of programs to support seasonal operation of the downtown

Ensure downtown infrastructure is attractive and safe for all visitors

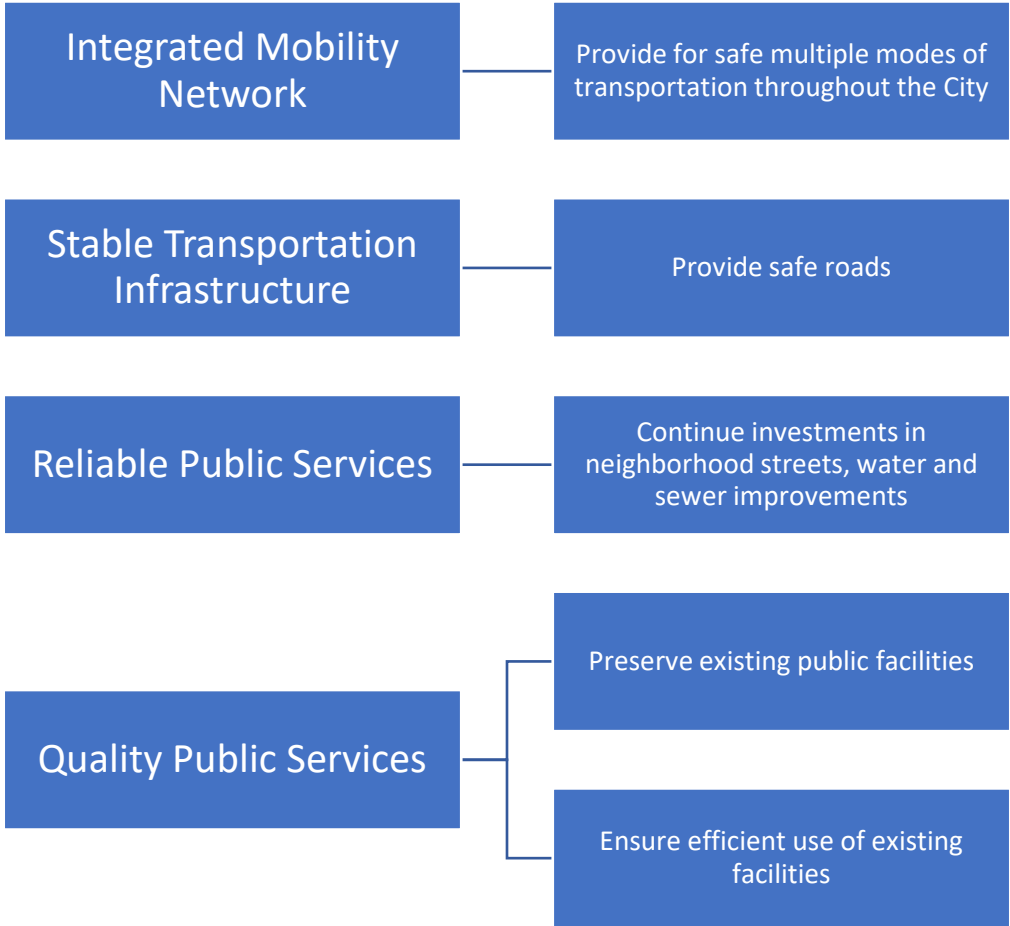
Strong Neighborhoods: Strong, Safe, Diverse Community



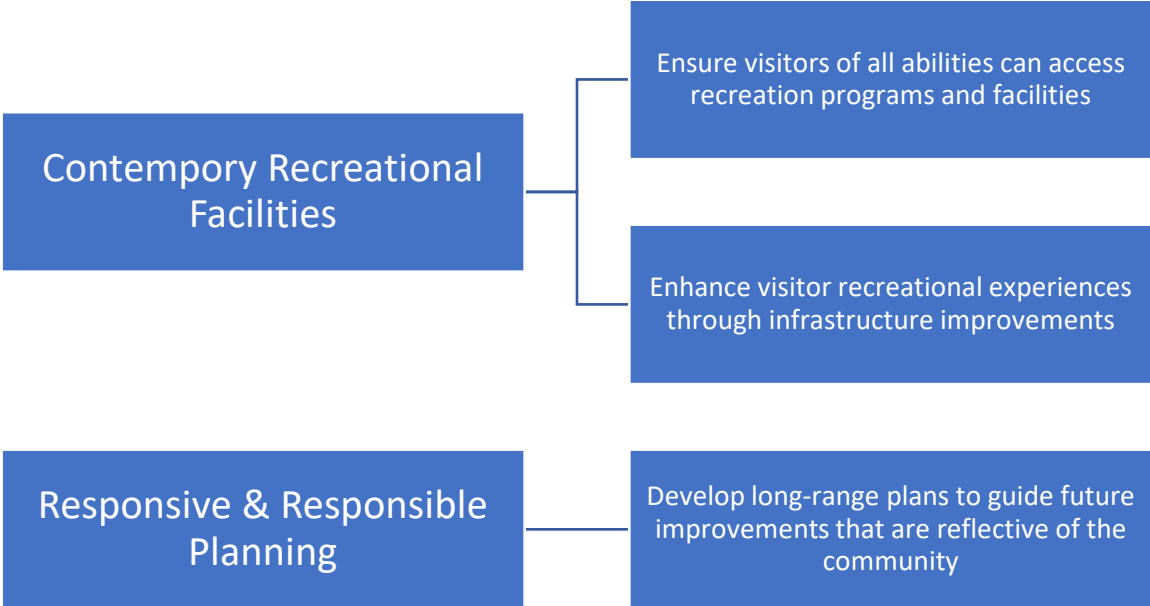
High Quality Environment: Environmental Sustainability



Enhanced Public Assets: Transportation & Infrastructure



Enhanced Public Assets: Recreational & Cultural Opportunities



SECTION II

GENERAL FUND

The General Fund is the City's major operating fund, providing the majority of services to the City's residents, taxpayers and customers. By showing actual revenues and expenditures from the previous fiscal year, current year projected revenues and expenditures, and proposed budget amounts for the next four fiscal years, the reader is provided with a better view the City's financial picture.



General Fund Summary

The General Fund accounts for police, fire, public works, planning & zoning, and administrative functions of city government. The proposed General Fund budget is balanced. Overall, the proposed expenditures reflect an increase of \$186,460 or 1.9% from last year.

Taxable values for the City are continuing an upward trend. It provides for approximately \$371,000 of additional tax revenues for fiscal year 2025. The proposed budget reduces the general operating millage rate from 13.0182 mills down to 12.9231 mills due to Headlee.

Total expenditures for fiscal year 2025 are \$10 million. The Police Department represents 36% of expenditures (down from 37% in the prior year) and Fire at 15% (up from 14% in the prior year). Personnel costs account for 54% of the General Fund expenditures. However, some responsibilities are contracted out (assessing, building official, inspectors, and City attorney).

In addition to funding normal operating costs, the proposed budget includes an additional pension contribution and transfers to other funds for capital purchases or improvement projects.

The City's contribution towards the Fire Department's operating costs increased from 37% to 41% for the proposed year. The share between the City of Northville and the City of Plymouth is calculated each year based upon run volumes.

Parks & Recreation is a shared service between the City of Northville and the Township of Northville. Although the administration of the department was transferred to Northville Township as of January 1, 2018, the contribution for shared services is proposed to remain the same. The City's share remains at 16% which is based upon taxable values and populations of both communities.

The City of Northville is one of five communities that supports the 35th District Court. The communities previously shared in the net revenue of the Court based upon caseload. Beginning with 2017 all excess revenue for the Court was to be used to fund the Court's unfunded pension and OPEB liabilities. Beginning with FY 2023, the communities have to contribute funds to support the court operations and cease contributions to the pension and OPEB plans. The expected City contribution is 4% of the projected shortfall, or \$33,000.

One of the City Council's strategic priorities has consistently been financial sustainability. The City strives to continue to provide a high level of service to the Northville community while keeping that goal in mind.

The City's retiree healthcare trust fund is over 100% funded. Therefore, the City will continue paying retiree healthcare costs out of the trust. Staff is diligently planning to bring the pension plan to 120% funded in the near term. This achievement will have a significant impact on future years budgets. The required contribution for FY25 towards the unfunded pension obligation is \$1.2 million in the General Fund and \$1,5 million in total.



The City will likely be issuing bonds to fund \$14 million in water and sewer improvements later this year. Therefore, the City will be seeking to increase its bond rating from AA+ to AAA. If achieved, it will allow for lower interest rates. One of the criteria for the AAA rating is having unrestricted fund balance in the General Fund of at least 30% of expenditures. The proposed budget has been established to achieve this goal. As of June 30, 2023 it was 29.9%.

An analysis of the overhead charges was performed during FY2024. The cost allocation model prepared by Municipal Analytics supports and enhances the financial stability of the City by appropriately allocating General Fund administrative costs to other funds. It ensures that the full cost of other programs is allocated appropriately. The overhead/indirect cost allocation distributes \$611,760 in administrative costs to other programs and funds as shown in the table below. The General Fund will still subsidize several other funds for FY25 including the street funds which are limited by the State, the DDA, the Housing Commission, and the Equipment Fund. The model will be updated annually and the indirect costs updated accordingly.

Fund	Projected 2023-24	Proposed 2024-25	Estimated 2025-26	Estimated 2026-27	Estimated 2027-28
Major Streets Fund	24,450	34,550	35,590	36,660	37,760
Subsidy		(5,550)	(5,720)	(5,890)	(6,070)
Local Street Fund	13,500	109,240	112,520	115,900	119,380
Subsidy		(86,240)	(88,830)	(91,490)	(94,230)
Brownfield Redevelopment Authority	0	20,000	20,000	20,000	20,000
Downtown Development Authority	13,480	119,980	123,580	127,290	131,110
Subsidy		(60,505)	(62,320)	(64,190)	(66,120)
Building Department Fund	0	118,750	122,310	125,980	129,760
Public Improvement Fund	11,440	15,845	16,320	16,810	17,310
Housing Commission	8,240	43,360	44,660	46,000	47,380
Subsidy		(19,500)	(20,090)	(20,690)	(21,310)
Water and Sewer Fund	58,580	242,020	251,095	260,513	270,286
Refuse & Recycling Fund	28,530	79,810	82,200	84,670	87,210
Equipment Fund	10,000	30,890	31,820	32,770	33,750
Subsidy	(10,000)	(30,890)	(31,820)	(32,770)	(33,750)
Total - Revenue to General Fund	\$158,220	\$611,760	\$631,315	\$651,563	\$672,466

Revenue and expenditures for the General Fund are explained in more detail on the following pages.



General Fund Summary

Revenue	FY23	FY24	FY25	FY25
	Actual	Projected	Proposed	% Total
Property Taxes	\$ 6,059,619	\$ 6,499,608	\$ 6,882,503	68.4%
Licenses, Fees and Permits	442,281	414,175	157,350	1.6%
Racetrack Breakage	12,500	4,700	-	0.0%
State Revenue	783,823	804,126	797,847	7.9%
Sales and Services	988,353	1,167,659	1,231,208	12.3%
Fines and Forfeitures	10,487	11,000	11,000	0.1%
Grants & Other Local Services	16,908	19,337	51,000	0.5%
Interest & Other Revenue	323,541	481,929	306,943	3.1%
Developer Reimbursement	352,227	247,635	-	0.0%
Overhead/Indirect Cost Recovery	154,750	158,220	611,760	6.1%
Transfers from Other Funds	176,633	259,789	-	0.0%
Total Revenue	\$ 9,321,122	\$ 10,068,178	\$ 10,049,611	100.0%

Expenditures	FY23	FY24	FY25	FY25
	Actual	Projected	Proposed	% Total
Administration*	1,673,105	1,807,158	\$ 2,032,835	20.4%
City Hall Buildings & Grounds	195,867	223,965	204,440	2.0%
Police Department	3,061,077	3,449,551	3,576,870	35.8%
Fire Department	1,030,421	1,221,966	1,515,955	15.1%
Technology	129,805	254,591	161,850	1.6%
Department of Public Works	801,500	871,955	804,215	8.0%
Planning, Zoning, & Inspection Services	801,182	730,556	222,890	2.2%
Shared Services	241,264	248,983	260,968	2.6%
Contributions to Other Funds	1,105,506	811,727	870,984	8.7%
Debt Service	52,523	52,277	52,992	0.5%
Insurance & Central Supplies	54,805	57,080	58,020	0.6%
Unallocated Reserve	-	100,000	254,250	2.5%
Total Expenditures	9,147,055	9,829,809	10,016,269	100.0%
Increase to Fund Balance	\$ 174,067	\$ 238,369	\$ 33,342	
Total Expenditures + Increase to Fund Balance	\$ 9,321,122	\$ 10,068,178	\$ 10,049,611	

Fund Balance Analysis:

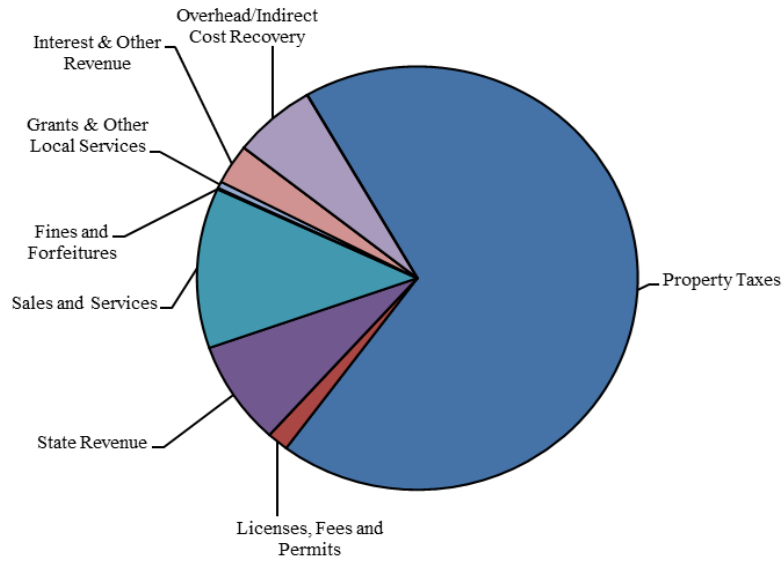
Beginning Fund Balance	3,254,061	3,492,430
Change in Fund Balance	238,369	33,342
Projected Ending Fund Balance	3,492,430	3,525,772

Fund Balance Constraints:

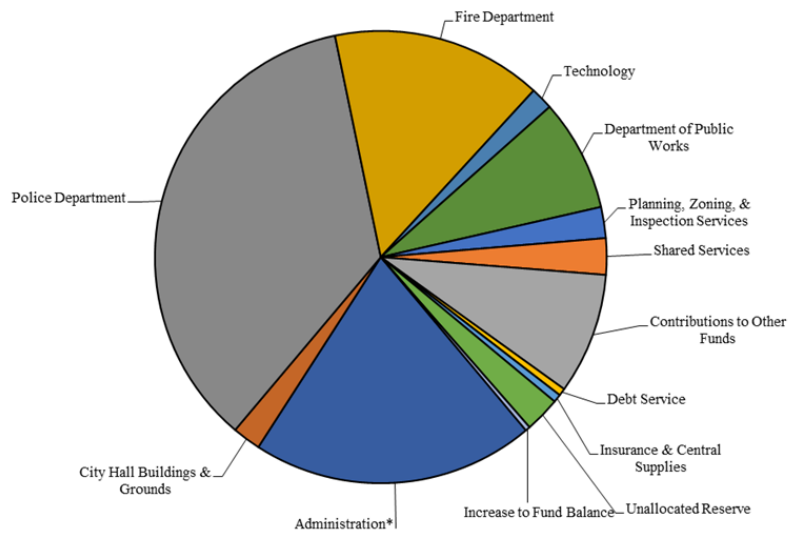
Restricted	519,797	404,380
Unrestricted	2,972,633	3,121,392
Projected Ending Fund Balance	3,492,430	3,525,772
Unrestricted Fund Balance as a % of Expenditures	30%	31%

*Administration expenditures include: City Council, City Manager, Elections, Communications, City Attorney, City Clerk, Finance & Administrative Services, and Tax Department.

2024-25 Budgeted Revenues



2024-25 Budgeted Expenditures





General Fund Revenue

Overview

Overall General Fund revenue is down slightly from the prior year, with a decrease of \$18,567 or 0.18%. General Fund revenue is received from a variety of sources. The City of Northville has divided these into nine categories as described below.

Property Tax

The Inflation Rate Multiplier (IRM) is a statutory required calculation by the State of Michigan using the monthly values of the US consumer price index (CPI). For the proposed fiscal year, inflation was calculated at 5.1%. While taxable value increases are capped at 5% due to Proposal A, the Headlee calculation uses the actual inflation rate. Both are described in more detail below.

The Headlee Amendment, ratified in 1978, accomplished limiting the growth of property tax revenue by controlling how a local government's maximum authorized millage rate is calculated, particularly as it relates to growth on existing property. The Headlee Amendment requires that when growth on existing property community-wide is greater than inflation, the local government must "roll back" its maximum authorized millage rate so that the increase in property tax revenue caused by growth on existing property does not exceed inflation (commonly referred to as the "Headlee roll back"). The taxable value of the City increased 6.8%. Since that is higher than the IRM used in the Headlee calculation, the City of Northville's millage rate will roll back this year. The millage rate will roll back from 13.0182 mills to 12.9231 mills for the 2024 tax year. The City does not have any unlevied millage capacity. The millage rate can never increase unless a Headlee override is approved by the voters if that is the desire of City Council at any point in the future.

Until March 1994, property tax was calculated as the millage rate multiplied by the State Equalized Value (which approximated 50% of true cash value). Beginning in March 1994, Proposal A created a new methodology to determine property values for tax purposes with the introduction of "taxable value". Taxable value on each individual real property cannot increase by more than the lesser of inflation or five percent annually until a property is sold or transferred, unless improvements are added. This is regardless of property value changes due to the market. Taxable Value can never exceed the Assessed Value. The CPI is calculated at 5.1%. However, it is limited to 5.0% for the 2024 tax year due to Proposal A.

The primary source of General Fund revenue is property taxes at 68% of total revenue. The combined taxable value of the City, net of DDA, increased by 6.8%. This increase generates an additional \$371,000 in property tax revenue. The increase in taxable value was almost \$33 million. Approximately \$7.8 million of that increase was due to new construction.

An administrative fee of 1% is assessed on the tax bills generates \$242,000 which covers the majority of the cost of the Tax and Assessing Department.



Licenses, Fees, and Permits

Overall, license, fee, and permit revenue is projected to decrease 62% from the prior year. That decrease is directly related to the building permit activity being recorded in its own fund going forward. The major revenue source in this category is cable television franchise fees which is gradually decreasing as more people are dropping cable television and moving to streaming services. This revenue peaked in 2015 at \$179,000 but next year is budgeted at only \$111,000.

State Revenue

State Shared Revenue is budgeted based upon distribution rates received from the State of Michigan released in February 2024 by the Department of Treasury. The State of Michigan legislature enacted the current formula for allocating state shared sales tax revenue in December 1998. Cities, villages, and townships in the State of Michigan receive a share of the Michigan 6% sales tax. The revenue sharing to those local governments previously consisted of both constitutional and statutory payments. The constitutional formula is fixed; in other words, the legislature must appropriate whatever is calculated. It cannot arbitrarily alter the constitutional formula. The amount projected for FY2025 is based on the current information provided by the State of Michigan. The amount is decreasing slightly. However, the State's budget has not been finalized yet.

The statutory portion of revenue sharing was replaced with the City, Village, Township Revenue Sharing (CVTRS). Eligible local units must meet the requirements of Accountability and Transparency to receive full payment. These requirements include producing a debt service report and a projected budget report. Based on the current information provided by the State of Michigan, the City is anticipating that CVTRS will increase 6% over the prior fiscal year.

Public Act 86 of 2014 requires the Local Community Stabilization Authority to reimburse cities for personal property tax losses due to the new Small Taxpayer Personal Property Tax Exemption. The amount estimated for fiscal year 2025 is \$20,000.

Sales and Services

The sales and services category accounts for 12% of all General Fund revenue. The primary source of revenue in this category is the fire service to City of Plymouth. Beginning January 1, 2012, the City of Northville began providing professional fire prevention, fire suppression and emergency medical services to the City of Plymouth. That agreement has been approved for another twelve years. 59% of the costs will be reimbursed by the City of Plymouth for the proposed year, down 4% from the prior year. The percentage is based upon a pro-rata share of runs in the prior calendar year.

Northville Public Schools has received a grant that will pay for 100% of a school resource officer for the schools within the City limits, primarily at Hillside Middle School. The grant was for the 2023-24 school year. For the next two fiscal years the Schools and the City have agreed to split the cost 50/50. Crossing Guard Reimbursement will cover 25% of the cost of public-school crossing guards paid by Northville Public Schools.



The Fire Department contracts with a third-party to recover ambulance transport costs from the patients.

The City owns and operates two cemeteries: Rural Hill and Oakwood. Rural Hill Cemetery is the only one still active. Cemetery revenue is derived from the sale of grave sites and burial services which fluctuate from year to year. Any revenue exceeding the total cost to maintain the cemetery each year is transferred equally to the Cemetery Trust Fund and the Public Improvement Fund.

Fines & Forfeits

Most of the activity in this category is revenue from parking tickets.

Grants & Other Local Sources

The Act 302 Training Grant represents revenue related to police department training activity reimbursed by the State. A small amount is received annually from the 35th District Court related to drunk driver case flow. The City has applied for several grants, but they are budgeted for in other funds if awarded. The \$48,000 grant for the multi-year Historic Design Guidelines Update project is expected to be received in FY2025.

