



**CITY OF NOVI CITY COUNCIL  
DECEMBER 16, 2024**

**SUBJECT:** Approval of the updated deficit elimination plan for the Capital Improvement Fund (CIP) as of June 30, 2024.

**SUBMITTING DEPARTMENT:** Finance

**KEY HIGHLIGHTS:**

- Annual approval of a deficit elimination plan (DEP) is required by the State
- The current deficit increase is primarily due to recent land acquisitions

**BACKGROUND INFORMATION:**

The State of Michigan ("State") requires that any funds reflecting a deficit in an annual audit have a formal Deficit Elimination Plan (DEP) approved annually by the governing body. The proposed DEP serves as an annual update to the original plan filed for the fiscal year ending June 30, 2019, as the State mandates it be updated to reflect actual results and reapproved.

The original 2019 DEP outlined the City's plan to borrow internally to advance-fund several significant projects, with repayment of the borrowing (plus interest) to be made over the ten-year duration of the voter-approved millage.

As of June 30, 2024, the Capital Improvement Fund reported a fund balance deficit of \$9,051,104, representing an increase of \$5,356,036 compared to the June 30, 2023 deficit of \$3,695,068. This increase is primarily attributed to the purchase of two parcels of vacant land for city use and potential park development, totaling approximately \$7.6 million.

The City anticipates collecting over \$14.675 million in property tax and other revenues during the remaining three years of the levy. These funds are expected to eliminate the deficit, cover the interest owed on interfund borrowing, and leave an estimated \$2.2 million available for future projects through June 30, 2027.

**RECOMMENDED ACTION:** Approval of the updated deficit elimination plan for the Capital Improvement Fund (CIP) as of June 30, 2024.

City of Novi  
CIP Fund DEP Updated as of June 30, 2024

	Actual 6/30/2016	Actual 6/30/2017	Actual 6/30/2018	Actual 6/30/2019	Actual 6/30/2020	Actual 6/30/2021	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Estimated 6/30/2025	Estimated 6/30/2026	Estimated 6/30/2027	Total
<b>Revenues</b>													
Property Tax Revenue (voted 1 mill, 10 year levy)	-	-	3,400,854	3,543,185	3,676,064	3,818,955	3,985,024	4,145,915	4,377,501	4,613,359	4,771,424	4,878,544	41,210,825
Transfer from General Fund	2,100,000	1,000,000	-	-	-	-	-	-	-	-	-	-	3,100,000
Transfer from Drain Fund (DPS Bldg.)	-	-	-	600,930	85,402	-	-	-	-	-	-	-	686,332
Transfer from (to) Water and Sewer Fund (DPS Bldg.)	-	240,000	-	2,421,260	(2,661,260)	-	-	-	-	-	-	-	-
Transfer from Gun Range Fund	-	-	-	245,915	-	-	-	-	-	-	-	-	245,915
Sale Anglin/Grand River Legacy Property	-	-	-	-	-	-	3,004,450	-	-	-	-	-	3,004,450
State and other grants (splash pad)	-	-	-	-	-	-	-	200,000	-	-	-	-	200,000
Other (donations)	-	-	-	-	-	-	26,069	-	-	400,000	-	-	426,069
Interest	-	(16,793)	17,507	57,536	2	63	207	35,464	46,061	3,641	1,626	7,320	152,634
<b>Total revenue</b>	<b>2,100,000</b>	<b>1,223,207</b>	<b>3,418,361</b>	<b>6,868,826</b>	<b>1,100,208</b>	<b>3,819,018</b>	<b>7,015,750</b>	<b>4,181,379</b>	<b>4,623,562</b>	<b>5,017,000</b>	<b>4,773,050</b>	<b>4,885,864</b>	<b>49,026,225</b>
<b>Expenditures</b>													
Anglin/Grand River Legacy Property Purchase	-	2,836,431	5,129	-	-	-	-	-	-	-	-	-	2,841,560
Lakeshore Park Facility and Reconfiguration	-	200,553	135,320	338,627	2,107,708	1,875,367	23,263	-	-	-	-	-	4,680,838
DPS Expansion/Improvement	-	270,660	306,203	8,063,002	-	1,973	-	-	-	-	-	-	8,641,838
Gun Range Improvements	-	-	4,952	1,203,419	105,116	-	-	-	-	-	-	-	1,313,487
Fire Station #1	-	11,340	13,230	-	-	-	-	-	-	-	-	-	24,570
Greenway Development Phase 1B (ITC Trail)	-	-	158,550	1,717,001	1,099,394	63,049	5,323	-	-	-	-	-	3,043,317
Villa Barr Property Improvements	-	-	25,135	232,488	-	-	-	-	-	-	-	-	257,623
Ella Mae Power Park Spectator Bleacher Upgrade	-	-	87,274	-	-	-	-	-	-	-	-	-	87,274
Pavilion Shore Parking Lot Addition	-	1,730	205,204	-	-	-	-	-	-	-	-	-	206,934
Boardwalk extensions/repair	-	-	3,000	804,746	55,194	6,508	-	-	-	-	-	-	869,448
Sidewalk Segments	-	-	-	-	40,570	662,103	252,605	11,617	-	-	-	-	966,895
Admin expenditures	-	-	1,000	