Interest & Other Revenue

Cell Tower Revenue: The most significant external revenue source in this category is from cellular providers. The City has leases with three cellular providers which allows placement of their equipment atop the water tower. Two of the agreements were recently renegotiated.

Interest from Investments: The City utilizes an active rather than passive investment strategy which has increased the overall yield in recent years. Interest rates have increased significantly in the past year or so. The expectation is that they will start to decline during the next fiscal year.

Overhead/Indirect Cost Reimbursement: This category accounts for reimbursements from other funds for overhead and administrative costs which are expended in the General Fund. An analysis of the overhead charges was performed during FY2024. The cost allocation model prepared by Municipal Analytics supports and enhances the financial stability of the City by appropriately allocating General Fund administrative costs to other funds. It ensures that the full cost of other programs is allocated. The overhead/indirect cost allocation distributes \$611,760 in administrative costs to other programs and funds. The General Fund will still subsidize several other funds for FY25 including the street funds which are limited by the State, the DDA, the Housing Commission, and the Equipment Fund. The model will be updated annually and the indirect costs updated accordingly.

Transfers from Other Funds

There are no operating transfers from other funds planned for FY25.



General Fund Revenue

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Proposed Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Revenue</i>							
Property Taxes	5,763,113	6,059,619	6,499,608	6,882,503	7,019,401	7,159,052	7,301,480
Licenses, Fees & Permits	452,592	442,281	414,175	157,350	151,810	146,550	141,550
Racetrack Breakage	15,105	12,500	4,700	-	-	-	-
State Revenue	762,697	783,823	804,126	797,847	811,404	825,224	839,324
Sales & Services	840,940	988,353	1,167,659	1,231,208	1,246,815	1,243,267	1,270,691
Fines & Forfeitures	15,013	10,487	11,000	11,000	11,000	11,000	11,000
Grants & Other Local Sources	6,636	16,908	19,337	51,000	3,000	3,000	3,000
Interest & Other Revenue	362,965	323,541	481,929	306,943	253,092	251,203	256,567
Developer Reimbursement	-	352,227	247,635	-	-	-	-
Overhead/Indirect Cost Recovery	161,350	154,750	158,220	611,760	631,315	641,563	672,466
Transfers from Other Funds	52,205	176,633	259,789	-	8,000	-	30,000
Total Revenue - General Fund	8,432,616	9,321,122	10,068,178	10,049,611	10,135,837	10,280,859	10,526,078



City Council

Overview

The City Council is the legislative and policy making body of the City of Northville. The Council establishes policy, approves contracts, enacts ordinances, and approves rules and regulations which supplement the ordinances and policies of the City.

The City Council holds public hearings on various subjects such as zoning changes, the annual budget, and special assessment rolls; receives and acts upon petitions; and makes appointments to various boards and commissions of the City. Regular meetings are set prior to the beginning of each year and are normally held on the first and third Mondays of each month at 7:00 p.m.

The City Council is comprised of a Mayor and four Council members, all elected at large. Council members are elected in non-partisan elections for overlapping four-year terms. The Mayor, elected to two-year term(s), serves as the presiding officer of the City Council and is the Chief Executive Officer of the City.

Proposed Fiscal Year Highlights

This budget is decreasing by 24% primarily due to discontinuing the option for public participation via Zoom. This change lowers the need for that contractual service. Important memberships will continue to be maintained with the Conference of Western Wayne, Chamber of Commerce, Southeast Michigan Council of Governments, Senior Alliance, and the Michigan Municipal League.

2023 Significant Accomplishments

- Implemented Coffee with Council program.
- Achieved 92% funded ratio on the pension plan per the December 2022 valuation.
- Achieved 115% funded ratio on the other postemployment benefits (OPEB) plan per the December 2022 valuation.
- Contributed an additional \$1.29 million towards the pension plan in 2023.
- Installation of bollards at three intersections in downtown.
- Onboarding of new City Manager in March 2023.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>City Council</i>							
Personnel Services	2,801	2,801	2,805	2,805	2,805	2,805	2,805
Contractual Services	24,046	32,967	12,370	2,520	2,520	2,520	2,520
Other Services & Charges	11,532	21,327	18,470	20,275	20,400	20,525	20,650
Total Expenditures	38,379	57,095	33,645	25,600	25,725	25,850	25,975



City Manager

Overview

The City Manager’s Office provides general administrative services for the management of the City to ensure that all Council policies and directives are carried out. The City Manager coordinates the work of all City departments and employees. Activities include providing liaison between the City Council, advisory boards/commissions, and City staff; preparing the City Council agenda and materials for Council meetings; preparing regular and special management reports; processing citizens’ inquiries and service requests; working with citizens and the media for public relations and information purposes; working with other agencies of government including the DDA, Michigan Municipal League, State and County governments, representing the City at meetings and conferences, and serving on committees as directed.

The City Manager is responsible for the enforcement of all ordinances and expenditure of funds in accordance with the budget and the City Charter. It is also the responsibility of the Manager’s Office to make recommendations to the City Council on legislation, financial programs, capital improvements, special events, and other administrative matters. The office is directly responsible for the City’s personnel program including recruitment, employee safety and training, and labor relations.

Proposed Fiscal Year Highlights

Overall, the costs are increasing 11% over the prior year. The required contributions for the unfunded pension liability charged to this department increased 22%. In addition, the implementation of the indirect cost allocation plan changed the way certain expenditures will be allocated going forward.

2023 Significant Accomplishments

- Onboarding of new Director of Strategic Planning and Special Projects.
- Onboarding of new City Attorney for general, prosecution, and labor issues.
- Established new Strategic Priorities process.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	Proposed Budget	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>City Manager</i>							
Personnel Services	244,721	356,389	455,565	536,545	536,545	536,545	536,545
Personnel Services - Downs Direct	-	-	-	(42,645)	(42,645)	(42,645)	(42,645)
Contractual Services	-	38,469	-	-	-	-	-
Unfunded Pension Contributions	113,293	122,210	122,130	148,450	148,450	148,450	148,450
Other Services & Charges	7,996	5,742	8,763	8,490	8,555	8,690	8,725
Total Expenditures	366,010	522,810	586,458	650,840	650,905	651,040	651,075



Communications

Overview

The Communications Department was established because of implementing a high priority goal of City Council in 2016. This department is responsible for updating and maintaining the City’s website, publishing the weekly online “City News,” publishing the quarterly “Northville Matters” newsletter, maintaining the City’s social media accounts, and issuing press releases. The Communications Manager writes the articles and the City Manager’s Administrative Assistant adds the content to the City News and Northville Matters templates. The Communications Manager is responsible for maintaining the social media accounts and issuing the press releases.

Proposed Fiscal Year Highlights

Overall, the costs are decreasing 34% over the prior year primarily due to the implementation of the indirect cost allocation. Previously, personnel costs of the City Manager’s department were charged to this department. Going forward, those costs will remain in the City Manager’s department.

2023 Significant Accomplishments

- Website design refresh.
- Initiated a series about historic homes in Northville’s Historic District.
- Produced 52 issues of City News and 4 issues of Northville Matters.
- Increased number of social media followers.
- Development of City postcard to encourage enrollment in City News, Nixle, and social media.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	Proposed Budget	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Communications</i>							
Personnel Services	72,597	77,632	87,170	56,215	56,215	56,215	56,215
Personnel Services - Downs Direct	-	-	-	(5,625)	(5,625)	(5,625)	(5,625)
Contractual Services	3,500	4,165	3,500	3,500	3,500	3,500	3,500
Other Services & Charges	14,487	14,774	16,805	16,750	16,955	17,170	17,395
Total Expenditures	90,584	96,571	107,475	70,840	71,045	71,260	71,485



City Clerk

Overview

The City Clerk provides administrative service to all city operations and includes: maintaining ordinances, resolutions, contracts, legal notices, and other legal documents, issuing various licenses and permits, publishing bid notices and unofficial results, recording bids, maintenance of parking ticket data, public hearing notice publication and mailings, reviews all insurance documents pertaining to special events, records retention and management, risk management, website updates, maintains board and commissions lists (terms renewals, etc.), administers oaths of office, and certifies resolutions, ordinances, and other records.

The City Clerk also serves as the Freedom of Information Act Coordinator and Election Administrator. The City Clerk is responsible for maintaining and updating various city website pages pertaining to boards and commissions, meeting postings, agendas and minutes, election information, ordinances updates, public hearing notices, posting meeting packets, various updates for Planning/Zoning, and other updates as needed.

As the Secretary to the City Council, the Liquor License Review Committee, and the Board and Commission Selection Commission, the City Clerk also performs other clerical duties including recording and transcribing meeting minutes.

Proposed Fiscal Year Highlights

Total expenditures increase 46% over the prior year. The primary reason for the increase is due to reallocation of the Clerk and Deputy Clerk's time. With the planned new position of Economic Development Director, the City Clerk will no longer oversee the Building Department. Therefore, those personnel costs are now allocated to this department. The contractual services increase is for a recodification of the City's Code of Ordinances. It is a complete legal review of the code and the incorporation of all appropriate legislation.

2023 Significant Accomplishments

- Onboarded a new full-time Deputy Clerk.
- Investigated agenda management companies for future implementation.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>City Clerk</i>							
Personnel Services	46,813	61,391	72,045	110,480	110,480	110,480	110,480
Contractual Services	-	2,530	13,350	31,350	13,350	13,350	13,350
Unfunded Pension Contributions	54,984	61,261	49,285	57,180	57,180	57,180	57,180
Other Services & Charges	5,861	7,544	12,775	16,915	15,925	16,075	16,235
Total Expenditures	107,658	132,726	147,455	215,925	196,935	197,085	197,245



Technology

Overview

This department is responsible for oversight of the City’s investment in technology, information system administration, and the telecommunication system. Staff time is devoted toward technology planning, hardware, and software maintenance, as well as support and training to other City departments. This range of support includes a wide area network with one virtual server and 30+ personal computer workstations connected to three City buildings. The City contracts out network services and helpdesk support. Security of the network infrastructure is a high priority.

Proposed Fiscal Year Highlights

The City will continue to contract with Northville Township for IT support. Several changes in this department will occur due to the implementation of the indirect cost allocation: personnel costs will no longer be charged directly to this department but the full cost of contracted IT support will be charged. Overall, the budget decreases 36% from the prior year primarily due to timing of capital projects. The upgrade to BS&A Cloud will go live in July 2024.

2023 Significant Accomplishments

- Negotiated new three-year agreement with phone service provider with no increase in costs.
- Transitioned to Northville Township for IT support.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Technology</i>							
Personnel Services	8,538	8,668	8,780	-	-	-	-
Contractual Services	36,595	41,499	42,170	50,040	51,000	51,990	53,010
Other Services & Charges	28,153	38,080	35,731	35,855	36,825	38,360	39,440
Capital Outlay	-	41,558	167,910	75,955	21,000	13,000	44,700
Total Expenditures	73,286	129,805	254,591	161,850	108,825	103,350	137,150



Finance & Administrative Services

Overview

This department is responsible for the budgeting, accounting, reporting and management of the City's financial activities. This includes responding to public inquiries and requests of other City departments. Daily activities include accounts receivable, accounts payable, payroll, utility billing, general ledger, cash management, account analysis, and budgetary and accounting control. Special projects include analysis of the City's rate structures, capital programming, purchasing procedures, annual audit, and employee benefits issues.

This Department assists the City Manager's office with a wide range of general and administrative issues. Such issues include long-term planning, financial and operational analysis, labor negotiations and personnel administration. In addition, the Director in this department oversees the City's Technology program and the Tax & Assessing Department.

Proposed Fiscal Year Highlights

Overall, the costs are increasing 33% over the prior year. However, that increase is primarily due to the implementation of the indirect cost allocation. Previously, some costs were directly charged to other funds, such as wages, fringe benefits, and audit fees. Going forward, those costs will be charged in full to this department and then indirectly allocated to other funds.

2023 Significant Accomplishments

- Implementation of purchasing card program.
- Continuing education for Finance Director to maintain CPFO certification and Financial Analyst to maintain CPA license.
- Contracted for a required experience study of the City's OPEB plan resulting in future valuation assumption changes that is expected to reduce the liability by 2.5%.
- Assisted City Manager with investigation and implementation of new health care plans for actives & retirees, implementation of part-time benefits, and updating the non-union benefit summary document.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Finance & Administrative Services</i>							
Personnel Services	265,444	269,845	277,290	373,105	373,105	373,105	373,105
Personnel Services - Downs Direct	-	-	-	(17,355)	(17,355)	(17,355)	(17,355)
Contractual Services	-	-	10,660	-	-	-	-
Unfunded Pension Contributions	48,661	54,365	45,905	60,350	60,350	60,350	60,350
Other Services & Charges	28,744	20,102	32,600	73,075	75,630	79,345	83,155
Total Expenditures	342,849	344,312	366,455	489,175	491,730	495,445	499,255



Tax & Assessing

Overview

This department includes the offices of the City Assessor and City Treasurer. The Treasurer’s Office is responsible for the billing, collection, and disbursement of all taxes due the City as well as all other taxing jurisdictions. The property tax is the principal funding source for General Fund operations. The other jurisdictions include State Education Tax, Wayne County, Oakland County, Northville Public Schools, Wayne Regional Educational Service Agency (RESA), Schoolcraft Community College, Huron Clinton MetroPark Authority, Northville District Library, and other special taxing authorities. This department is also responsible for the collection of delinquent personal property taxes.

The City Assessor is a part-time contracted position. There is a part-time Deputy Treasurer and a clerical employee assigned to this department. Those employees also have duties in the Finance Department. This Department keeps records on all properties including land and buildings.

Proposed Fiscal Year Highlights

The primary reason for the 8% increase over the prior year is due to higher required contributions for the unfunded pension liability charged to this department.

2023 Significant Accomplishments

- Negotiated new three-year agreement with Assessment Administrative Services to provide assessing services with annual fees increasing by CPI.
- Oversight of transition of the assigned Level 4 Assessor.
- Continuing education for Treasurer to maintain MiCPT certification and Tax/Assessing Clerk to maintain Level 2 assessing license.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Tax & Assessing</i>							
Personnel Services	80,474	82,907	85,735	87,275	87,275	87,275	87,275
Contractual Services	63,506	63,189	68,690	71,455	74,680	77,750	80,975
Unfunded Pension Contributions	69,234	76,425	69,480	82,605	82,605	82,605	82,605
Other Services & Charges	2,540	2,832	7,495	8,520	8,785	8,985	9,215
Total Expenditures	215,754	225,353	231,400	249,855	253,345	256,615	260,070



Elections

Overview

This activity accounts for all direct expenditures related to Elections including a portion of the staff wages and fringe benefits, election inspector wages, ballots, publications, precinct supplies, equipment upgrades, facility rental costs, programming services, absent voter ballot costs, and software/hardware licenses, and equipment maintenance agreements.

The election process includes maintaining voter registration information using the Qualified Voter File and preparing for elections. Election preparation begins at least 4 months before each election and includes petition submissions, Election Commission meetings, ballot proofing, audio ballot proofing, preparation and mailing of permanent absent voter applications, processing absentee ballot requests, Military and Overseas Voter Empowerment Act (MOVE) ballot tracking, election worker assignment for polling places and the and absent voter counting board, ordering precinct supplies and preparing precinct kits, logic testing of voting equipment, public accuracy test, publication of legal notices, website updates, election worker, electronic poll book preparation, updating election day manuals and procedures, post-election reporting requirements, and audits.

In accordance with State Law, election inspectors attend mandatory training during the even-year election cycle. Training is conducted by the Novi City Clerk, and/or Oakland County Elections. Supplemental training is done by the City Clerk.

Proposed Fiscal Year Highlights

This department decreases 4% from the prior year budget primarily due to the change in the pension contribution. There are two major elections in 2024: the Primary Election on August 6 and the General Election on November 5.

2023 Significant Accomplishments

- Administered two successful elections.
- Installation of new secure ballot drop box.
- Implemented new election laws including nine days of early voting.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Elections</i>							
Personnel Services	57,544	80,554	90,680	89,305	87,474	88,455	96,270
Contractual Services	5,575	6,990	20,755	23,400	17,025	23,400	23,825
Unfunded Pension Contribution	1,833	2,185	2,240	-	-	-	-
Other Services & Charges	13,544	18,453	33,070	27,895	29,265	28,695	29,815
Capital Outlay	-	-	-	-	6,000	-	-
Total Expenditures	78,496	108,182	146,745	140,600	139,764	140,550	149,910



City Hall Buildings & Grounds

Overview

This activity encompasses maintenance and utilities for the City Hall building and grounds.

Proposed Fiscal Year Highlights

The overall decrease from the prior year expenditures is 9% which is primarily due to lower contractual services for one-time expenditures.

2023 Significant Accomplishments

- Completion of the lower-level office renovation.
- Completed renovation of Clerk’s office and office relocation of Finance department.
- The new offices in the lower level of City Hall have been equipped with dimmable LED lights.
- A drinking fountain with a water bottle filling feature has been installed on the lower level of City Hall.
- Installed key fob access at departmental access doors.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	Proposed Budget	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>City Hall Buildings & Grounds</i>							
Personnel Services	27,662	44,078	50,090	53,185	53,185	53,185	53,185
Contractual Services	35,979	59,985	59,680	44,335	44,750	45,180	45,620
Other Services & Charges	87,903	91,804	114,195	106,920	108,425	109,960	111,525
Total Expenditures	151,544	195,867	223,965	204,440	206,360	208,325	210,330



City Attorney

Overview

This activity accounts for the legal, labor, and prosecuting services performed by the City Attorney. The City Attorney serves as legal advisor for the City Council, City Manager, and all City Departments. The City Attorney represents the City in most lawsuits by or against the City and reviews the form and content of ordinances, resolutions, agreements, and other official documents of the City.

Traditionally, the City has retained separate legal firms for specialty assistance such as when the City needs legal counsel for real estate/development matters or long-term financing projects.

Proposed Fiscal Year Highlights

The City will continue to contract with Giarmarco, Mullins, & Horton for general legal, prosecution, and labor services. All four bargaining unit contracts will expire on December 31, 2024. It is anticipated that negotiations for new contracts will commence in the Summer or Fall of 2024.

2023 Significant Accomplishments

- Successfully transitioned to Giarmarco, Mullins, & Horton for legal services.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	Proposed Budget	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>City Attorney</i>							
Contractual Services	147,886	186,056	187,525	190,000	175,000	175,000	175,000
Total Expenditures	147,886	186,056	187,525	190,000	175,000	175,000	175,000



Insurance & Central Supplies

Overview

Insurance - This activity includes the cost of participating in a risk management pool through the Michigan Municipal Risk Management Authority (MMRMA). In addition, a loss reserve has been established to cover deductibles and uninsured losses.

Central Supplies encompasses office supplies, copy machine supplies and maintenance, postage, office equipment maintenance, computer supplies, office equipment purchase, and coffee service. These items deal with use, for the most part, by departments. Office supplies used exclusively by individual departments are charged to that department's supplies budget. Departments that handle all their office supplies in their respective budgets are the Public Works Department, Police Department, Allen Terrace, and the Downtown Development Authority.

Proposed Fiscal Year Highlights

Insurance is expected to increase approximately 3% while supplies are expected to remain consistent with the prior year.

Description	2021-22 <i>Actual</i>	2022-23 <i>Actual</i>	2023-24 <i>Projected</i>	2024-25 Proposed Budget	2025-26 <i>Forecast</i>	2026-27 <i>Forecast</i>	2027-28 <i>Forecast</i>
<i>Insurance</i>							
Other Services & Charges	30,172	28,308	29,610	30,500	31,420	32,370	33,340
Total Expenditures	30,172	28,308	29,610	30,500	31,420	32,370	33,340
<i>Central Supplies</i>							
Other Services & Charges	28,554	26,497	27,470	27,520	27,570	27,620	27,680
Total Expenditures	28,554	26,497	27,470	27,520	27,570	27,620	27,680



Police Department

Overview

The Police Department provides twenty-four hour a day patrol, using a minimum of two, one-officer patrol units. The Police Department is been fully accredited through the Michigan Association of Chief of Police Law Enforcement Accreditation Program since June 2022. Accreditation status represents a significant professional achievement. Accreditation acknowledges the implementation of written directives, policies, and procedures that are conceptually sound, operationally effective and regarded as best practices in the industry. The Department is budgeted for a Chief of Police, a Captain, three Sergeants, eight Police Officers, a School Safety Administrator all of whom are licensed by the Michigan Commission on Law Enforcement Standard (MCOLES), one full-time administrative assistant, and five crossing guards. Every member of the department performs a multitude of tasks including records, training, investigations, and responding to calls for service.

The police department has partnered with Hegira Health who provides us with an embedded mental health Police Clinician. The Police Clinician assists the department with such issues as mental health emergencies, families in need of mental health assistance, persons who need mental health or addiction related care and senior services. The department's therapy dog, Sulley, is an English White Golden Retriever who is on hand to help our officers through tough situations and provide comfort and unconditional love when needed.

The police department activity is allocated among several categories for budgeting and accounting purposes. The following is a brief explanation on each of the budget categories.

Police Racetrack Services - The racetrack closed in February 2024 and is included in the budget for historical purposes only. This category of costs was reimbursed by breakage revenue.

Police Patrol - Officers assigned to patrol respond to calls for service, assist citizens and motorists, patrol the city to prevent crime, enforce traffic laws, and enforce criminal laws and city ordinances. The patrol function operates 24 hours a day, seven days a week. A minimum of two officers are always scheduled.

Investigations – It is Department policy that patrol officers investigate each complaint as completely as they can before passing it to the Detective for further investigation. This category represents the investigation of criminal cases beyond the preliminary investigation done by the patrol officers. The duties include follow-up interviews, crime scene processing, delivery and pick-up of evidence at the crime lab, and presenting cases to the prosecuting attorney for the issuance of a warrant. The Detective also collects information to determine crime patterns or develop the method of operation of specific criminals. The detective must coordinate witnesses, deliver subpoenas, and track evidence for court cases. The detective is also called upon to fill in on patrol, coordinate court cases, and assist with records functions.



Court Appearances - This activity represents the salaries and fringes for time officers spend in court and other costs related to processing and housing of prisoners. The city must pay the housing costs of those sentenced to serve time for a local ordinance conviction.

Training – This category is for the training of officers. In today’s litigious society, it is essential that the Department train its personnel to reduce liability and to provide the best level of service possible to the community. Department staff conducts a portion of this training. In addition, employees are sent to various academies, colleges, and locations for seminars.

Critical training topics include firearms and non-lethal force training, Taser, legal update, supervisory classes, active shooter, CPR, administering Narcan, AED use, self-defense, pathogens, de-escalation, implicit bias, and subject control tactics. Where possible, this training is conducted with our own instructors. It is the immediate goal of the department to continue to review the core curriculum and advance its training. It is also important that the Department continue to train the supervisory personnel by sending them to leadership seminars and schools.

Civic Events - This represents use of police services for non-City sponsored special events in the city such as the Memorial Day Parade, the Independence Day Parade, the Heritage Festival, Halloween, and the Holiday Lighted Parade. These services are not reimbursed by the sponsoring organization.

Dispatch & Lockup - The City contracts with Northville Township for lockup service and 24-hour dispatch service to answer incoming calls for police, fire, and medical emergencies.

Administration & Records - This activity includes the salary of the Chief of Police, the Captain, the full-time Administrative Assistant, a portion of the Sergeants, and paid leave time, such as vacation and sick time. The cost of unfunded police retiree pension contributions is recorded in this activity. Other general costs such as uniforms, operational and office supplies and payment to other agencies and firms are charged in this section.

The department is open to the public from 8 am to 4 pm Monday through Friday. The public is assisted by dayshift personnel including the Chief, Captain, Detective, Patrol Officers, and the full-time Administrative Assistant. Citizens coming to the department during closed hours can contact Dispatch through the lower-level lobby phone for a patrol vehicle to respond. Emergency calls for service are routed through the 911 system to Northville Township who dispatches the patrol units.

The City of Northville is one of five communities that supports the 35th District Court. The communities previously shared in the net revenue of the Court based upon caseload. Beginning two years ago, the communities began contributing funds to support the court operations.

Contracted Police Service - This activity includes wages and fringe benefits that are reimbursable by those who request special police services. This would include school events, races, festivals, and traffic control for commercial filming. Expenditures in this category are offset by a revenue line item.



Proposed Fiscal Year Highlights

The Police Department accounts for 36% of total General Fund expenditures. The department will continue to develop its future leaders by sending new command staff to Staff and Command School and the FBINAA Michigan Police Executive Development Seminar. The police department will also go through the reaccreditation process in June of 2025.

2023 Significant Accomplishments

- Maintained Michigan Law Enforcement Accreditation first received in 2022.
- Successful transition to new document management system, Power DMS.
- Solidified partnership with First Step to provide services and support to victims of domestic violence, sexual assault, and stalking.
- Onboarding of Police Clinician who is shared with Northville Township and the City of Plymouth.
- Onboarding of two new police officers, both with previous experience.
- Establishment of Recruiting Team.
- Upgraded body cameras.
- Utilization of interns to scan old documents into document management system.
- Installation of three new radar signs in high complaint areas.
- Achieved perfect score on Law Enforcement Information Network (LEIN) audit.
- Approval of school liaison officer position.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Police Department</i>							
Personnel Services	1,975,777	1,872,380	2,240,550	2,258,690	2,258,890	2,259,090	2,259,290
Contractual Services	296,677	284,191	279,270	304,535	316,828	326,465	331,855
Other Services & Charges	230,430	208,045	251,586	241,180	241,280	237,785	239,595
Unfunded Pension Contributions	613,371	696,461	678,145	772,465	772,465	747,225	747,225
Total Expenditures	3,116,255	3,061,077	3,449,551	3,576,870	3,589,463	3,570,565	3,577,965



Fire Department

Overview

The Fire Department's Mission is to provide professional fire prevention, fire suppression, public education, and emergency medical services to the residents of and visitors to the Cities of Northville and Plymouth, to participate fully in intergovernmental organizations dedicated to the same or related missions, and to do so in a safe, prompt, efficient and cost-effective manner. The City has been providing fire service to the City of Plymouth since January 1, 2012 and has been extended through calendar year 2035.

Proposed Fiscal Year Highlights

The renewed contract will continue to have costs reimbursed by the City of Plymouth based upon a pro-rata share of runs in the prior calendar year. The ratio for FY2025 is set at 59% for Plymouth which is a decrease of 4% from the prior year.

The proposed budget increases 24% primarily due to personnel cost changes. The budget contains provisions for a new Deputy Chief position as well as increased pay rates for non-run related activity. It will also continue staffing the stations as well as holiday pay provisions.

Total costs for the department are \$1.5 million, up from \$1.2 million. The City's share for FY25 increases by approximately \$155,000. \$57,000 of that increase is due to the change in the ratio between the two communities. The remaining \$98,000 is due primarily to personnel cost changes.

2023 Significant Accomplishments

- Secured a regional grant for \$400,000 for self-contained breathing apparatus equipment.
- Secured the Michigan Fire Equipment Grant totaling \$20,000 for extrication gloves, helmet lights, and 12 personal thermal imaging cameras.
- 228 emergency transports to improve responsiveness to community needs.
- Transition from monthly to bi-weekly pay.
- Refining and updating the Field Training Officer program.
- Funded through a FEMA training grant, the HazMat team member attended a five-day class in Colorado for intensive hazardous materials emergency response. This staff member now has the highest recognized level of training identified by Occupational Safety and Health (OSHA), National Fire Protection Association (NFPA), and Environmental Protection Agency (EPA).
- In collaboration with mutual aid departments, worked on a food truck inspections program aimed to streamline the inspection process.
- Implemented a smoke detector installation program funded through MI Prevention and Fireworks fund.
- Remodeled a portion of City Hall to create a day room and bunk room.
- Installed key fob access on entry doors to increase station security.
- Participated in a large-scale railway incident to expand expertise in handling complex emergencies and emphasized the importance of mutual aid coordination.



Fire Department

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	Proposed Budget	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Fire Department</i>							
Personnel Services	768,735	846,781	971,501	1,305,580	1,347,600	1,389,620	1,431,640
Contractual Services	24,024	48,788	80,855	46,755	46,980	47,370	47,770
Unfunded Pension Contribution	16,862	18,385	17,950	-	-	-	-
Other Services & Charges	144,241	116,467	151,660	163,620	164,370	165,510	166,490
Total Expenditures	953,862	1,030,421	1,221,966	1,515,955	1,558,950	1,602,500	1,645,900



Planning, Zoning & Inspection Services

Overview

The Department is divided into three divisions as described below.

Planning & Zoning: This division includes expenditures related to the Planning Commission, Board of Zoning Appeals, and Historic District Commission. These services are currently contracted out.

Building Department: This activity has been moved into its own fund effective FY25.

Code Enforcement: The Code Enforcement Officer is responsible for enforcing the City of Northville Code of Ordinances and Zoning Ordinances. The Building Official performs the code enforcement.

Proposed Fiscal Year Highlights

The contractual arrangement with Carlisle Wortman for planning and building official services will expire on June 30, 2024. Administration is in the process of recruiting for an Economic Development Director/Planner as well as determining the best path forward for a Building Official.

With the extensive amount of activity expected in the Building Department related to the Downs development and the potential Foundry Flask development, it is best served to create a separate fund for this activity. Therefore, costs are not projected in the General Fund. However, Planning, Zoning, and Code Enforcement will remain in the General Fund.

The activity for the two development projects is shown for historical purposes and is fully reimbursed by the developers.

2023 Significant Accomplishments

- Approval of the Downs development project.
- Significant progress towards updating the Historic Design Guidelines.



Planning, Zoning & Inspection Services

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	Proposed Budget	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Building Department</i>							
Personnel Services	68,824	75,945	93,150	-	-	-	-
Contractual Services	104,999	106,297	104,240	-	-	-	-
Unfunded Pension Contribution	21,077	22,982	22,435	-	-	-	-
Other Services & Charges	1,524	134	3,840	-	-	-	-
Total Expenditures	196,424	205,358	223,665	-	-	-	-
<i>Code Enforcement</i>							
Personnel Services	636	1,817	960	1,080	1,080	1,080	1,080
Contractual Services	8,655	5,267	5,000	5,000	5,000	5,000	5,000
Other Services & Charges	407	700	300	300	300	300	300
Total Expenditures	9,698	7,784	6,260	6,380	6,380	6,380	6,380
<i>Planning & Zoning</i>							
Personnel Services	90,311	103,592	131,840	148,195	148,300	148,300	148,300
Contractual Services	141,846	135,067	116,041	63,200	23,200	23,200	23,200
Other Services & Charges	3,477	1,976	5,115	5,115	5,115	5,115	5,115
Total Expenditures	235,634	240,635	252,996	216,510	176,615	176,615	176,615
<i>Downs Development Project</i>							
Contractual Services	-	308,747	242,160	-	-	-	-
Other Services & Charges	-	-	4,655	-	-	-	-
Total Expenditures	-	308,747	246,815	-	-	-	-
<i>Foundry Flask Development Project</i>							
Contractual Services	-	38,658	820	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-
Total Expenditures	-	38,658	820	-	-	-	-



Department of Public Works

Overview

This activity provides for the administrative direction along with the traditional operational functions of Public Works services including civic events, street lighting, tree maintenance, and maintenance City-owned property including both cemeteries and Mill Race Village. Mowing and maintenance of boulevards, and public rights-of-way, and the cost for the City’s Beautification Committee are included in this section of the budget.

Proposed Fiscal Year Highlights

The budget decreases 8% from the prior year. Due to the indirect cost allocation plan, some of the costs for DPW administration that were previously directly charged to other funds are now recorded back in this department. Costs are then indirectly charged back out according to that plan. Street lighting costs for the downtown streets and parking lots will be charged directly to the DDA going forward.

2023 Significant Accomplishments

- Adopted new FOG ordinance.
- Replacement of entranceway signage.
- Two staff members obtained their CDL certifications.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	Proposed Budget	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Public Works</i>							
Personnel Services	284,333	361,890	349,100	426,935	403,405	403,405	403,405
Personnel Services - Downs Direct	-	-	-	(15,710)	(15,710)	(15,710)	(15,710)
Contractual Services	69,444	100,694	208,785	117,810	112,010	113,230	114,470
Unfunded Pension Contributions	61,039	62,716	59,815	80,445	80,445	80,445	80,445
Other Services & Charges	236,570	276,200	254,255	194,735	211,980	215,765	218,026
Total Expenditures	651,386	801,500	871,955	804,215	792,130	797,135	800,636



Shared Services

Overview

This activity accounts for the contributions per the shared service agreement between the City and the Charter Township of Northville. Shared services include Parks & Recreation, Senior Adult Services, and Northville Youth Network. Northville Public Schools is a third partner to these agreements as they provide facility space for the activities. The City and Township have shared recreation services since the 1970’s, while the Senior Services programs were added in the 1980’s.

The agreement covers all operating costs for programs, services, parks and facilities maintenance, and vehicle/equipment purchases. Park capital improvements are covered by each respective municipality, depending on the location of the park. Facility capital improvements are covered through the shared service agreement.

The agreement was updated in 2017 which transferred administration of shared services to Northville Township. The cost-sharing formula portion of the agreement did not change and was last updated in 1999. The City’s share is 16%. The budgets for Parks & Recreation, Senior Adult Services, and Northville Youth Network can be found on the Northville Township’s website.

This fund also records the unfunded portion of pension costs related to a library retiree from when it was a department of the City.

Proposed Fiscal Year Highlights

Full-time employee count increases from 10 to 14 in their 2024 budget. The contributions for Parks & Recreation and Senior Services from the City are expected to increase 42% in FY26 and another 24% in FY27.

2023 Significant Accomplishments

- Northville Township hired a new Parks & Recreation Director.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Shared Services</i>							
Contractual Services	211,490	212,634	221,538	238,238	331,630	409,980	410,362
Unfunded Pension Contributions	27,500	28,630	27,445	22,730	22,730	22,730	22,730
Total Expenditures	238,990	241,264	248,983	260,968	354,360	432,710	433,092



Debt Service – Public Safety

Overview

This activity represents payment of principal and interest related to bonds and installment purchase contracts not recorded in other funds.

In September 2015, the City financed the purchase of an aerial truck for the Fire Department in the amount of \$462,896. This installment purchase contract is for a term of ten years at a rate of 2.57%. The final payment of the installment purchase contract is due on October 1, 2025 (FY26).

The percentage payable by the City of Plymouth will be determined each year according to the run volumes in the prior calendar year.

Proposed Fiscal Year Highlights

The City of Plymouth will reimburse 59% of the debt per the cost sharing agreement between the two communities. This is down from 63% in the prior year.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	Proposed Budget	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Public Safety Debt Service</i>							
Debt Service	52,744	52,523	52,277	52,992	52,668	-	-
Total Expenditures	52,744	52,523	52,277	52,992	52,668	-	-



Contributions to Other Funds & Contingency

Overview

This activity represents transfers to other funds for operating activities, debt service, and capital equipment and/or project needs in addition to a contingency for future wages adjustments and unusual and/or unforeseen expenditures.

Proposed Fiscal Year Highlights

Operating transfers to other funds total \$770,984 for the proposed fiscal year. Significant transfers include \$397,000 for capital reserves in the police, fire, and public works departments. Approximately \$115,000 will be transferred to the Public Improvement Fund from police forfeiture reserves to help offset the costs of the police locker room renovation. An additional contribution to the pension plan in the amount of \$300,000 is planned.

The unallocated reserve is set at \$254,250 which is a contingency for unforeseen expenditures as well as potential wage adjustments on January 1, 2024 since the labor contracts expire December 31, 2024.

2023 Significant Accomplishments

- Additional contribution from the General Fund towards the unfunded pension liability was \$350,000.

Description	2021-22 <i>Actual</i>	2022-23 <i>Actual</i>	2023-24 <i>Projected</i>	2024-25 Proposed Budget	2025-26 <i>Forecast</i>	2026-27 <i>Forecast</i>	2027-28 <i>Forecast</i>
<i>Operating Transfers to Other Funds</i>							
Transfers to Other Funds	1,136,844	1,105,506	811,727	870,984	747,142	670,847	663,535
Total Expenditures	1,136,844	1,105,506	811,727	870,984	747,142	670,847	663,535
<i>Unallocated Reserve</i>							
Unallocated Reserve	-	-	100,000	254,250	464,800	629,570	773,710
Total Expenditures	-	-	100,000	254,250	464,800	629,570	773,710

SECTION III

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to detail transactions in which the funding source is legally restricted to be spent for specific purposes. The City of Northville's Special Revenue Funds are the Sustainability Fund, Street, Drainage & Sidewalk Improvement Fund, Major Streets Fund, Local Streets Fund, Parking Fund, Local Brownfield Revolving Fund, Building Department Fund, and the Housing Commission Fund.



Sustainability Fund

Overview

In early 2020, the Sustainability Team was formed to initiate efforts that would help guide the City toward becoming a more sustainable city. While most people associate sustainability with environmental conservation, it is also about people and the health of the community. Sustainable communities are places where people want to live and work, both now and in the future. They meet the needs of existing and future residents, are sensitive to the environment and contribute to a high quality of life. The purpose of this team is to be a resource that provides research, support, and guidance to city officials and departments as well as the community.

Proposed Fiscal Year Highlights

All monies in this fund were spent on a Green Ordinance Audit in the prior fiscal year. At this time there are no further revenues or expenditures planned. This fund will continue to exist to accumulate funds generated from savings on energy efficient conversions to be spent on future projects.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
Revenue							
Transfers from Other Funds	4,661	165	8,389	-	-	-	-
Net Investment Income	(284)	208	620	-	-	-	-
Total Revenue	4,377	373	9,009	-	-	-	-
Expenditures							
Contractual Services	-	-	25,000	-	-	-	-
Total Expenditures	-	-	25,000	-	-	-	-
Fund Balance Analysis							
Beginning Fund Balance			15,991	-	-	-	-
Change in Fund Balance			(15,991)	-	-	-	-
Projected Ending Fund Balance			-	-	-	-	-



Major Streets Fund

Overview

This activity records revenue received from gasoline tax through the State of Michigan under Act 51. These revenues are for maintenance of major streets. This includes patching, sealing, pavement marking, repair of traffic signs and signals, winter snow and ice control, as well as construction/reconstruction of roadways. Per statute, the administration and records costs cannot exceed 10% of the combined Act 51 revenues.

The fund also receives revenue pursuant to PA 48 of 2002 (METRO Act) to offset the costs of the use of public rights-of-way by telecom providers.

Proposed Fiscal Year Highlights

An annual operating transfer to Local Streets is proposed, pursuant to Public Act 338 of 2006, which allows transferring up to 50% of Major Street funds to Local Street funds with no local match. This continues to be proposed to cover the costs of maintaining the more extensive local street system.

Currently the City has 6.34 miles of roads classified as major streets. Two major projects will begin in FY24 and continue into the proposed fiscal year.

- Intersection improvements at Seven Mile and Northville Road is planned for the 2024 construction season. The estimated cost of \$500,000 is funded by a contribution from Hunter Pasteur.
- Roundabout constructed at Seven Mile and Center Street is currently in the engineering phase. Construction is planned for the 2025 construction season. Therefore, the costs will span over three fiscal years. The estimated cost is \$3.2 million. The City has secured \$2.17 million in federal grant dollars as well as a commitment from Hunter Pasteur for \$700,000. The remaining portion is planned to be funded by a combination of Hunter Pasteur, Wayne County, and the City.



Major Streets Fund

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenue</i>							
Act 51 Revenue	484,073	503,948	524,930	536,480	547,900	559,735	572,050
Transfers from Other Funds	-	-	171,460	-	274,775	-	-
Grant Revenue	-	1,470	-	-	2,170,500	-	-
Developer Contribution	-	-	457,500	742,500	109,725	-	-
Net Investment Income	(9,757)	5,602	6,170	4,920	3,670	3,670	3,670
Other Revenue	5,624	5,999	6,000	6,000	6,000	6,000	6,000
Total Revenue	479,940	517,019	1,166,060	1,289,900	3,112,570	569,405	581,720
<i>Expenditures</i>							
Personnel Services	39,838	57,696	67,075	73,085	73,815	74,535	75,285
Contractual Services	66,472	89,750	98,990	98,955	101,145	99,335	99,525
Unfunded Pension Contribution	20,163	21,936	21,227	25,125	25,125	25,125	25,125
Overhead/Indirect Cost Allocation	23,500	23,970	24,450	34,550	35,590	36,660	37,760
Overhead/Indirect Cost Subsidy	-	-	-	(5,550)	(5,720)	(5,890)	(6,070)
Other Services & Charges	49,627	33,261	66,785	62,080	62,380	62,680	62,980
Capital Outlay	517,474	(4,515)	628,960	946,500	2,351,000	-	-
Operating Transfers to Other Funds	75,000	244,500	262,465	88,240	273,950	279,868	286,025
Total Expenditures	792,074	466,598	1,169,952	1,322,985	2,917,285	572,313	580,630
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			147,806	143,914	110,829	306,114	303,206
Change in Fund Balance			(3,892)	(33,085)	195,285	(2,908)	1,090
Projected Ending Fund Balance			143,914	110,829	306,114	303,206	304,296



Local Streets Fund

Overview

This activity records revenue received from gasoline tax through the State of Michigan under Act 51. These revenues are for maintenance of local streets. This includes patching, sealing, pavement marking, repair of traffic signs and signals, winter snow and ice control, as well as construction/reconstruction of roadways. Per statute, the administration and records costs cannot exceed 10% of the combined Act 51 revenues.

The fund also receives revenue pursuant to PA 48 of 2002 (METRO Act) to offset the costs of the use of public rights-of-way by telecom providers.

Proposed Fiscal Year Highlights

An annual operating transfer to Local Streets is proposed, pursuant to Public Act 338 of 2006, which allows transferring up to 50% of Major Street funds to Local Street funds with no local match. This continues to be proposed to cover the costs of maintaining the more extensive local street system.

Currently the City has 18.64 miles of roads classified as local streets. The reconstruction of Orchard Drive is planned for the 2024 construction season. The estimated cost is \$1.2 million and will be funded with the street millage levy approved by voters in 1997. An allocation of \$200,000 will be used for mill and fill of streets yet to be determined. Design and preliminary engineering for road improvements planned for the 2025 construction will begin in Spring 2025.



Local Streets Fund

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
Revenue							
Act 51 Revenue	205,442	213,934	223,035	227,940	232,795	237,825	243,055
Transfers from Other Funds	1,080,026	1,139,922	1,443,150	1,048,240	1,118,950	1,139,868	1,146,025
Grant Revenue	-	3,430	-	-	-	-	-
Net Investment Income	(278)	(167)	3,025	2,005	1,480	1,480	1,480
Other Revenue	16,872	17,997	17,000	17,000	17,000	17,000	17,000
Total Revenue	1,302,062	1,375,116	1,686,210	1,295,185	1,370,225	1,396,173	1,407,560
Expenditures							
Personnel Services	164,972	169,002	191,905	211,495	212,975	214,515	216,115
Contractual Services	109,871	36,083	84,515	83,700	83,700	83,700	83,700
Unfunded Pension Contribution	36,663	31,474	38,918	43,740	43,740	43,740	43,740
Overhead/Indirect Cost Allocation	12,250	12,860	13,500	109,240	112,520	115,900	119,380
Overhead/Indirect Cost Subsidy	-	-	-	(86,240)	(88,830)	(91,490)	(94,230)
Other Services & Charges	109,379	88,468	131,790	133,935	125,045	122,665	123,285
Capital Outlay	939,341	878,577	1,122,685	1,100,000	850,000	850,000	850,000
Operating Transfers to Other Funds	-	-	-	-	-	-	-
Total Expenditures	1,372,476	1,216,464	1,583,313	1,595,870	1,339,150	1,339,030	1,341,990
Fund Balance Analysis							
Beginning Fund Balance			295,663	398,560	97,875	128,950	186,093
Change in Fund Balance			102,897	(300,685)	31,075	57,143	65,570
Projected Ending Fund Balance			398,560	97,875	128,950	186,093	251,663
Fund Balance as a % of Expenditures			25%	6%	10%	14%	19%



Street, Drainage & Sidewalk Improvement (SDSI) Fund

Overview

This activity records revenue received from a dedicated millage approved by the voters on March 4, 1997. The dedicated millage of 1.92 mills approved by the voters (adjusted annually for Headlee limitation) is for a comprehensive maintenance and improvement program for streets, drainage and sidewalks. Operating transfers to Major and Local Street Funds are improvement projects.

The long-term plan focuses on executing capital street improvement projects as approved by City Council in the City of Northville. Street improvements are coordinated with water and sewer main improvements.

Proposed Fiscal Year Highlights

The approved millage rate of 1.9200 mills is projected to be permanently reduced to 1.6097 due to Headlee rollbacks. This will generate approximately \$822,000 in tax revenues.

The funds are transferred to Major and Local Street Funds for capital improvements as needed. The proposed fiscal year includes the following projects.

- Annual Sidewalk Program
- Orchard Drive Improvements
- Preliminary design work for the 2025 construction season

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenue</i>							
Previous Year's Maximum Millage Allowed			1.6216	1.6216	1.6097	1.6097	1.6097
x Millage Reduction Fraction			1.0000	0.9927	1.0000	1.0000	1.0000
=Allowable Levy			1.6216	1.6097	1.6097	1.6097	1.6097
x Taxable Value per Mill			478,702	510,962	521,181	531,605	542,237
=Property Tax Revenue	685,513	723,178	776,249	822,496	838,945	855,725	872,839
Property Tax Revenue - Other	3,432	4,368	2,510	2,900	2,900	2,900	2,900
Net Investment Income	(40,399)	30,245	62,150	29,650	19,650	19,650	19,650
Total Revenue	648,546	757,791	840,909	855,046	861,495	878,275	895,389
<i>Expenditures</i>							
Operating Transfer to Major Streets	-	-	61,460	-	-	-	-
Operating Transfer to Local Streets	1,005,026	895,423	1,180,685	960,000	1,129,775	910,000	910,000
Total Expenditures	1,005,026	895,423	1,242,145	960,000	1,129,775	910,000	910,000
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			996,263	595,027	490,073	221,793	190,068
Change in Fund Balance			(401,236)	(104,954)	(268,280)	(31,725)	(14,611)
Projected Ending Fund Balance			595,027	490,073	221,793	190,068	175,457



Parking Fund

Overview

The Parking Fund was used primarily to receive special assessment (“parking credit”) revenue and pay related bond principal and interest from a 1990 project. Since that debt was paid off on December 1, 2000, the revenues received from parking credits are used to pay for the lease payment of land used by the City as a public parking lot and to earmark funds for future parking improvements or expansion. There is currently only one special assessment remaining. The parking permit fees are \$10 per month.

Two decks and eight surface lots activities are recorded in this fund. Cady and Main Centre are the two decks. The surface lots include Northville Square, Old Church Square, Marquis, E. Main Street, Tipping Point Theater, E. Cady Street, Hutton Street, and Mary Alexander Court. Other public lots, such as at City Hall and Mill Race Village are charged to other funds.

The DDA contributes towards most of the operating costs since all but one public lot is within the DDA boundary. The operating costs include DPW staff time for snow plowing and maintenance, salt, light repairs, contracted snow removal, mowing, utilities, elevator maintenance, and insurance premiums.

Proposed Fiscal Year Highlights

The shared public parking lot between the Fire Hall and the Community Center, north of the Library, is owned by Northville Public Schools. The lot is in very poor condition and requires a full reconstruction estimated at \$150,000. City Staff will be discussing with the Library, the School District, and Parks & Recreation the opportunity to share in the cost of this reconstruction. This project is schedule for Summer 2024.

The overhead/indirect cost allocation indicates the level of service provided by City administration to the Parking Fund. However, there is an offsetting subsidy in order to keep the limited monies in this fund available for future improvement projects.

It is anticipated that a parking study will be completed around the beginning of the fiscal year to plan for future maintenance, improvements, and funding options to keep this fund sustainable.

2023 Significant Accomplishments

- Awarded contract for parking lot snow removal.
- Repaired elevator flooring in the Cady Street Parking Deck.



Parking Fund

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenue</i>							
Special Assessments	43,186	35,655	106,678	10,175	9,763	9,350	8,938
Transfers from Other Funds	294,747	119,945	126,620	108,325	111,375	114,595	117,895
Local Unit Contributions	-	-	-	75,000	-	-	-
Other Income	(1,129)	16,824	23,610	17,610	12,860	12,860	12,860
Total Revenue	336,804	172,424	256,908	211,110	133,998	136,805	139,693
<i>Expenditures</i>							
Personnel Services	17,816	20,551	23,840	26,820	27,090	27,090	27,090
Contractual Services	18,682	19,963	103,940	36,220	38,100	40,480	42,880
Overhead/Indirect Cost Allocation	-	-	-	36,095	37,180	38,300	39,450
Overhead/Indirect Cost Subsidy	-	-	-	(36,095)	(37,180)	(38,300)	(39,450)
Other Services & Charges	66,010	140,459	49,765	48,540	49,455	50,415	51,385
Capital Outlay	35,700	21,452	6,340	150,000	-	-	-
Total Expenditures	138,208	202,425	183,885	261,580	114,645	117,985	121,355
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			550,224	623,247	572,777	592,130	610,950
Change in Fund Balance			73,023	(50,470)	19,353	18,820	18,338
Projected Ending Fund Balance			623,247	572,777	592,130	610,950	629,288
<i>Fund Balance as a % of Expenditures</i>			339%	219%	516%	518%	519%



Local Brownfield Revolving Fund (LBRF)

Overview

The Brownfield Redevelopment Authority (BRA) also manages the Local Brownfield Revolving Fund (LBRF). This fund will receive funds deposited from the Brownfield tax capture. The fund may only be used to pay the costs of eligible activities on property that is located within the City.

Proposed Fiscal Year Highlights

Since the Downs development will not have any tax captures until FY26, there is no planned activity for the fund in FY25. Per the development agreement on the Downs project, the first \$300,000 of Brownfield capture will be deposited into this fund. Preliminary plans are to use the funds for potential remediation of a future permanent Farmers Market location.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenue</i>							
Contribution from Brownfield	-	-	-	-	170,961	129,039	-
Interest Income	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	170,961	129,039	-
<i>Expenditures</i>							
Remediation Expenditures	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-	-
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			-	-	-	170,961	300,000
Change in Fund Balance			-	-	170,961	129,039	-
Ending Fund Balance			-	-	170,961	300,000	300,000



Building Department Fund

Overview

This fund accounts for revenue earmarked for building construction code enforcement activity. It is used to record the revenues and expenditures related to the cost of operating the enforcing agency under the provisions of the State Construction Code Act. Typically, the enforcing agency is the department issuing building permits, examining plans and specifications, inspecting construction before issuing building permits, and issuing certificates of occupancy. The use of fees generated under this Act can only be used for the operation of the enforcing agency, construction board of appeals, or both. It shall not be used for any other purpose.

A part-time contracted Building Official is responsible for oversight of this Department. In addition, tree preservation and zoning ordinance administration are also contracted out with Carlisle Wortman.

Independent contractors, under the supervision of the Building Official, perform electrical, plumbing, and mechanical inspections. This Department is also responsible for reviewing and retaining required site plans and construction documentation.

Proposed Fiscal Year Highlights

This is a new fund for FY25. Previously this activity was accounted for in the General Fund. Due to the scope of the two approved Brownfield developments, it was recommended by the City auditors and supported by staff to move this activity into a separate fund. At any point that this fund does not have sufficient revenue or fund balance to cover operations, it will need to be subsidized by the General Fund.

As of the printing of this document, it is anticipated that the contracted Building Official services will be bid out. The City is currently under an agreement with the current provider for services through June 30. Staff is also considering hiring a construction manager to oversee the Downs development project.



Building Department Fund

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Proposed Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Revenue</i>							
Permit Revenue - Non-Downs	-	-	-	228,000	228,000	228,000	228,000
Permit Revenue - Downs	-	-	-	641,850	741,900	741,900	341,700
Other Revenue	-	-	-	27,800	20,800	20,800	20,800
Total Revenue	-	-	-	897,650	990,700	990,700	590,500
<i>Expenditures</i>							
Personnel Services	-	-	-	374,335	374,335	374,335	374,335
Contractual Services - Non-Downs	-	-	-	130,000	130,000	130,000	130,000
Contractual Services - Downs	-	-	-	47,200	47,200	47,200	47,200
Ununded Pension Contribution	-	-	-	25,425	25,425	25,425	25,425
Overhead/Indirect Cost Allocation	-	-	-	118,750	122,310	125,980	129,760
Other Services & Charges	-	-	-	30,180	28,710	28,985	29,275
Total Expenditures	-	-	-	725,890	727,980	731,925	735,995
<i>Fund Balance Analysis</i>							
Beginning Fund Balance	-	-	-	-	171,760	434,480	693,255
Change in Fund Balance	-	-	-	171,760	262,720	258,775	(145,495)
Projected Ending Fund Balance	-	-	-	171,760	434,480	693,255	547,760



Housing Commission Operating Fund

Overview

Located at the top of High Street, near downtown Northville, Allen Terrace offers a beautiful apartment community for active, independent senior citizens, who are 62 years and older.

It is a well-maintained, 100-unit low-rise apartment building constructed in 1978 with continual updates over the years. Owned and operated by the City of Northville, Allen Terrace provides comfortable, safe, affordable housing with 98 one-bedroom apartments and 2 two-bedroom apartments. Allen Terrace rents remain below market rate and include heat, electricity, and water.

Housing Commission staff allocates its time between property maintenance and repairs, budget management, records management, rent collection, filling vacancies, and providing customer service.

Proposed Fiscal Year Highlights

Revenue for Allen Terrace is generated mainly from rent and rent subsidies. Allen Terrace does not rely on property taxes for its operations. The rent is proposed to increase 2.5% from \$792 to \$812 for one-bedroom units and 2% from \$1,183 to \$1,207 for the two-bedroom units.

Utility costs are anticipated to increase 5%. The unfunded pension contribution increases by 13% which is driven by the pension plan's annual valuation. The overhead/indirect cost allocation indicates the level of service provided by City administration to the Housing Commission. The General Fund is subsidizing a portion of this cost. It is anticipated that over time, it will change to no subsidy. The amount will be analyzed every year and adjusted accordingly.

2023 Significant Accomplishments

- Installation of security cameras, partially funded with a grant.
- Repair of elevators allowing additional time for future replacement project.
- New flooring for the apartment bathrooms and kitchens.
- Cement added to provide safer walkways on the east and west egresses.
- Cement pad added under dumpster.
- Purchased Yardi software to record rent revenue.
- Reduced apartment turnover time from 6-8 weeks to 3-4 weeks.
- Maintenance staff trained in HVAC maintenance.
- Brought lawn mowing responsibilities in-house.
- Transferred \$161,178 to Housing Capital Outlay Fund.



Housing Commission Operating Fund

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Proposed Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Revenue</i>							
Rent Revenue	852,337	870,468	902,776	926,880	954,600	978,720	1,002,840
Rent Assistance	57,143	56,976	57,000	57,000	57,000	57,000	57,000
Vacany Loss	(27,035)	(16,963)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Transfers from Other Funds	12,979	-	-	-	-	-	-
Other Income	26,772	48,000	42,505	40,355	39,205	39,565	39,935
Total Revenue	922,196	958,481	992,281	1,014,235	1,040,805	1,065,285	1,089,775
<i>Expenditures</i>							
Personnel Services	258,819	301,878	323,870	333,485	342,065	350,985	360,265
Contractual Services	93,149	78,165	93,543	93,125	94,245	97,955	105,305
Other Services & Charges	234,875	216,690	243,445	255,450	266,025	277,655	289,845
Unfunded Pension Contributions	63,231	68,945	67,295	76,270	76,270	76,270	76,270
Debt Service	92,996	93,236	-	-	-	-	-
Overhead/ Indirect Cost Allocation	7,920	8,080	8,240	43,360	44,660	46,000	47,380
Overhead/ Indirect Cost Subsidy	-	-	-	(19,500)	(20,090)	(20,690)	(21,310)
Transfers to Other Funds	171,207	161,178	255,888	232,045	237,630	237,110	232,020
Total Expenditures	922,197	928,172	992,281	1,014,235	1,040,805	1,065,285	1,089,775
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			361,592	361,592	361,592	361,592	361,592
Change in Fund Balance			-	-	-	-	-
Projected Ending Fund Balance			361,592	361,592	361,592	361,592	361,592
<i>Fund Balance as a % of Expenditures</i>			36%	36%	35%	34%	33%

SECTION IV

ENTERPRISE FUNDS

Enterprise Funds account for operations that are financed and operated in a manner similar to private business. The cost of providing these services to the public is financed primarily through user fees and charges. The City of Northville has two enterprise funds: the Refuse and Recycling Fund and the Water and Sewer Fund.



Refuse & Recycling Fund

Overview

The objective of the Refuse & Recycling program is to provide an economical, safe, quality solid waste collection program for the residents and business owners of the community. The Refuse and Recycling Fund is divided into two basic categories: Residential and Commercial. A five-year contract was awarded to GFL Environmental which started on June 1, 2022 for both the residential and commercial programs.

Proposed Fiscal Year Highlights

An overhead/indirect cost allocation to this fund from the General Fund is new beginning with FY2025. Previously, very little direct administrative costs were charged to this fund. The City contracted with an outside firm to prepare an analysis of the administrative charges in the General Fund that are allocable to other funds. This resulted in additional charges to this fund which now accounts for the full cost of the program. This does result in higher-than-normal rate adjustments this fiscal year. Staff is considering moving to a monthly bill.

Commercial Refuse Program

The commercial program is a six day per week service funded by a bi-monthly charge to downtown residential and commercial business entities. Some businesses do opt out of the program. However, that does not affect the contractor costs that the City pays. The costs are allocated among those who do participate. In addition to the contractor costs, expenditures also include public works wages to clean up the dumpster areas daily and dumpster enclosure repairs. The following bi-monthly rates proposed to increase approximately 16% for the five larger classification and approximately 8% for the smaller two classifications. Approximately half of the increase is due to the overhead/indirect cost allocation. The last time the rates were raised was in July 2021.

<u>Business Classification</u>	<u>Current</u> <u>Bi-Monthly Rate</u>	<u>Proposed</u> <u>Bi-Monthly Rate</u>
Restaurants	\$430	\$500
Retail Food	\$185	\$215
Churches & Halls	\$185	\$215
Retail Sales	\$140	\$163
Professional Services – Large Office	\$111	\$129
Professional Services – Small Office	\$51	\$55
Downtown Residential	\$46	\$50



Refuse & Recycling Fund

Residential Program

The residential program is a weekly service funded by a bi-monthly charge billed to each participating household. The program includes household trash, recycling, composting, fall leaf pickup, household hazardous waste disposal, and brush chipping. The brush chipping program provides weekly chipping of branches and tree limbs left by residents at the curb for removal. All residential units are provided with two carts, one for trash and one for recycling.

Each Fall, the City of Northville collects leaves which residents have raked into the street gutter. This is the only time during the year that residents are allowed to deposit material into the street. This popular program begins in late October and is completed in mid- December. City residents may drop off household hazardous waste materials at the City of Livonia any time of year.

The rate to the users of the system is proposed to increase from \$44.30 to \$50.50 bi-monthly, an increase of 14%, or \$3.10 per month. The increase can be broken down into three components: increase in overhead/indirect costs account for approximately 6%, fuel charge increases account for approximately 2%, and the remaining 6% is due to contract price and other inflationary adjustments.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
Revenue							
Residential Program	555,723	570,163	595,692	679,020	697,836	717,996	739,500
Commerical Program	94,166	104,848	95,313	114,852	115,032	116,636	120,726
Penalty, Interest & Other	13,585	11,724	12,080	10,830	10,255	10,005	10,005
Total Revenue	663,474	686,735	703,085	804,702	823,123	844,637	870,231
Expenditures							
Personnel Services	49,435	64,799	67,260	66,555	67,845	69,135	69,935
Contractual Services	669,251	539,924	613,640	610,620	602,550	620,405	642,010
Pension/OPEB Year End Adjustments	(23,568)	(23,015)	-	-	-	-	-
Unfunded Pension Contributions	11,458	10,054	8,655	17,815	17,815	17,815	17,815
Overhead/Indirect Cost Allocation	27,420	27,970	28,530	79,810	82,200	84,670	87,210
Other Services & Charges	38,633	46,551	57,833	50,765	51,370	51,990	52,620
Total Expenditures	772,629	666,283	775,918	825,565	821,780	844,015	869,590
Net Position Analysis							
Beginning Unrestricted Net Position			157,697	84,864	64,001	65,344	65,966
Revenues Less Expenditures			(72,833)	(20,863)	1,343	622	641
Projected Ending Unrestricted Net Position			84,864	64,001	65,344	65,966	66,607



Water & Sewer Fund

Overview

This fund accounts for the operations and maintenance of the City of Northville's water and sewer system. The water and sewer fund is an enterprise fund. This means that the water and sewer fund activities are supported by user fees. On an annual basis, the rates are reviewed and established by City Council.

Proposed Fiscal Year Highlights

The City of Northville's water supplier is the Great Lakes Water Authority (GLWA). For FY25 the charge for water from the GLWA is proposed to increase 3.06%. Sixty percent of the water cost is fixed, which means the City is required to pay that portion and it is not dependent on consumption.

Wayne County is the provider of sanitary sewer service for the City of Northville. The City of Northville, along with 14 other jurisdictions, is included in what is known as the "Rouge Valley Sewage Disposal System". The cost is 100% fixed. Wayne County has not provided any estimates for the cost of future sewage disposal. The City is estimating a 4% cost increase by Wayne County.

After the date of this budget publication (April 1), but prior to the budget study session (April 11), there will be a special meeting to discuss the water and sewer infrastructure needs in the City (April 8). The most recent water reliability study estimated needed capital improvements to the system in the amount of \$24 million over the next five years. As part of that special meeting, Municipal Analytics, will present a formal rate study for this fund, to include shifting some of the consumption-based rates into fixed rates.

The presentation will provide alternatives to funding the revenue requirements for the system. A utility system's revenue requirements include operations and maintenance, capital, and debt service. It should establish rates to recover all costs as well as meet a cash reserve requirement. Nearly 100% of sewer costs are fixed, yet the rate is 100% variable. Over 60% of water costs are fixed, yet only 7% of revenue is fixed. Rates do not recognize the proportionate costs of serving larger customers.

The revenue requirement generates an overall increase to the user rates of 10%, which is subject to City Council approval. City Council will need to provide staff direction on which mix of fixed and variables costs to implement going forward. Individual customers will vary from that 10% dependent upon their meter size and consumption.

In December 2022 the City entered in an administrative consent order (ACO) with EGLE in which the City was required to perform a feasibility study for the underground water reservoir and the City's water system. It was determined that the underground reservoir must be decommissioned. As a result, a new booster station will be required to move water into the water tower.



The City is currently seeking grants to pay for the \$24 million of needed infrastructure improvements over the next 5+ years. If unsuccessful in part or full, the City will need to issue bonds to fund the improvements. This budget includes the issuance of \$14.5 million in a bond issuance planned for late 2024 or early 2025.

Several major projects are planned for FY2025, including:

- Watermain Replacement on Cady St., W. Baseline, and N. Center
- Removing underground reservoir from service
- Building a new booster station
- PRV Vaults
- Design and preliminary engineering for 2026 watermain projects
- Sewer connection on E. Cady to Oakland County system

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenue</i>							
Sales Revenue	3,493,936	3,787,749	3,978,993	4,289,593	4,586,410	4,910,379	5,297,054
Grant Revenue	-	626,119	-	-	-	-	-
Financing Proceeds	-	-	-	14,500,000	-	-	-
Developer Reimbursement	-	-	87,000	551,000	-	-	-
Other Revenue	(13,698)	21,526	60,992	67,664	31,150	31,150	31,150
Total Revenue Requirements	3,480,238	4,435,394	4,126,985	19,408,257	4,617,560	4,941,529	5,328,204
<i>Expenditures</i>							
Personnel Services	384,826	423,936	514,751	405,595	414,175	422,795	431,465
Purchased Water	814,461	836,032	894,159	921,771	958,642	996,988	1,036,867
Sewage Disposal	969,692	918,358	964,472	1,040,778	1,073,728	1,117,013	1,162,051
Contractual Services	213,751	258,699	237,710	349,900	386,608	360,196	345,916
Pension/OPEB Year End Adjustments	(240,953)	(273,032)	-	-	-	-	-
Unfunded Pension Contributions	125,516	139,171	120,925	109,526	109,526	109,526	109,526
Overhead/Indirect Cost Allocation	56,300	57,430	58,580	242,020	249,280	256,760	264,462
Other Services & Charges	205,954	229,387	292,245	281,164	283,425	292,451	301,787
Capital Outlay	101,278	733,509	1,519,437	9,438,600	4,223,400	705,000	705,000
Debt Service	96,755	96,614	98,213	97,988	954,157	954,332	856,444
Depreciation Expense	344,452	359,366	363,405	470,068	638,918	707,643	720,143
Total Expenditures	3,072,032	3,779,470	5,063,897	13,357,410	9,291,859	5,922,704	5,933,661
<i>Cash Analysis</i>							
Beginning Cash			1,330,907	757,400	7,278,315	3,242,934	2,969,402
Add Non-Cash Activity: Depreciation			363,405	470,068	638,918	707,643	720,143
Revenues Less Expenditures			(936,912)	6,050,847	(4,674,299)	(981,175)	(605,457)
Projected Ending Cash			757,400	7,278,315	3,242,934	2,969,402	3,084,088

SECTION V

DEBT SERVICE FUNDS

Debt Service Funds are used to account for the accumulation of resources for the payment of general long-term debt principal and interest. Debt Service Funds are required when revenues are accumulated for interest and principal payments of general obligation long-term debt maturing in future years. included in this section is a summary of outstanding debt, the legal debt margin, and graphs demonstrating debt related trends.

The City of Northville's Debt Service Funds are the Downtown Development Authority Debt Service Fund and the Street Bond Debt Service Fund.



FINANCING ACTIVITY

As of July 1, 2024, the City of Northville will have two outstanding bond issues and one installment purchase contract.

Both the bond issues are in Debt Service Funds, which uses a modified accrual basis of accounting. For these bonds, principal and interest payments are treated as expenditures in the year the payment is made. The first receives funds from captured taxes from the Downtown Development Authority and the other receives funds from a dedicated street millage debt levy approved by voters in 2018.

In September 2015, the City financed the purchase of an aerial truck for the Fire Department in the amount of \$462,896. This installment purchase contract has a term of ten years. A portion of the annual debt service payments will be paid for by the City of Plymouth per the terms of the cost sharing agreement between the two communities.

Act 279, Public Acts of Michigan, 1909, as amended, and the City Charter, provide that the net indebtedness of the City shall not exceed 10% of all assessed real and personal property in the City, plus assessed value equivalent of Act 198 specific tax levies.

The total debt applicable to the debt limit as of July 1, 2024 is \$1,825,000. The available debt limit for future debt is \$64,231,674. Existing debt will not cause any burden to current operations. The following page is a summary of outstanding debt as of July 1, 2024.

Act 99 of 1933 provides that acquisition of any real or personal property through the use of contract or installments shall not exceed 1 ¼% of the taxable value of real and personal property of the City. The total debt applicable to the limit as of July 1, 2024 is \$51,000. The available debt limit for future installment purchases is \$6,332,313.

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FINANCING ACTIVITY

Description	Amount	Funding Source
2013 General Obligation Bonds, Refunding	165,000	DDA Captured Taxes
2018 General Obligation Bonds	<u>1,660,000</u>	DDA Debt Levy
(A) Debt Applicable to Limit (excludes Installment Purchase Contracts)	<u>\$1,825,000</u>	

LEGAL DEBT MARGIN

Debt Limit		
2024 State Equalized Value (SEV)		\$660,566,745
Debt Limit (10% of SEV)		\$ 66,056,674
Debt Applicable to Debt Limit (A)		\$ 1,825,000
Legal Debt Margin Available		\$ 64,231,674

Description

Installment Purchase contract	<u>\$ 51,000</u>
(B) Debt Applicable to Limit for Installment Purchases	<u>\$ 51,000</u>

INSTALLMENT DEBT MARGIN

Debt Limit		
2024 Taxable Value		\$510,665,077
Debt Limit (1.25% of Taxable Value)		\$ 6,383,313
Debt Applicable to Debt Limit (B)		\$ 51,000
Legal Limit Available		\$ 6,332,313

Bond Principal and Interest Requirements

BOND DESCRIPTION	2023-24	2024-25	2025-26	2026-27	2027-28
2018 UTGO BONDS - STREETS					
General Obligation Unlimited	\$300,000	\$310,000	\$320,000	\$330,000	\$345,000
Tax Bonds, Series 2018	28,420	24,070	19,575	14,935	10,150
JPMorgan Chase Bank, NA (12/18) \$3,050,000	24,070	19,575	14,935	10,150	5,148
Funding: Debt Millage	<u>\$352,490</u>	<u>\$353,645</u>	<u>\$354,510</u>	<u>\$355,085</u>	<u>\$360,298</u>
Last Payment, October 1, 2028					
2013 LTGO REFUNDING BONDS - DDA					
2013 Limited Tax General Obligation	\$ 160,000	\$ 165,000			
Refunding Bonds	5,037	2,557			
Capital One Public Funding (10/13) \$1,705,000	5,038	2,558			
Last payment, April 1, 2025	<u>\$ 170,075</u>	<u>\$ 170,115</u>			
Total Principal	\$460,000	\$475,000	\$320,000	\$330,000	\$345,000
Total Interest	62,565	48,760	34,510	25,085	15,298
Total Debt Requirement	<u>\$522,565</u>	<u>\$523,760</u>	<u>\$354,510</u>	<u>\$355,085</u>	<u>\$360,298</u>
Number of Issues Outstanding	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>

Installment Purchases, Loans, & Other Commitments

	2023-24	2024-25	2025-26	2026-27	2027-28
INSTALLMENT PURCHASES					
Fire Truck - General Fund	\$ 49,000	\$ 51,000	\$ 52,000		
Financed 9/22/15; Comerica Bank (\$462,596)	\$ 3,277	\$ 1,992	\$ 668		
Interest Rate: 2.57% for 10 years	\$ 52,277	\$ 52,992	\$ 52,668		
INTERNAL LOANS					
Internal Loan to Water & Sewer Fund from General	\$ 89,000	\$ 91,000	\$ 93,000	\$ 95,500	
Fund for Water Meter Replacement Program	\$ 9,213	\$ 6,988	\$ 4,713	\$ 2,388	
Interest Rate: 2.5% Final payment due 11/30/2026	\$ 98,213	\$ 97,988	\$ 97,713	\$ 97,888	
REAL PROPERTY LEASES					
149 & 151 E. CADY, leased from the Long Developm Co., effective 11/20/90, for the amount equal to annual property taxes, payments due 12/30 and 6/30 each year.	\$ 3,100	\$ 3,255	\$ 3,320	\$ 3,390	\$ 3,460
Total Installment Purchase Principal	\$ 49,000	\$ 51,000	\$ 52,000	\$ -	\$ -
Total Installment Purchase Interest	\$ 3,277	\$ 1,992	\$ 668	\$ -	\$ -
Total Installment Purchase Debt	\$ 52,277	\$ 52,992	\$ 52,668	\$ -	\$ -
Total Internal Loans	\$ 98,213	\$ 97,988	\$ 97,713	\$ 97,888	\$ -
Total Real Property Leases	3,100	3,255	3,320	3,390	3,460
Total of Installment Purchase Debt, Loans & Other Commitments	\$ 153,590	\$ 154,235	\$ 153,701	\$ 101,278	\$ 3,460



DDA LTGO Debt Retirement Fund

Overview

The Downtown Development Authority (DDA) Debt Service Fund was created during the 1994-95 fiscal year. This was done in connection with a DDA plan to provide for continuing tax capture to finance the construction of two new parking decks and a surface parking lot (see Downtown Development Authority Fund #370). Final payment on that debt service was made in the 2008-09 fiscal year.

On February 9, 2010, the City issued federally taxable Build America Bonds in the amount of \$2,000,000 over 15 years to finance the construction of downtown streetscape enhancements. On October 22, 2013, the City issued Limited Tax General Obligation Refunding Bonds to refinance the 2010 issue. These bonds will be repaid through the collection of captured taxes by the DDA.

Proposed Fiscal Year Highlights

The debt service requirement for FY25 is \$170,115 which is the final payment on the bonds. The contribution from the DDA is equal to that amount to cover the debt service expenditures, less the fund balance in this fund, which is anticipated to be \$167,421.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Proposed Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Revenues</i>							
Transfer from DDA	174,685	169,880	170,075	167,421	-	-	-
Interest Income	-	43	97	-	-	-	-
Total	174,685	169,923	170,172	167,421	-	-	-
<i>Expenditures</i>							
Debt Service	174,685	169,880	170,075	170,115	-	-	-
Total Expenditures	174,685	169,880	170,075	170,115	-	-	-
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			2,597	2,694	-	-	-
Change in Fund Balance			97	(2,694)	-	-	-
Ending Fund Balance			2,694	-	-	-	-



2018 UTGO Street Bond Debt Service Fund

Overview

On November 6, 2018, Northville voters approved the issuance of \$3,050,000 in unlimited tax general obligation bonds to finance street improvements. The bonds are payable over ten years at a rate of 2.9%. The bonds will be repaid through the collection of a debt levy that began in July 2019. The bonds will continue to be repaid through fiscal year 2029.

Proposed Fiscal Year Highlights

Debt service requirements for FY25 are \$353,645. The millage rate will be set at 0.6810 mills to generate funds to pay the annual debt service amount. This is down from 0.7355 in the prior year.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Calculation of Tax Revenues</i>							
Allowable Levy			0.7355	0.6810	0.6775	0.6655	0.6621
x Taxable Value per Mill			478,702	510,922	521,140	531,563	542,194
<i>Revenues</i>							
=Tax Revenues	350,467	350,611	352,073	347,938	353,072	353,755	358,987
Other Property Taxes	1,806	2,225	1,356	1,000	1,000	1,000	1,000
Interest Income	14	(1,392)	2,745	1,000	450	350	350
Total	352,287	351,444	356,174	349,938	354,522	355,105	360,337
<i>Expenditures</i>							
Debt Service	354,383	351,022	352,490	353,645	354,510	355,085	360,298
Total Expenditures	354,383	351,022	352,490	353,645	354,510	355,085	360,298
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			422	4,106	399	411	431
Change in Fund Balance			3,684	(3,707)	12	20	39
Ending Fund Balance			4,106	399	411	431	470

SECTION VI

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for resources to be used in the construction of major capital facilities and the acquisition of capital equipment that benefits that general public. The City of Northville the following Capital Project Funds: the Public Improvement Fund, the Housing Commission Capital Outlay Fund, the Fire Equipment Replacement Fund, and the Police Equipment Replacement Fund.



Fire Equipment Replacement Fund

Overview

This fund was established to meet the needs for replacement of fire capital equipment over the next 20 years. By reserving funds over time 1) the City can ensure that its equipment meets current standards, 2) the cost to taxpayers is spread evenly over the useful life of the equipment and, 3) the cost to taxpayers is minimized because the fund has interest earnings to offset expenditures rather than paying debt issuance costs and interest expense for relatively small financing proposals.

Proposed Fiscal Year Highlights

The City provides fire service to the City of Plymouth. Other than vehicles, which each City purchases separately, this budget includes the revenues and expenditures for future equipment needs based upon that continued partnership with the City of Plymouth. For FY25 replacement of the following equipment is planned: Utility Truck, Pagers/Radios, Thermal Imaging Camera, Hydraulic Rescue Tools, and the Self-Contained Breathing Apparatus (SCBA) System.

A regional grant has been awarded for the purchase of the SCBA system at both stations. The grant is anticipated to be approximately \$400,000 and the local contribution is expected to be \$150,000. The replacement of a pumper truck planned for FY27 will need to begin soon as there is the potential of a four-year backlog on trucks.

The department has submitted numerous regional grant requests covering items due for replacement in coming years. The outcome of those grant applications is currently unknown. The Department will continue to search for grant opportunities for equipment purchases.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenues</i>							
Grants/Donations	-	16,814	26,000	400,000	-	-	-
Plymouth Contribution	87,924	96,239	92,784	87,483	111,437	110,021	94,150
Northville Contribution	179,403	171,584	167,567	266,027	288,673	287,689	281,660
Other Revenue	(27,921)	35,111	51,375	33,375	21,375	21,375	21,375
Total	239,406	319,748	337,726	786,885	421,485	419,085	397,185
<i>Expenditures</i>							
Capital Outlay - Shared Equipment	18,495	5,750	30,800	641,000	20,000	40,600	285,000
Capital Outlay - Northville Vehicles	-	-	30,000	50,000	-	1,000,000	-
Total Expenditures	18,495	5,750	60,800	691,000	20,000	1,040,600	285,000
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			1,888,201	2,165,127	2,261,012	2,662,497	2,040,982
Change in Fund Balance			276,926	95,885	401,485	(621,515)	112,185
Projected Ending Fund Balance			2,165,127	2,261,012	2,662,497	2,040,982	2,153,167



Police Equipment Replacement Fund

Overview

The purpose of this activity is to reserve funds to meet the needs of a 20-year capital outlay plan for Police Department equipment. By reserving funds over time 1) the City can ensure that its equipment meets current standards, 2) the cost to taxpayers is spread evenly over the useful life of the equipment and, 3) the cost to taxpayers is minimized because the fund has interest earnings to offset expenditures rather than paying debt issuance costs and interest expense for relatively small financing proposals.

Proposed Fiscal Year Highlights

Proposed for FY2025, replacement of the following equipment is planned: Radar Units, Mobile Data Computers and Modems, In-Car Cameras, and radios. The department is currently seeking a grant for the radios. The following three years plans for the replacement of a patrol vehicle, tasers, and a laptop.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenues</i>							
Grants	6,877	224	13,322	-	-	-	-
Transfers from Other Funds	60,000	67,000	80,000	81,000	86,000	86,000	89,000
Other Income	13,637	6,935	5,495	9,895	3,245	3,245	3,245
Total	80,514	74,159	98,817	90,895	89,245	89,245	92,245
<i>Expenditures</i>							
Contractual Services	-	-	-	-	-	-	-
Capital Outlay	99,483	73,546	170,492	151,900	-	98,500	-
Total Expenditures	99,483	73,546	170,492	151,900	-	98,500	-
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			211,930	140,255	79,250	168,495	159,240
Change in Fund Balance			(71,675)	(61,005)	89,245	(9,255)	92,245
Projected Ending Fund Balance			140,255	79,250	168,495	159,240	251,485



Housing Capital Improvement Fund

Overview

The purpose of this activity is to reserve funds to meet the capital needs for Allen Terrace, an apartment community for independent senior citizens 62 years or older. Allen Terrace has 100 apartments: 98 one-bedroom and 2 two-bedroom units. By reserving funds over time, the City can ensure that: 1) the building meets current standards, 2) the cost to tenants is spread evenly over the useful life of the improvements, and, 3) the cost to tenants is minimized because the fund has interest earnings to offset expenditures rather than paying debt issuance costs and interest expense for relatively small financing proposals. The Allen Terrace capital improvements are partially funded with Community Development Block Grant (CDBG) funds.

Proposed Fiscal Year Highlights

Proposed for FY2025 are the replacement of the following: flooring in the various activity rooms, the front entrance awning, apartment vanities, apartment refrigerators, lobby furniture, apartment windows, and addition of a cement pad for the pavilion. Replacement of elevators is planned for FY2026 along with the continued replacement of the apartment refrigerators and windows.

A capital needs assessment to evaluate the existing conditions of the building was performed in February 2023. This report will be used as a guide to assist staff with prioritizing maintenance, repairs and replacement needs and projected associated costs. CDBG funds continue to be used to offset the costs of capital projects when available.



Housing Capital Improvement Fund

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Proposed Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Revenues</i>							
Grants	20,185	27,000	113,163	27,000	27,000	27,000	27,000
Transfers from Other Funds	171,207	161,178	255,888	232,045	237,630	237,110	232,020
Other Income	(22,636)	33,701	62,407	27,050	21,550	21,550	21,550
Total	168,756	221,879	431,458	286,095	286,180	285,660	280,570
<i>Expenditures</i>							
Contractual Services	-	20,000	35,942	15,000	-	-	-
Capital Outlay	319,415	221,170	240,163	151,000	560,000	-	-
Total Expenditures	319,415	241,170	276,105	166,000	560,000	-	-
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			1,301,142	1,456,495	1,576,590	1,302,770	1,588,430
Revenues			431,458	286,095	286,180	285,660	280,570
Expenditures			276,105	166,000	560,000	-	-
Projected Ending Fund Balance			1,456,495	1,576,590	1,302,770	1,588,430	1,869,000



Public Improvement Fund

Overview

This fund was originally created to receive state shared revenue under the Cities with Racetracks program. Changes in the distribution of these funds in the early 1990's from the State level, however, caused this to become an unstable revenue source. Further changes in legislation eliminated the Cities with Racetracks program.

In its place, as of January 1, 1996, the City received breakage revenue from Northville Downs' activity from live and simulcast racing. Racetrack breakage revenue was recorded in the Public Improvement Fund when received to the extent that it exceeded the cost of providing police service at the racetrack.

The breakage revenue in this fund was used to finance public improvement projects. However, the racetrack ceased operations in February 2024. This fund will continue to exist for the purpose of recording activity related to capital improvements for special projects within the City. This includes parks, the cemetery, City Hall, and on the City's right of way or land.

Proposed Fiscal Year Highlights

Several projects are planned to be undertaken in FY 2025. See the 2024-2029 Capital Improvement Plan for more details.

- Randolph Drain, Serenity Point & River Stabilization
- Replacement of the sidewalk on the circle drive at City Hall
- Replacement of Fort Griswold playground
- Improvements to Cabbagetown playground
- Improvements to the police locker rooms and the fire hall
- Purchase of land for a future farmers market
- Ford Field barrier-free gateway
- Upgrade of the pedestrian warning signals along 8 Mile Road

This fund will also be the pass-through of grant funds for greening of Mill Race Village. In FY 2026, the replacement of Rural Hill Bridge and the construction of restrooms at Ford Field will take place.



Public Improvement Fund

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
Revenues							
Grants	6,119	13,657	42,490	1,172,483	1,221,650	-	-
Donations & Contributions	-	-	1,325,000	1,025,000	-	-	-
Racetrack Breakage	187,614	140,140	75,338	-	-	-	-
Transfers from Other Funds	563,286	348,387	167,466	115,417	20,000	20,000	20,000
Other Income	(36,973)	199,973	236,755	67,700	57,700	20,000	10,000
Total	720,046	702,157	1,847,049	2,380,600	1,299,350	40,000	30,000
Expenditures							
Personnel Services	-	27,075	-	-	-	-	-
Contractual Services	-	141,731	144,374	-	-	-	-
Other Services & Charges	2,219	53,678	2,825	87,572	520	535	540
Overhead/Indirect Cost Allocation	11,000	11,220	11,440	15,845	16,320	16,810	17,310
Transfers to Other Funds	262,205	93,075	317,209	-	8,000	-	30,000
Capital Outlay	25,138	164,618	1,917,353	4,552,500	1,849,000	-	-
Total Expenditures	300,562	491,397	2,393,201	4,655,917	1,873,840	17,345	47,850
Fund Balance Analysis							
Beginning Fund Balance			4,979,401	4,433,249	2,157,932	1,583,442	1,606,097
Change in Fund Balance			(546,152)	(2,275,317)	(574,490)	22,655	(17,850)
Projected Ending Fund Balance			4,433,249	2,157,932	1,583,442	1,606,097	1,588,247
Fund Balance Commitments							
Land Held for Resale			225,000	225,000	225,000	225,000	225,000
Cemetery Improvements			127,350	127,350	-	-	-
Farmers Market (studies/engineering)			76,506	76,506	76,506	76,506	76,506
Fire Hall/City Hall Energy Efficiency Remodel			419,583	-	-	-	-
Fish Hatchery Park Improvements			36,855	36,855	36,855	36,855	36,855
Ford Field Restrooms			500,000	500,000	-	-	-
Fort Griswold Replacement			855,017	-	-	-	-
Non-motorized Improvements			21,192	21,192	21,192	21,192	21,192
Randolph Drain			327,067	240,000	240,000	240,000	240,000
Technology Reserve			12,466	12,466	24,466	44,466	34,466
Contingency/Grant Match			519,751	519,751	519,751	519,751	519,751
Farmers Market Land Purchase			800,000	-	-	-	-
Ford Field Gateway			130,000	-	-	-	-
Cabbagetown Playground			25,000	-	-	-	-
Hines Roundabout Study			28,000	28,000	28,000	28,000	28,000
Other			329,462	370,812	411,672	414,327	406,477
Projected Ending Fund Balance			4,433,249	2,157,932	1,583,442	1,606,097	1,588,247

SECTION VII
INTERNAL SERVICE FUND

The City's only budgeted internal service fund is the Equipment Fund.



Equipment Fund

Overview

This fund provides for the maintenance, repair and replacement of City-owned equipment and the public works yard. The major source of revenue for this fund comes from internal equipment rental charges. These charges are based upon published Michigan Department of Transportation (MDOT) equipment rates.

Proposed Fiscal Year Highlights

The Equipment Fund is intended to be a self-sustaining internal service fund. However, the revenues only provide enough to cover maintenance of the yard and equipment and very little equipment replacement. To help alleviate the burden, over the past few years costs that were previously charged to this fund such as audit fees and technology are now paid by the General Fund. In addition, the overhead/indirect cost allocation is fully subsidized by the General Fund.

The major source of revenue is equipment rental charges which are set by MDOT. Staff has been charging 110% of those MDOT rates in funds where it is allowable. Starting in March 2024, it was raised to 120% to bring in more revenue.

Proposed is the purchase of a salt spreader for \$24,000 and replacement of the salt barn for \$175,000. In FY26, a flatbed truck purchase is planned. Staff anticipates needing to replace the vector truck in FY27. However, the estimated cost of \$550,000 cannot be paid for from this fund at this time. Therefore, annual contributions from the General Fund in the amount of \$50,000 are now proposed.



Equipment Fund

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Proposed Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Revenues</i>							
Equipment Rental	283,985	290,083	323,000	336,610	343,070	349,650	356,358
Transfers from Other Funds	-	-	150,909	50,000	50,000	50,000	50,000
Cell Tower Revenue	36,726	43,622	39,593	41,109	42,683	44,318	46,015
Non-Cash Lease Activity	21,966	20,411	18,135	16,050	13,843	11,510	9,044
Other Income	12,707	8,303	8,069	4,320	3,570	3,570	3,570
Total	355,384	362,419	539,706	448,089	453,166	459,048	464,987
<i>Expenses</i>							
Personnel Services	102,911	88,337	110,855	127,105	129,675	132,355	135,145
Contractual Services	18,707	34,019	60,100	40,100	40,100	40,100	40,100
Overhead/Indirect Cost Allocation	10,000	10,000	10,000	30,890	31,820	32,770	33,750
Overhead/Indirect Cost Subsidy	-	(10,000)	(10,000)	(30,890)	(31,820)	(32,770)	(33,750)
Unfunded Pension Contributions	16,500	17,312	16,595	-	-	-	-
Other Services & Charges	113,293	118,196	112,535	118,835	120,515	122,730	124,030
Capital Outlay	-	-	161,880	199,000	80,000	-	80,000
Non-Cash Depreciation Expense	78,822	71,387	80,000	87,000	90,000	90,000	90,000
Total Expenses	340,233	329,251	541,965	572,040	460,290	385,185	469,275
<i>Cash Analysis</i>							
Beginning Cash Balance			127,420	187,026	134,025	203,058	355,411
Revenues less Expenses			(2,259)	(123,951)	(7,124)	73,863	(4,288)
Add back non-cash depreciation			80,000	87,000	90,000	90,000	90,000
Subtract non-cash lease activity			(18,135)	(16,050)	(13,843)	(11,510)	(9,044)
Projected Ending Cash Balance			187,026	134,025	203,058	355,411	432,079

SECTION VIII

COMPONENT UNITS

This section details the proposed activities of the Northville Downtown Development Authority (DDA) and the Brownfield Redevelopment Authority (BRA). The DDA is a Tax Incremental Finance Authority established by City ordinance in 1978 under Public Act 197. The DDA captures incremental tax increases to fund programs, improvements, and activities to enhance the downtown commercial district. The BRA is to facilitate the implementation of Brownfield Plans within the City.



Northville Downtown Development Authority

Overview

The Northville Downtown Development Authority (DDA) was created in 1978 to halt the deteriorating property values in downtown Northville. In subsequent years the Development Area described in the original plan has expanded, and several times the Plan was amended in scope. In 1997, the Northville City Council approved a two-mill operating levy as recommended by the DDA Board of Directors and allowed by State statute. The Plan, which expires in 2049, identifies DDA projects that will be funded by TIF revenue and provides estimates and prioritization to these projects.

The DDA staff allocates its time between physical improvement projects, economic development, parking, business recruitment and retention, planning, website maintenance, administrative duties, marketing, and special events. Time is also spent working with the Northville Central Business Association, Chamber of Commerce, and City staff and officials to achieve and maintain a vibrant and economically viable downtown. Currently the DDA is staffed by a full time Executive Director, a part-time Assistant Director, one part-time Marketing Assistant, a superintendent of groundskeeping, and several seasonal employees.

Proposed Fiscal Year Highlights

The taxable value subject to DDA capture increased 7.7% over last year generating an additional \$68,729 in captured taxes. The State is anticipated to reimburse \$30,000 to the DDA for the small taxpayer exemption from personal property with taxable values of less than \$180,000. The taxable value for the DDA's special levy increased 8.3%. The 2-mill levy has been permanently reduced to 1.7608 due to a Headlee rollback. That levy provides for an additional \$3,776 over the prior year.

In April 2023, the Northville City Council voted to allow the roads to remain closed to vehicular traffic seasonally. The DDA and City Council have been working together on the development of a pedestrian plan and funding strategy for the downtown area. The DDA will retire debt service for bonds originally issued in 2010 for the downtown streetscape project. This will free up approximately \$170,000 annually to fund pay-as-you-go projects or to utilize for debt service on a new bond issue. The DDA's FY25 budget shows an annual commitment to a street and sidewalk improvement project in the first year of \$75,000 and in subsequent years of \$225,000. Dedicated revenue from the City's street millage produces approximate \$24,000 in annual revenue that will also be committed to this project. In addition, the DDA has included a \$25,000 budgeted line item for fiscal years 2025 and 2026 to financially assist with two major projects at Ford Field: replacement of Fort Griswold playground and installation of new restrooms.



The unrestricted fund balance for the end of fiscal year 2025 is projected at \$103,390 which is approximately 9% of the DDA's annual expenditures.

The City and DDA jointly fund the improvements, operation, and maintenance of the City's parking system. Public Works is charged with the maintenance of the structures and the lots. Annually, the DDA makes an operating transfer to the Parking Fund for approximately 96% of the parking system maintenance costs. These expenses include lighting, sweeping, salting, striping, snow plowing and removal, and minor maintenance issues. In the current fiscal year, the City and the DDA are jointly funding a Parking Study. The last Parking Study was commissioned in 2006. The study will provide information regarding parking capacity, parking enforcement, maintenance requirements, and identify a funding source for improvements.

2023 Significant Accomplishments

- Onboarding on new Assistant Director and part-time seasonal employees.
- Provided 32 concerts for downtown as part of the Music is Main and Center.
- Managed three downtown events: Skeletons are Alive, a three-weekend Holiday to Remember, and Chilin in the 'Ville.
- Collaborated on the installation of the bollards.
- Coordinated removal of street and sidewalk structures to facilitate road opening.
- Expanded the DDA boundary.
- Updated the TIF and Development Plan and expanded plan to 2049.
- Executed Interlocal Agreement between Downtown Development Authority and Brownfield Redevelopment Authority.
- Development of Building Inventory to track square footage, usage, and occupancy of downtown buildings.
- Expansion of the Social District.
- Maintenance and Repair of downtown facilities.
- Seasonal landscaping of the downtown.



Downtown Development Authority

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
Calculation of Tax Revenues							
Captured Property Taxes =							
Taxable Value Subject to Capture			31,962,883	34,864,529	35,561,820	36,273,056	36,998,517
x Estimated Tax Levies per Mill			25.6251	25.4636	25.4636	25.4636	25.4636
DDA Operating Levy =							
Prior Years' Millage Approved			1.8093	1.8093	1.7608	1.7608	1.7608
x Millage Reduction Fraction			1.0000	0.9732	1.0000	1.0000	1.0000
=Allowable Levy			1.8093	1.7608	1.7608	1.7608	1.7608
x DDA Taxable Value per Mill			38,766	41,978	42,818	43,674	44,547
Revenues							
Captured Taxes	767,750	809,575	819,046	887,776	905,532	923,643	942,115
Operating Levy	63,393	66,728	70,140	73,915	75,394	76,901	78,438
Captured Taxes - Brownfield	-	-	-	-	50,000	50,000	50,000
Personal Property Tax Reimbursement	39,868	24,431	46,075	30,000	30,000	30,000	30,000
Other Income	35,810	91,868	141,196	98,650	93,650	93,650	93,650
Total Revenues	906,821	992,602	1,076,457	1,090,341	1,154,576	1,174,194	1,194,203
Expenditures							
Personnel Services	247,701	258,613	282,510	292,500	299,180	306,110	313,320
Contractual Services	119,814	138,362	161,545	207,795	355,795	352,795	355,795
Other Services & Charges	141,900	203,941	279,501	235,650	209,160	215,870	218,615
Overhead/Indirect Cost Allocation	12,960	13,220	13,480	119,980	123,580	127,290	131,110
Overhead/Indirect Cost Subsidy	-	-	-	(60,505)	(62,320)	(64,190)	(66,120)
Debt Commitment	174,685	169,880	170,075	167,421	-	-	-
Capital Outlay	-	-	5,000	20,000	-	-	-
Transfers to Other Funds	147,807	163,035	372,902	154,430	212,440	110,540	113,740
Total Expenditures	844,867	947,051	1,285,013	1,137,271	1,137,835	1,048,415	1,066,460
Fund Balance Analysis							
Beginning Fund Balance			467,645	259,089	212,159	228,900	354,679
Change in Fund Balance			(208,556)	(46,930)	16,741	125,779	127,743
Projected Ending Fund Balance			259,089	212,159	228,900	354,679	482,422
Fund Balance Constraints							
Restricted for Street Improvements			7,909	31,652	745	24,885	49,382
Assigned for Compensated Absences			59,192	59,192	59,192	59,192	59,192
Non-spendable - Prepays			17,925	17,925	17,925	17,925	17,925
Unrestricted Fund Balance			174,063	103,390	151,038	252,677	355,923
Projected Total Fund Balance			259,089	212,159	228,900	354,679	482,422
Unrestricted Fund Balance as a % of Expenditures			14%	9%	13%	24%	33%



Brownfield Redevelopment Authority - Admin

Overview

The purpose of the Brownfield Redevelopment Authority (BRA) is to facilitate the implementation of Brownfield Plans relating to the identification and treatment of environmentally distressed, functionally obsolete and/or blighted areas so as to promote revitalization within the municipal limits of the City of Northville. The Brownfield Authority composition includes seven members.

Proposed Fiscal Year Highlights

Both the BRA and City Council approved Act 381 Brownfield Plans for the Foundry Flask Redevelopment Project (Foundry Flask) and the Downs Redevelopment Project (Downs). It is anticipated that collection of tax increment revenue and reimbursement of eligible activities will begin for the Downs project in FY 2026. The Foundry Flask project has not yet moved forward and the developers are looking to revise their plan.

The only anticipated expenditures in this fund are administrative in nature and will need to be funded by operating transfers from the General Fund. The General Fund can be reimbursed once sufficient administrative fees have been collected.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenue</i>							
Brownfield Application Fees	4,000	4,000	-	-	-	-	-
Brownfield Administration Fees	-	-	-	-	6,456	32,247	100,000
Interest Income	-	91	-	-	-	-	-
Transfer from General Fund	8,043	4,675	17,670	37,000	30,544	4,753	-
Total Revenue	12,043	8,766	17,670	37,000	37,000	37,000	100,000
<i>Expenditures</i>							
Contractual Services	12,043	8,766	17,670	17,000	17,000	17,000	17,000
Overhead/Indirect Cost Allocation	-	-	-	20,000	20,000	20,000	20,000
Total Expenditures	12,043	8,766	17,670	37,000	37,000	37,000	37,000
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			-	-	-	-	-
Change in Fund Balance			-	-	-	-	63,000
Ending Fund Balance			-	-	-	-	63,000



Brownfield Redevelopment Authority – Foundry Flask

Overview

The purpose of the Brownfield Redevelopment Authority (BRA) is to facilitate the implementation of Brownfield Plans relating to the identification and treatment of environmentally distressed, functionally obsolete and/or blighted areas so as to promote revitalization within the municipal limits of the City of Northville. The Brownfield Authority composition includes seven members.

Proposed Fiscal Year Highlights

On May 23, 2022, the BRA approved and on June 20, 2022, the City Council approved an Act 381 Brownfield Plan for the Foundry Flask Redevelopment Project (Foundry Flask). Subject to a reimbursement agreement executed on December 7, 2022, the developer may receive the benefit of reimbursement from Tax Increment Revenue (TIR) for the cost of Eligible Activities undertaken by the developer.

It is unknown when the collection of TIR and reimbursement of eligible activities will begin. This fund will remain in existence for 18 years from the beginning date of the capture of TIR, or for the duration necessary to complete the reimbursement of eligible expenses for the project and contributions into the Local Brownfield Revolving Fund, whichever is less.

The BRA has been approved for a grant from EGLE. Until this project moves forward, the only activity in this fund is administrative costs to prepare and submit the quarterly reports to EGLE.

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	Actual	Actual	Projected	Proposed Budget	Forecast	Forecast	Forecast
<i>Revenue</i>							
State Grant - EGLE	-	700	2,500	2,500	2,500	2,500	2,500
Transfer from General Fund	314	-	-	-	-	-	-
Total Revenue	314	700	2,500	2,500	2,500	2,500	2,500
<i>Expenditures</i>							
Contractual Services	314	700	2,500	2,500	2,500	2,500	2,500
Total Expenditures	314	700	2,500	2,500	2,500	2,500	2,500
<i>Fund Balance Analysis</i>							
Beginning Fund Balance			-	-	-	-	-
Change in Fund Balance			-	-	-	-	-
Ending Fund Balance			-	-	-	-	-



Brownfield Redevelopment Authority – Downs

Overview

The purpose of the Brownfield Redevelopment Authority (BRA) is to facilitate the implementation of Brownfield Plans relating to the identification and treatment of environmentally distressed, functionally obsolete and/or blighted areas so as to promote revitalization within the municipal limits of the City of Northville. The Brownfield Authority composition includes seven members.

Proposed Fiscal Year Highlights

On December 21, 2022, the BRA approved and on September 18, 2023, the City Council approved an Act 381 Brownfield Plan for the Downs Redevelopment Project (Downs). Subject to a reimbursement agreement executed on January 23, 2024, the developer may receive the benefit of reimbursement from Tax Increment Revenue (TIR) for the cost of Eligible Activities undertaken by the developer.

The collection of TIR and reimbursement of eligible activities will begin in FY26. This fund will remain in existence for the duration necessary to complete the reimbursement of eligible expenses for the project and contributions into the Local Brownfield Revolving Fund, whichever is less.

This redevelopment project is complicated with many components including a PA210 Commercial Rehabilitation certificate (tax abatement), EGLE grant funding (State), ARPA grant funding (Federal), and potential land bank involvement. In addition, the BRA overlays a portion of the DDA which means the DDA captures that portion of TIR and contributes it to the BRA, with the exception of the first \$50,000 per an Interlocal agreement between the DDA and the BRA.

This project is currently underway.



Brownfield Redevelopment Authority – Downs

Description	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Proposed Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
<i>Revenue</i>							
Captured Property Taxes	-	-	-	-	241,460	1,206,645	4,152,874
Federal Grant - ARPA	-	-	848,722	1,651,278	-	-	-
State Grant - EGLE	-	-	500	2,500	2,500	2,500	2,500
Developer Reimbursement	5,186	-	-	-	-	-	-
Transfer from General Fund	4,343	-	-	-	-	-	-
Total Revenue	9,529	-	849,222	1,653,778	243,960	1,209,145	4,155,374
<i>Expenditures</i>							
Contractual Services	9,529	-	500	2,500	2,500	2,500	2,500
River Park Grant Expenditures	-	-	848,722	1,651,278	-	-	-
Transfer to BRA-Admin	-	-	-	-	6,456	32,247	100,000
Transfer to DDA	-	-	-	-	50,000	50,000	50,000
Transfer to State - SET	-	-	-	-	14,043	70,214	291,441
Reimbursement to Developer	-	-	-	-	-	925,145	3,711,433
Transfer to LBRF	-	-	-	-	170,961	129,039	-
Total Expenditures	9,529	-	849,222	1,653,778	243,960	1,209,145	4,155,374
<i>Fund Balance Analysis</i>							
Beginning Fund Balance	-	-	-	-	-	-	-
Change in Fund Balance	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-

SECTION IX
CAPITAL IMPROVEMENT PLAN

This section provides detailed descriptions of the projected and proposed capital improvement expenditures.

City of Northville, Michigan 2024 – 2029 Capital Improvement Plan

A six-year capital improvement plan (CIP) and an annual update of that plan is required under the Michigan Planning Enabling Act of 2008. The CIP identifies multi-year capital improvements and projects for purposes of long-term planning for the City.

Overview

The City of Northville's Capital Improvement Plan (CIP) is a planning tool, with the goal to identify capital improvement needs over a six-year period from 2024 to 2029. The CIP is an opportunity to formulate strategic long-term policy decisions that extend beyond the current budget year. The CIP helps track multi-year projects that may require planning, design, land acquisition, and construction. The projects identified in the CIP represent the City of Northville's plan to serve residents and anticipate the needs of the community. Many documents were considered in preparation of the CIP.

Definition of a Capital Improvement

A capital improvement is defined as any new equipment, construction, acquisition, or improvement to public lands, buildings, or structures greater than \$5,000 with a minimum life expectancy of more than one year. Maintenance-oriented, operational, or continuous expenditures are not considered to be capital improvements.

The CIP allows for responsible and thoughtful planning of future major expenditures that are not necessarily financed or automatically included in the annual budgeting process. However, all capital projects should be part of this CIP. Specifically, the purpose of the CIP is to identify and evaluate the needs for public facilities, determine cost estimates for each capital project submitted, determine if there will be future operating costs, determine potential sources for funding such projects, and anticipate and pre-plan projects with an emphasis on seizing opportunities for partnerships and alternative funding.

Impact of Capital Budget on the Operating Budget

As new policies and programs are approved, both the operating and capital budgets are impacted. The two budgets are interdependent. All foreseeable operating costs related to capital projects should be estimated and provided for as part of the review process associated with the CIP.

Legal Basis of the Capital Improvement Plan

Public Act 33 of 2008 (MCL 125.3865), commonly known as the Planning Enabling Act, requires local governments to prepare an annual capital improvement plan. The law assigns the responsibility for the annual CIP to the Planning Commission. This Act allows the Planning Commission to exempt itself from that requirement. In that situation, the legislative body shall then be responsible for reviewing and adopting the plan. Accordingly, the Planning Commission adopted a resolution on October 7, 2008 which places that responsibility with the City Council. A similar resolution was adopted by City Council on November 17, 2008.

Planning and Benefits of a Capital Improvement Plan

The CIP is a planning tool. It can be quite useful as a primary guide in implementing the Master Plan. With thoughtful foresight and review, the many outstanding capital projects that communities are faced with implementing each year, can be viewed as one package, rather than as small, fragmented groups or lists, with no unified sense of focus and direction.

When capital improvements begin with careful planning and study, the City of Northville's chances for receiving state and federal grants are greatly enhanced. Some grants require the inclusion of a CIP with their application. Formulation of a CIP assists those involved to look at alternative funding mechanisms that might not have been considered before. Instead of relying on local revenue sources alone, the CIP allows the City to think more creatively to fulfill Master Plan goals and policies. The CIP often avoids reactive planning, and instead replaces it with balanced growth initiatives.

Program Funding

There are multiple methods available to local governments for financial capital improvement projects. Since capital improvements require large outlays of capital for any given project, it is often necessary to pursue multiple solutions for financing projects. The capital improvement plan is simply that – a plan. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, or emerging needs. Because priorities can change, projects included in outward planning years are not guaranteed for funding.

- Pay-as-you-go – Most governments cannot generate enough revenue from current sources to finance all the capital improvement projects that they would need. However, current revenue can finance a portion of the government's capital needs and may include designated revenue that have been specifically collected to fund capital projects. Current revenue used to fund capital projects are often accumulated in a reserve account until amounts sufficiently large enough to fund projects are accumulated. Also, unanticipated surpluses may be earmarked for capital spending.
- Federal Grants – Funding is made available to municipalities through federal grants and programs. Grants are usually subject-specific, and require application by the local government for consideration. Amounts of grants vary, and are determined by the grantor through criteria-based processes. The availability of grants is usually competitive, so creative and effective grant writing is crucial.
- State and Local Grants – Funding is made available to municipalities through state grants and programs and various other outside entities. Grants are usually subject-

specific, and require application by the local government for consideration. Amounts of grants vary, and are determined by the grantor through criteria-based processes. The availability of grants is usually competitive, so creative and effective grant writing is crucial.

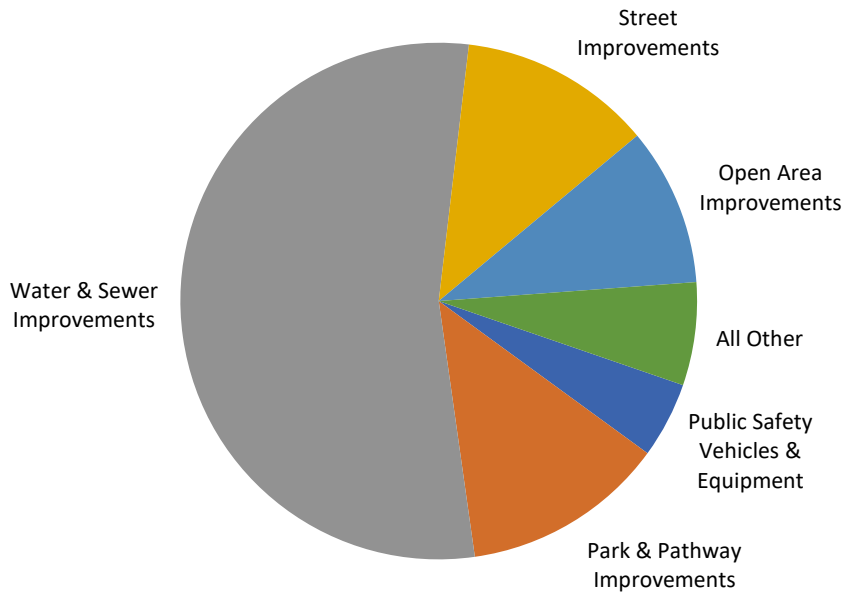
- Millage – Property taxes are based upon local millage rate. Revenue received from property taxes may be used for capital improvements, but such improvements are usually smaller and less expensive.
- Building Authority - A mechanism to facilitate the selling of bonds to finance public improvements. These bonds can be used as funding for buildings and recreational uses. Though voter approval is not required, a referendum period is afforded the citizenry to challenge the proposed bond resolution.
- Enterprise Funds – Enterprise funds are typically established for services such as water, sewer, recreation, and housing. Revenue is generated primarily through user charges and connection fees from those who benefit from the improvements.
- General Obligation Bonds – These types of bonds are especially useful for financing large municipal projects such as infrastructure improvements. They require voter approval and are usually used for projects that will benefit the residents of the entire community. Repayment of the bonds is by property taxes that the City has the power to levy at the level necessary and within State guidelines to retire the debt. Limited Tax bonds are similar but they typically have a higher interest rate. Voter approval is not required, but a referendum period is afforded to the citizenry to challenge the proposed bond resolution.
- Revenue Bonds – These bonds are generally sold as a means for constructing revenue-producing facilities such as water and sewer systems, and other such facilities that produce tolls, fees, rental charges, etc. Security for and payment of revenue bonds are typically based upon the revenue-producing facility or activity rather than the economic or taxpaying base.
- Tax-Increment Financing - Tax Increment Financing, or TIF, is a geographically targeted economic development tool. It captures the increase in property taxes, and sometimes other taxes, resulting from new development, and diverts that revenue to subsidize that development. That diversion means local public services do not get the new revenue they would normally get from new development or redevelopment.

- Developer Contributions – Developers as part of subdivision and site planning requirements may provide infrastructure, open space, and recreational facilities. Developers may contribute a share of funds to the government entity, or install the facilities themselves as local need arises, and/or during the construction process. Once completed, the local government may agree to maintain the facilities.

CITY OF NORTHVILLE CAPITAL IMPROVEMENT PLAN 2024-2029

Capital Improvement Category	FY 2025 Expenditures	Percent of Total
Fire Vehicles & Equipment	\$ 691,000	4.0%
Police Vehilces & Equipment	137,500	0.8%
PublicWorks Vehicles & Equipment	199,000	1.1%
Park & Pathway Improvements	2,222,500	12.7%
Allen Terrace Improvements	166,000	1.0%
Technology Improvements	55,025	0.3%
Cemetery Improvements	-	0.0%
Open Area Improvements	1,725,000	9.9%
Water & Sewer Improvements	9,438,600	54.1%
Street & Sidewalk Improvements	2,106,500	12.1%
Parking System Improvements	150,000	0.9%
City Hall Buidling/Grounds Improve	535,000	3.1%
Downtown Development Authority	20,000	0.1%
Total	\$ 17,446,125	100.0%

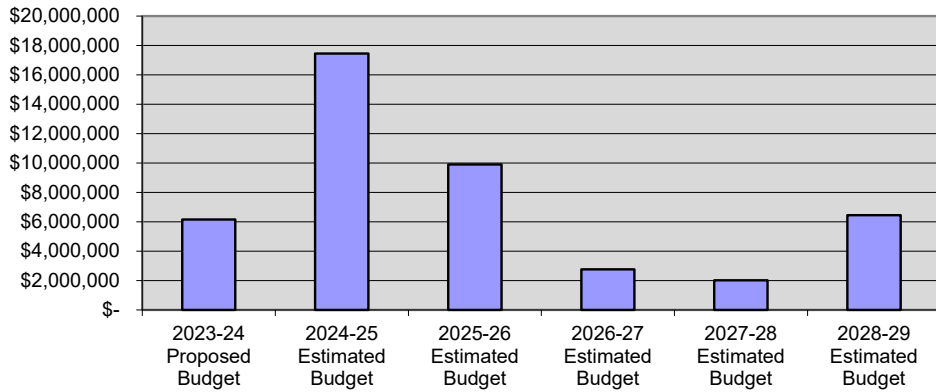
2024-25 Capital Expenditure by Category



CITY OF NORTHVILLE CAPITAL IMPROVEMENT PLAN 2024-2029

Fiscal Year	Budgeted Amount
2023-24 Proposed Budget	\$ 6,156,595
2024-25 Estimated Budget	17,446,125
2025-26 Estimated Budget	9,907,400
2026-27 Estimated Budget	2,752,600
2027-28 Estimated Budget	2,010,000
2028-29 Estimated Budget	6,457,000
Six Year Total	<u>\$ 44,729,720</u>

Capital Improvement Expenditures by Fiscal Year



CITY OF NORTHVILLE CAPITAL IMPROVEMENT PLAN 2024-2029

#	Project Descriptions	Funding Source	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
FIRE VEHICLES & EQUIPMENT								
1	Utility Rescue Vehicle	Equipment Fund Reserves	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
2	Thermal Imaging Cameras	Equipment Fund Reserves	\$ -	\$ 14,000	\$ -	\$ 15,000	\$ -	\$ -
3	Hydraulic Rescue Tools	Equipment Fund Reserves	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ -
4	Self-Contained Breathing Apparatus	Equipment Fund Reserves	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ -
5	Washer Extractor	Equipment Fund Reserves	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
6	Pumper Truck	Equipment Fund Reserves	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -
7	Turnout Gear	Equipment Fund Reserves	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ -
8	Toughbooks	Equipment Fund Reserves	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -
9	Pagers	Equipment Fund Reserves	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -
10	Utility Truck	Equipment Fund Reserves	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -
11	Fire Hall Door Replacement	Equipment Fund Reserves	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
12	Gas Monitors	Equipment Fund Reserves	\$ 4,800	\$ -	\$ -	\$ 9,600	\$ -	\$ -
13	Automated External Defibrillators	Equipment Fund Reserves	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -
14	Quick Response Vehicles	Equipment Fund Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
FIRE VEHICLES & EQUIPMENT Total			\$ 34,800	\$ 691,000	\$ 20,000	\$ 1,040,600	\$ 285,000	\$ 350,000
POLICE VEHICLES & EQUIPMENT								
15	Patrol Vehicle & Setup	Equipment Fund Reserves	\$ 74,522	\$ -	\$ -	\$ 74,000	\$ -	\$ 76,000
16	Automatic External Defibrillators	Equipment Fund Reserves	\$ 6,365	\$ -	\$ -	\$ -	\$ -	\$ -
17	800 MHz Radios	Equipment Fund Reserves and/or Grant	\$ 7,330	\$ 88,900	\$ -	\$ -	\$ -	\$ -
18	Radar Units	Equipment Fund Reserves	\$ 14,400	\$ -	\$ -	\$ -	\$ -	\$ -
19	Mobile Data Computers & Modems	Equipment Fund Reserves	\$ -	\$ 24,600	\$ -	\$ -	\$ -	\$ -
20	In-Car, Body-Worn Cameras & Server	Equipment Fund Reserves	\$ 42,800	\$ 24,000	\$ -	\$ -	\$ -	\$ 46,000
21	TASERS	Equipment Fund Reserves	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -
22	Radar Speed Signs	Equipment Fund Reserves	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -
POLICE VEHICLES & EQUIPMENT Total			\$ 154,417	\$ 137,500	\$ -	\$ 97,000	\$ -	\$ 122,000
PUBLIC WORKS VEHICLES & EQUIPMENT								
23	Fuel Pump Control System	PIF Reserves & Equipment Rental Revenue	\$ 62,600	\$ -	\$ -	\$ -	\$ -	\$ -
24	Salt Barn	Equipment Rental Revenue	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -
25	Bucket Truck (Used)	PIF Reserves	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
26	Sidewalk Snow Remover	Equipment Rental Revenue	\$ 36,800	\$ -	\$ -	\$ -	\$ -	\$ -
27	Dump Truck	Equipment Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -
28	Flat Bed Truck w/ Lift Gate	Equipment Rental Revenue	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -
29	Salt Spreader	Equipment Rental Revenue	\$ -	\$ 24,000	\$ -	\$ -	\$ -	\$ -
PUBLIC WORKS VEHICLES & EQUIPMENT Total			\$ 149,400	\$ 199,000	\$ 80,000	\$ -	\$ 80,000	\$ -
PARK & PATHWAY IMPROVEMENTS								
30	Ford Field Memorial Bench Pads	Wayne County Parks Millage & PIF Fund Balance	\$ 14,372	\$ -	\$ -	\$ -	\$ -	\$ -
31	Ford Field Barrier-Free Gateway	CDS Program Grant & PIF Reserves	\$ 178,646	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -
32	Ford Field Restrooms	State Grant & PIF Reserves	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
33	Ford Field Playground	Grants, Donations, Fundraising, PIF Reserves	\$ 52,500	\$ 1,147,500	\$ -	\$ -	\$ -	\$ -
34	Cabbagetown Playground Expansion	PIF Reserves	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -
PARK & PATHWAY IMPROVEMENTS Total			\$ 245,518	\$ 2,222,500	\$ 1,000,000	\$ -	\$ -	\$ -
ALLEN TERRACE IMPROVEMENTS								
35	Hard Surface Flooring	Capital Improvement Fund Reserves	\$ 20,235	\$ -	\$ -	\$ -	\$ -	\$ -
36	Dumpster Enclosure	Capital Improvement Fund Reserves	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
37	Egress Sidewalks & Dumpster Pad	Capital Improvement Fund Reserves	\$ 15,989	\$ -	\$ -	\$ -	\$ -	\$ -
38	Security Cameras	Capital Improvement Fund Reserves	\$ 13,577	\$ -	\$ -	\$ -	\$ -	\$ -
39	Automatic Sliding Glass Doors	Community Development Block Grant (CDBG)	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -
40	Exterior Signage	Capital Improvement Fund Reserves	\$ 21,023	\$ -	\$ -	\$ -	\$ -	\$ -
41	Replace Boiler System	Capital Improvement Fund Reserves	\$ 61,470	\$ -	\$ -	\$ -	\$ -	\$ -
42	Flooring in various Activity Room	Capital Improvement Fund Reserves & CDBG	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -
43	Awnings	Capital Improvement Fund Reserves	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -
44	Apartment Refrigerators	Capital Improvement Fund Reserves	\$ 10,000	\$ 20,000	\$ 60,000	\$ -	\$ -	\$ -
45	Elevators	Capital Improvement Fund Reserves	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -
46	Apartment Vanities	Capital Improvement Fund Reserves	\$ 2,000	\$ 16,000	\$ -	\$ -	\$ -	\$ -
47	Patio Furniture	Capital Improvement Fund Reserves	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
48	Pavillion Cement	Capital Improvement Fund Reserves	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -
49	Lobby Furniture	Capital Improvement Fund Reserves	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -
50	Apartment Windows	Capital Improvement Fund Reserves	\$ -	\$ 40,000	\$ 50,000	\$ -	\$ -	\$ -
ALLEN TERRACE IMPROVEMENTS Total			\$ 239,294	\$ 166,000	\$ 560,000	\$ -	\$ -	\$ -
TECHNOLOGY IMPROVEMENTS								
51	BS&A Cloud Upgrade	PIF Reserves	\$ 19,550	\$ 55,025	\$ -	\$ -	\$ -	\$ -
52	Postage Machine	PIF Reserves	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -
53	Copy Machines	PIF Reserves	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -
54	Network Servers	PIF Reserves	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -
55	Voting Equipment	General Fund	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -
56	Desktop Computers	PIF Reserves	\$ 28,870	\$ -	\$ -	\$ -	\$ 30,000	\$ -
TECHNOLOGY IMPROVEMENTS Total			\$ 131,420	\$ 55,025	\$ 14,000	\$ -	\$ 30,000	\$ -
CEMETERY IMPROVEMENTS								
57	Columbarium	PIF Reserves	\$ 58,790	\$ -	\$ -	\$ -	\$ -	\$ -
58	Rural Hill Bridge	MDOT Grant & PIF Reserves	\$ 63,700	\$ -	\$ 849,000	\$ -	\$ -	\$ -
CEMETERY IMPROVEMENTS Total			\$ 122,490	\$ -	\$ 849,000	\$ -	\$ -	\$ -
OPEN AREA IMPROVEMENTS								
59	City Entrance Signs	PIF Reserves	\$ 106,837	\$ -	\$ -	\$ -	\$ -	\$ -
60	Upgrade Pedestrian Warning Signals	MDOT Grant & PIF Reserves	\$ 147,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -
61	Land for Farmers Market	Local Contribution, Developer Contribution, PIF Reserves	\$ 800,000	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -
62	Bollards	PIF Reserves	\$ 182,804	\$ -	\$ -	\$ -	\$ -	\$ -
OPEN AREA IMPROVEMENTS Total			\$ 1,236,641	\$ 1,725,000	\$ -	\$ -	\$ -	\$ -

CITY OF NORTHVILLE CAPITAL IMPROVEMENT PLAN 2024-2029

#	Project Descriptions	Funding Source	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
WATER & SEWER IMPROVEMENTS								
63	Water Tower Painting	Water & Sewer Fund User Charges	\$ 387,750	\$ -	\$ -	\$ -	\$ -	\$ -
64	Valves, Lead Service Lines, & Hydrants	Water & Sewer Fund User Charges	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000
65	Lake Street Water Main	ARPA Grant & Water & Sewer Fund User Charges	\$ 415,695	\$ -	\$ -	\$ -	\$ -	\$ -
66	Sanitary Sewer Repairs	Water & Sewer Fund User Charges	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
67	OCWRC Sewer Interceptor	Water & Sewer Fund User Charges	\$ -	\$ 141,000	\$ -	\$ -	\$ -	\$ -
68	Cady Street Watermain	Water & Sewer Fund User Charges & Developers	\$ 87,000	\$ 1,790,000	\$ -	\$ -	\$ -	\$ -
69	Underground Reservoir Removal & Booster Station	Water & Sewer Fund User Charges	\$ 227,300	\$ 3,650,000	\$ -	\$ -	\$ -	\$ -
70	PRV Vaults		\$ 190,000	\$ 1,710,000	\$ -	\$ -	\$ -	\$ -
71	Watermain W. Baseline to Baseline Rd & N. Center		\$ 107,000	\$ 963,000	\$ -	\$ -	\$ -	\$ -
WATER & SEWER IMPROVEMENTS								
72	Watermain Replacements 2026 Construction		\$ -	\$ 979,600	\$ 3,918,400	\$ -	\$ -	\$ -
73	Watermain Replacements - 2027 & 2028		\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -
74	Watermain Replacements 2029 Construction		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,870,000
WATER & SEWER IMPROVEMENTS Total			\$ 1,619,745	\$ 9,438,600	\$ 4,123,400	\$ 705,000	\$ 705,000	\$ 5,075,000
STREET & SIDEWALK IMPROVEMENTS								
75	Annual Street Improvement Program	Dedicated street millage	\$ 1,122,685	\$ 1,100,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000
76	Annual Sidewalk Improvement Program	Dedicated street millage	\$ 58,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
77	Eight Mile Rd Resurfacing	Dedicated street millage	\$ 61,460	\$ -	\$ -	\$ -	\$ -	\$ -
78	Roundabout Seven Mile & Center	Grants, Developer Contribution, dedicated street millage	\$ 287,500	\$ 616,500	\$ 2,296,000	\$ -	\$ -	\$ -
79	Seven Mile/Northville Rd Intersection Improvements	Developer Contribution	\$ 170,000	\$ 330,000	\$ -	\$ -	\$ -	\$ -
80	Main Street Improvements	Dedicated street millage captured by DDA	\$ 110,000	\$ -	\$ 55,000	\$ -	\$ -	\$ -
STREET & SIDEWALK IMPROVEMENTS Total			\$ 1,809,645	\$ 2,106,500	\$ 3,261,000	\$ 910,000	\$ 910,000	\$ 910,000
PARKING SYSTEM IMPROVEMENTS								
81	Parking Lot Improvements	Local Unit Contributions & Parking Fund Reserves	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
PARKING SYSTEM IMPROVEMENTS Total			\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
CITY HALL BUILDING & GROUNDS IMPROVEMENTS								
82	Roof	PIF Reserves	\$ 172,225	\$ -	\$ -	\$ -	\$ -	\$ -
83	Front Walk Approach	PIF Reserves	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -
84	Lower Level Office Remodel	PIF Reserves	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -
85	Police Locker Room Renovation	PIF Reserves & Police Forfeitures	\$ 20,000	\$ 230,000	\$ -	\$ -	\$ -	\$ -
86	Fire Hall Improvements	PIF Reserves	\$ 20,000	\$ 280,000	\$ -	\$ -	\$ -	\$ -
CITY HALL BUILDING/GROUNDS IMPROVEMENTS Total			\$ 332,225	\$ 535,000	\$ -	\$ -	\$ -	\$ -
DOWNTOWN DEVELOPMENT AUTHORITY IMPROVEMENTS								
87	Street Light Conversion	DDA Captured Taxes	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
88	Fire Pit Replacement	DDA Captured Taxes	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -
89	Bike Hoops & Racks	DDA Captured Taxes	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -
90	Pavilion Repairs	DDA Captured Taxes	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -
91	Watering Truck Replacement	DDA Captured Taxes	\$ 5,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -
DOWNTOWN IMPROVEMENTS Total			\$ 81,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -
TOTALS			\$ 6,156,595	\$ 17,446,125	\$ 9,907,400	\$ 2,752,600	\$ 2,010,000	\$ 6,457,000

Note: PIF = Public Improvement Fund

2024-2029 Capital Descriptions

The following descriptions include project summaries followed by estimated costs over the six-year period.

Fire Vehicles and Equipment

1. **Replace Utility Rescue Vehicle (FY24 - \$20,000)**

The utility rescue vehicle at Station 1 is used to provide access to patients in areas where a regular ambulance cannot easily gain access. This includes downtown events and football games where the Fire Department provides EMS standby services. The current vehicle was purchased in 2004. Funded with Fire capital fund reserves.

2. **Replace Thermal Imaging Cameras (FY25 & FY27 - \$29,000)**

A thermal imaging camera is a type of the thermographic camera used in firefighting. By rendering infrared radiation as visible light, such cameras allow firefighters to see areas of heat through smoke, darkness, or heat-permeable barriers. The department has four cameras, two at each station, one on each full-size engine. Funded with Fire capital fund reserves.

3. **Replace Hydraulic Rescue Tools (FY25 - \$32,000)**

Extrication tools used to push, pull, and pry at vehicle collision scenes for Station 1. The current tools were purchased in 1980 and do not have the power to handle materials used in today's vehicles. Funded with Fire capital fund reserves.

4. **Replace Self-Contained Breathing Apparatus (FY25 - \$550,000)**

Air packs worn on a firefighter's back, along with the associated harnesses, gauges, facepieces, and air cylinders. SCBA's are required by regulatory institutions such as MIOHSA when firefighters are working in an atmosphere that is immediately dangerous to life or health. 21 units and 1 RIT pack are scheduled for replacement at Station 2 since the current units were purchased in 2011. 20 units and 1 RIT pack are scheduled for replacement at Station 1 since those units were purchased in 2014. A grant has been awarded for \$400,000 and the remaining portion will be funded with Fire capital fund reserves.

5. **Replace Washer/Extractor (FY26 - \$20,000)**

The commercial washer/extractor at Station 1 is used to clean the firefighter's turnout gear. Since the gear can collect and absorb carcinogens released in a fire, it is washed after every exposure to fire or smoke and a minimum of every six months. The existing unit was purchased in 2001 and no longer meets NFPA standards. The outdated extractor is harder on the gear during the wash, causing more wear and tear. Funded with Fire capital fund reserves.

6. Replace Pumper Truck (FY27 - \$1,000,000)

At Station 1, Pumper 1751 is the engine second in line to respond to fires, carbon monoxide alarms, and car accidents. The current pumper will be 25 years old at the time of scheduled replacement. The new pumper would be first in line for such calls. Funded with Fire capital fund reserves.

7. Replace Turnout Gear (FY28 - \$275,000)

Turnout gear includes a fire coat, pants, suspenders, hoods, gloves, boots, and helmets. This gear is required to allow firefighters to enter dangerous environments, including structure fires. The current gear was last purchased in 2020 and NFPA standards require that gear has a maximum life of ten years. Funded with Fire capital fund reserves.

8. Toughbooks (FY27 - \$16,000)

Portable computers that are capable of operating in harsh environments and have rugged design are used in the fire service for preparing electronic patient reports, accessing pre-plan in the field, researching hazardous materials, and performing field inspections. Funded with Fire capital fund reserves.

9. Replace Pagers (FY25 - \$45,000)

Pagers are a one-way communication device activated by our dispatch center to notify the fire department that there is a call for service. This equipment is constantly on and being used. The current pagers were purchased in 2017 and are scheduled for replacement in 2023. All currently owned pagers will continue to be used until they reach end of life, at which point they will be disposed of. Funded with Fire capital fund reserves.

10. Utility Truck (FY25 - \$50,000)

Purchase a new utility truck to replace a used one purchased from police several year ago. Funded with Fire capital fund reserves.

11. Fire Hall Door Replacement (FY24 - \$10,000)

One of the bay doors at the fire hall with a wood exterior is deteriorating and the motor is failing, forcing it having to be opened and closed manually. Funded with Fire capital fund reserves.

12. Gas Monitors (FY24 & FY27 - \$14,400)

Gas monitors can detect the presence of multiple gases at the same time and is ideal for gas leak pin-pointing and confined space applications. Funded with Fire capital fund reserves.

13. Automated External Defibrillators (FY28 - \$10,000)

Replacement of AED's which are medical devices that analyze heart rhythm and delivers an electric shock to help the heart re-establish and effective rhythm. Funded with Fire capital fund reserves.

14. Quick Response Vehicle (FY29 - \$350,000)

At Station 1, Pumper 1731 is the engine second in line to respond to fires, carbon monoxide alarms, and car accidents. The current pumper will be 15 years old at the time of scheduled replacement. The new pumper would be first in line for such calls. Funded with Fire capital fund reserves.

Police Vehicles & Equipment**15. Replace Patrol Vehicles (FY24, FY27, FY29 - \$224,522)**

Replace one patrol vehicle every other year. As a new vehicle is brought into rotation, the existing one will be converted to administrative use and the oldest vehicle in the fleet will be taken of service. The fleet contains six patrol vehicles and three administrative vehicles. Funded with Police capital fund reserves.

16. Replace Automatic External Defibrillators (FY24 - \$6,365)

An AED, or automated external defibrillator, is used to help those experiencing sudden cardiac arrest. It's a sophisticated, yet easy-to-use, medical device that can analyze the heart's rhythm and, if necessary, deliver an electrical shock, or defibrillation, to help the heart re-establish an effective rhythm. The Police Department has three that are kept in the cars for medical runs. The existing units were put in service in 2017 and have a life expectancy of seven years. Funded with Police capital fund reserves.

17. Replace 800 MHz Radios (FY24 & FY25 - \$96,230)

Portable radios are critical for delivering emergency services to the community. The current radios were purchased in 2015. As electronics age, service and reliability can suffer creating safety issues for both personnel and citizens. Replacing one-third of the radios as part of a scheduled three-year replacement plan will help ensure reliable radio communications. Funded with potential grant and/or Police capital fund reserves.

18. Replace Radar Units (FY24 - \$14,400)

In-car radar units are used for speed enforcement. More than one-third of all traffic citations are for speeding. The current six units were purchased in 2016. Reliable speed enforcement depends upon reliable equipment. Funded with Police capital fund reserves.

19. Replace Mobile Data Computers (MDC) and Modems (FY25 - \$24,600)

Each patrol unit is equipped with an MDC which allows access to various law enforcement databases and networks and to the dispatch center. As with most technology, planned replacement every five years ensures reliable connectivity. Funded with Police capital fund reserves.

20. Replacement of In-Car & Body-Worn Cameras and Server (FY24, FY25, FY29 - \$112,800)

Body-worn and in-car cameras are widely used by state and local law enforcement agencies in the United States. They are used by officers in the performance of duties that require open and direct contact with the public. The server and in-car cameras will be approximately seven years old and the body-worn cameras will be approximately three years old at the scheduled time of full replacement. Replacement will be necessary to keep technology up to date. Funded with Police capital fund reserves.

21. Replace TASERs (FY27 - \$23,000)

Conducted electrical weapons (TASER) offer an additional less lethal option for law enforcement when responding to aggravated aggression. Scheduled manufacturer will not repair their products that are over five years. Funded with Police capital fund reserves.

22. Radar Speed Signs (FY24 - \$9,000)

Traffic calming devices designed to slow speeders down by alerting them of their speed. They are being used across the country, and around the world, because they are effective at slowing speeding drivers down, making roads safer for everyone. Additionally, the traffic data collection and reporting software allows the department to report, organize and analyze the speed and traffic data gathered by the radar speed sign. Funded with Police capital fund reserves.

Public Works Vehicles & Equipment**23. Replace Fuel Pump Control System (FY24 - \$62,600)**

Replace the aging fuel pump system. The current system is over 20 years old and is no longer supported by the manufacturer. Finding parts and contractors familiar with the system for repairs is difficult. Newer systems have more available options to record, track, and report usage. Funded with equipment rental revenue and Public Improvement Fund reserves.

24. Replace Salt Barn (FY25 - \$175,000)

The current barn was built in 1975. It requires replacement due to failing structure of the barn. This barn has required many repairs in the past few years. A new proposed salt barn would be made of material that would not be impacted by the salt. Salt creates an electrolyte solution, which promotes the flow of electrons from one electrode to another causing metals to corrode. Funded with equipment rental revenue.

25. Replace Bucket Truck (FY24 - \$50,000)

The bucket truck is used for tree trimming, banner hanging, and light pole repairs. The current bucket truck is 23 years old. The department plans on purchasing a used truck to replace the existing one. It was damaged in 2021, and during the inspection and repairs, it was identified the truck needs significant repairs and improvements to comply with OSHA. Funded with Public Improvement Fund reserves.

26. Replace Sidewalk Snow Remover (FY24 - \$36,880)

The current snow remover was purchased in 2006 and is requiring annual repairs. It has exceeded its useful life. This equipment is important for sidewalk safety following a snow event. Funded with equipment rental revenue.

27. Replace Dump Truck (FY28 - \$80,000)

The existing dump truck was purchased in 2003 and will be 24 years old at time of scheduled replacement which is beyond its useful life of 15 years. This truck is used in daily operations and repair costs are growing each year. Funded with equipment rental revenue.

28. Replace Flat Bed Truck with Liff Gate (FY26 - \$80,000)

The existing truck was purchased in 1994 and will be 32 years old at time of scheduled replacement which is beyond its useful life of 15 years. This truck is used in daily operations and repair costs are growing each year. Funded with equipment rental revenue.

29. Salt Spreader (FY25 - \$24,000)

DPW currently has one V-Box salt spreader left in need of replacement. A key piece of equipment used for winter operations. The current box is failing from age and use. All new V-box salt spreaders purchased made of new stainless steel, designed to help with maintenance and longevity. Funded with equipment rental revenue.

Park & Pathway Improvement Projects

30. **Ford Field – Replace Memorial Bench Pads (FY24 - \$14,372)**

Pour concrete pads for donated/memorial benches at the dog park and along the Mill Race at Ford Field, where there is erosion and settling near several of the benches. Funded with Wayne County Parks Millage and Public Improvement Fund Reserves.

31. **Ford Field Barrier-Free Gateway (FY24 & FY25 - \$1,228,646)**

To install a handicap-accessible entry into Ford Field from Northville's commercial district. This park was developed on former industrial lands donated by Ford Motor Company to the City. This gateway project will help make this site accessible by traversing a steep slope, stabilizing the embankment, and creating an exciting entry point with historic interpretation to the site's rich heritage. This project was ranked #8 on City's Council's top strategic priorities identified in 2022 and will be funded with the State of Michigan's Congressional Direct Spending Program and Public Improvement Fund Reserves.

32. **Ford Field Restrooms (FY26 - \$1,000,000)**

After completion of the Ford Field Master Plan in 2023, staff recommends building a permanent restroom to meet the needs of visitors and increased park usage. It would likely be located near the Fort Griswold play structure within proximity to water and sewer hookups. This project was ranked #2 on City's Council's top strategic priorities identified in 2022. Proposed funding is with State grant and Public Improvement Fund Reserves.

33. **Ford Field Playground (FY24 & FY25 - \$1,200,000)**

The current Fort Griswold play structure located in Ford Field, constructed in 1997, has exceeded its normal life expectancy of 20 years. The original materials used in the playground were pressure treated wood posts and framing; which is no longer a preferred choice for play structures. It does not meet current safety and accessibility standards, and is showing significant wear. This playground is a well-used attraction and has a strong emotional connection with the community. This project was ranked #5 on City's Council's top strategic priorities identified in 2022. Proposed funding with grants, DDA and private donations, fundraising, and Public Improvement Fund Reserves.

34. **Cabbagetown Playground Expansion (FY25 - \$25,000)**

Expand the playscape to enhance the usage of the park and meet the recreational needs of the Community. Funded with Public Improvement Fund Reserves.

Allen Terrace Improvements

35. **Replace Hard Surface Flooring (FY24 - \$20,235)**

Most of the apartment hard surface floors are original tile or replacement linoleum. The current material focus is on vinyl plank. Funded with Housing Commission capital reserves.

36. **Dumpster Enclosure (FY24 - \$20,000)**

The trash dumpster at Allen Terrace sits at the end of the parking lot which can cause issues with vehicular movement. It is unsightly to the units that face south. An enclosure will be built to hide the dumpster. Funded with Housing Commission capital reserves.

37. **Egress Sidewalks and Dumpster Pad (FY24 - \$15,989)**

There are no hard surface pathways from the egress doors of Allen Terrace. As a senior living facility, safe egress is essential in the case of emergency evacuation. There are tenants who have difficulties walking without the assistance of a cane, walker, or other support system. New sidewalks will support a safer environment for all residents, staff, and visitors. As part of this project, a dumpster pad will be poured to accommodate a future dumpster enclosure. Funded with Housing Commission capital reserves.

38. **Replace Security Cameras (FY24 - \$13,577)**

Safety and security are very important features of the operations at Allen Terrace. The current system is outdated and insufficient for the current needs of the property. A new system will provide quality video images of selected common areas, recording on a digital server, and access to the system from a mobile device. Funded with Housing Commission capital reserves.

39. **Replace Automatic Sliding Glass Doors (FY24 - \$70,000)**

The activity room door and the main/exterior entry doors are sliding aluminum doors with automatic sensors. Automatic doors are safer and more hygienic than standard doors in high traffic areas. The current doors are 22 years old and parts are no longer available. Funded with Community Development Block Grant.

40. **Replace Exterior Signage (FY24 - \$21,023)**

The exterior signs are the original from 1978. The wood is rotting and they are falling apart and in need of replacement. Funded with Housing Commission capital reserves.

41. Replace Boiler System (FY24 - \$61,470)

The boilers can be replaced without having to upgrade the entire system. Funded with Housing Commission capital reserves.

42. Replace Flooring in Various Activity Rooms (FY25 - \$10,000)

New flooring in the activity rooms (library, computer room, game room, exercise room, laundry room) and flooring in front of the elevators on each floor. Funding with Housing Commission Capital reserves and \$7,000 will be reimbursed through Oakland County CDBG.

43. Replace Awnings (FY25 - \$25,000)

The awnings located at the front entrance of the building are rotting and discoloring and the heating elements intermittently do not work. They can no longer be repaired and must be replaced. Funded with Housing Commission capital reserves.

44. Replace Apartment Refrigerators (FY24 to FY26 - \$90,000)

The current refrigerators are approximately twenty years old and are repaired on a regular basis. The new refrigerators will be energy-star rated reducing energy costs in the building. Currently replacing as the old ones quit working and as we flip apartments. Funded with Housing Commission capital reserves.

45. Replace Elevators (FY26 - \$450,000)

Both elevators are approximately 25 years old. Elevator #2 has a temporary repair that reinforces the brackets that are fixed to the walls. It is recommended that it be replaced in the next 2-3 years. It was also recommended that both elevators are replaced at the same time so they can interact with each other. Funded with Housing Commission capital reserves.

46. Replace Apartment Vanities (FY24 to FY25 - \$18,000)

The apartment bathrooms have pedestal sinks that are over 30 years old and some are beginning to leak. Many residents have requested a cabinet for storage. The vanities would be replaced at the same time as the flooring. Funded with Housing Commission capital reserves.

47. Replace Patio Furniture (FY24 - \$5,000)

Allen Terrace only has a few chairs on the patio and four near the fountain. The ones near the fountain have rips and tears in them. Staff would like to add two table sets for the new pavilion and two for the patio. In addition, adding approximately twenty chairs shared between the pavilion, patio, and fountain areas. Funded with Housing Commission capital reserves.

48. Replace Pavilion Cement (FY25 - \$15,000)

A pavilion was donated to Allen Terrace. A cement pad is needed to even the ground and to properly place the pavilion on the property. Funded with Housing Commission capital reserves.

49. Replace Lobby Furniture (FY25 - \$40,000)

The lobby furniture is the first thing visitors and potential residents see when they enter the building. The current furniture is worn and dated. Funded with Housing Commission capital reserves.

50. Replace Apartment Windows (FY25-26 - \$90,000)

Replacement of windows is needed in the apartments and some common areas. Staff believes these are the original windows. They are quite drafty and seals are broken on quite a few. Wayne County has approved a grant for \$20,000 towards windows and possibly another \$20,000 as well. Funded with Housing Commission capital reserves with a \$20,000 minimum reimbursement from Wayne County CDBG.

Technology Improvements**51. BS&A Cloud Upgrade (FY24 & FY25 - \$77,505)**

Upgrade the existing financial, property, community development, employee benefits, and utility software to BS&A's cloud-based version. Funded with Public Improvement Fund reserves.

52. Replace Postage Machine (FY26 - \$8,000)

The current machine to add postage to outgoing mail was last purchased in 2018. Replacement of the machine will allow for advancements in technology. The machine will be eight years old at the time of scheduled replacement. Funded with Public Improvement Fund technology reserves.

53. Replace Copiers in City Hall and Police Department (\$23,000)

The current copiers were purchased in 2015 and have a useful life of six to eight years. Newer machines will have updated technology and will be more reliable. Funded with Public Improvement Fund technology reserves.

54. Replace Network Servers (FY24 - \$60,000)

The network server hardware is on a standard replacement schedule of every four years to maintain system reliability. The City utilizes two identical virtual servers to maintain redundancy to minimize down time should one server fail. Funded with Public Improvement Fund technology reserves.

55. Statewide Voting Equipment (FY26 - \$6,000)

Purchase of election tabulator for early voting. Funded by General Fund revenue.

56. Replace Desktop Computers (FY24 - \$28,870; FY28 - \$30,000)

The computers at City Hall are on a standard replacement schedule of every four to five years to maintain system reliability. Funded with Public Improvement Fund technology reserves.

Cemetery Improvements**57. Columbarium (FY24 - \$58,790)**

The addition of a columbarium at Rural Hill Cemetery will provide alternative burial options. A columbarium is a structure for the respectful and usually public display of urns, holding cremated remains of the deceased. Funded with cemetery reserves in the Public Improvement Fund.

58. Replace Rural Hill Bridge (FY24 – \$63,700; FY26 - \$849,000)

The bridge crossing the Johnson creek is the only access to the City's only active cemetery. The bridge is scheduled to be inspected every two years as a requirement by MDOT. In the 2016 bridge inspection, it was identified the bridge needs replacement. At that time the City applied for a grant with MDOT for the replacement of this bridge and was denied funding. In 2022 the City re-applied and was granted 80/20 match for a 2026 project. The grant match will be funded with cemetery reserves in the Public Improvement Fund.

Open Area Improvements**59. Replace City Entrance Signs (FY24 - \$106,837)**

The current signs placed at City entrances are outdated and worn. New signs will match the current design of the downtown signage. Funded with Public Improvement Fund reserves.

60. Upgrade Pedestrian Warning Signals (FY24 & FY25 - \$147,000)

To improve walkability and mobility, the City was awarded funding to replace and improve all pedestrian crossing signals with countdown signals. This would include intersections along 8 Mile Road at Center, Novi, Taft, and Beck. Depending on the status of the downtown street closures, it could include the downtown signals as well. This effort is supported by both county's that share traffic signals with Northville. An MDOT Federal Local Safety Program Grant was awarded with a 10% local match. The local match and engineering will be paid for with reserves in the Public Improvement Fund for non-motorized improvements.

61. Land for Farmers Market (FY24 & FY25 - \$2,400,000)

Purchase of land for potential future site of a permanent farmers' market location. Funded with a Northville Township contribution, developer contribution, and Public Improvement Fund Reserves.

62. Bollards (FY24 - \$182,804)

Installation of safety bollards on N. Center and E. Main for the safety for closing the streets for special events. Funded with Public Improvement Fund reserves.

Water and Sewer Improvements**63. Painting of the Water Tower (FY24 - \$387,750)**

An inspection of the water tower in 2018 recommended the need for exterior painting. Funded with utility user rates.

64. Replace Valves, Lead Service Lines, and Hydrants (\$160,000 annually)

Replacement of critical valves in the City's water distribution system that are broken and no longer functional. This project will help minimize the number of residents impacted in the event of a water main break. As of 2021, Egle has required communities to replace all lead service lines at a 5% rate of the systems inventory. Funded with utility user rates.

65. Yerkes Street Water Main (FY24 - \$415,695)

The existing water main on Yerkes is failing with many of breaks over the past five years. Funded with utility user rates.

66. Sanitary Sewer Repairs (\$45,000 annually)

Repairs of the sanitary sewers completed in conjunction with street improvement program. Funded with utility user rates.

67. OCWRC Sewer Interceptor (FY25 - \$141,000)

An important connection that will eliminate a section of pipe that has failed and must be inspected weekly. The current pipe that will be eliminated is currently running through the river. A new contract with OCWRC will be needed before the work can be started. Funded with user rates.

68. Cady Street Watermain Replacement (FY24 & FY25 - \$1,877,000)

The existing water main on Cady is failing with many of breaks over the past five years. This section is also undersized. Portion funded by developers within the area and funded with bond issue unless grants are awarded.

- 69. Underground Water Reservoir Removal & Booster Station (FY24 & FY25 \$3,877,300)**
Improvements as required by EGLE inspection. The City has entered a consent order. A feasibility study performed in 2023 has determined the removal of the reservoir and installation of a new booster station. Outlined in the ACO, project must be completed by end of 2025. Funded with bond issue unless grants are awarded.
- 70. PRV Vaults (FY24 & FY25 - \$1,900,000)**
To develop new pressure districts within the City, which will provide better fire flow and water quality. Funded with bond issue unless grants are awarded.
- 71. Watermain W. Baseline to Baseline Rd & N. Center (FY24 & FY25 - \$1,070,000)**
Improvements as required by EGLE inspection. The City has entered a consent order. A feasibility study performed in 2023 has determined the removal of the reservoir and installation of a new booster station. Outlined in the ACO, project must be completed by end of 2025. This section of watermain is required to be replaced due to being undersized. Funded with bond issue unless grants are awarded.
- 72. Watermain Replacements 2026 Construction Season (FY25 & FY26 - \$4,998,000)**
Replace old, failing water mains that are undersized, or history of breaks. Funded with bond issue unless grants are awarded.
- 73. Watermain Replacements 2027 & 2028 Construction Seasons (FY27 & FY28 - \$1,000,000)**
Replace old, failing water mains that are undersized, or history of breaks. Funded with bond issue unless grants are awarded.
- 74. Watermain Replacements 2029 Construction Season (FY28 & FY29 - \$4,870,000)**
Replace old, failing water mains that are undersized, or history of breaks. Funded with bond issue unless grants are awarded.

Street and Sidewalk Improvements

- 75. Annual Street Improvements (\$5,572,865 over 6 years)**
Review of which streets to improve will occur annually and are limited by funding. Lately, funding will only allow one or two streets per year to be improved. When possible, they will be coordinated with replacement of the water main. The most recent PASER study rated the road at a 5.5 on a 10-point scale. For comparison, the 2017 study had a rating of 4.57. For construction year 2024, Orchard Street is planned to be improved along with mill and fill work on streets to be determined. Funded with street millage.

76. Annual Sidewalk Improvement Program (\$60,000 annually)

Various identified segments of deteriorated sidewalks are improved annually. Funded with street millage.

77. Eight Mile Road Resurfacing (FY24 - \$61,460)

City of Northville share of cost with Tri-county for the resurfacing of Eight Mile Road. Funded with street millage.

78. Roundabout Seven Mile & Center (\$3,200,000)

Recent traffic studies recommend improvements to this intersection. Funded with grants, developer contribution, and street millage.

79. Seven Mile/Northville Rd. Intersection Improvements (FY25 & FY25 - \$500,000)

Recent traffic studies recommend improvements to this intersection. Funded by developer contribution.

80. Main Street Improvements (FY24 - \$110,000; FY26 - \$55,000)

Repair or replacement of east Main Street between Center and Hutton where concrete is damaged and in need of repair. Special attention to the decorative pattern work near the island and clock is required. Funded with accumulated street debt millage capture by the DDA.

Parking System Improvements

81. Parking Lot Improvements (FY25 - \$150,000)

The public parking lot between City Hall and the Community Center needs replacement. In 2019 a pavement evaluation was performed. The PASER report scored this lot at a 1.6 PRI which is in the failed range. This parking lot is owned by the Schools and utilized primarily by visitors to the Community Center, the Library, and City Hall as well as Fire Department staff. It is proposed that half of the cost be shared between the Library, the School District, and Parks & Recreation with the other 50% to be paid by the City's Parking Fund.

City Hall Building Improvements

82. Replace Roof (FY24 - \$172,225)

The age of the existing roof is unknown. An assessment in 2023 confirmed significant degradation and needs full replacement to avoid substantial failure. Funded with Public Improvement Fund reserves for the City Hall renovation.

83. Replace Front Walk Approach (FY25 - \$25,000)

The front walk is crumbling and needs replacement. This project has been on hold awaiting a decision on a building renovation but cannot wait any longer. Funded with Public Improvement Fund reserves for the City Hall renovation.

84. Lower-Level Office Remodel (FY24 - \$120,000)

The former lower-level training room and DDA offices were converted to establish four new offices, a conference room, and a City Council work room. In addition, the old lower-level breakroom was improved. Funded with Public Improvement Fund reserves for the City Hall renovation.

85. Police Locker Room Renovation (FY24 & FY25 - \$250,000)

The current locker rooms for the Police Department need updating. Funded with Public Improvement Fund reserves for the City Hall renovation and Police Forfeiture reserves.

86. Fire Hall Improvements (FY24 & FY25 - \$300,000)

Enhancements to fire hall to separate work areas from vehicles and turnout gear. Funded with Public Improvement Fund reserves for the City Hall renovation.

Downtown Development Authority Improvements**87. Convert Street Lights (FY24 - \$20,000)**

Replace the remaining high-pressure sodium lights with a more energy efficient lighting source. Staff is currently reviewing options to convert the lights to LED. Funded with DDA captured taxes.

88. Replace Fire Pit (FY24 - \$25,000)

The DDA Design Committee has identified the replacement of the Town Square fire pit as a high priority. The existing pits are old and require frequent service. Some of the technology is outdated and parts are hard to find. Fire pits provide warmth and ambiance to the Social District. Funded with DDA captured taxes.

89. Bike Hoops and Racks (FY24 - \$6,000)

The DDA Design Committee has identified the need for additional bike facilities to be a high priority. Due to the Social District, more residents are frequenting the downtown by walking and riding bikes. Funded with DDA captured taxes.

90. Pavilion Repairs (FY24 - \$25,000)

Conduct repairs on the downtown pavilion including glass replacement, metal ornamentation repair, and replacement of light covers. Funded with DDA captured taxes.

91. Replace watering truck for maintenance projects (FY24 - \$5,000; FY25 - \$20,000)

Replace the watering truck that was purchased used from DPW in FY24 for use in watering flowers. Funded with DDA captured taxes.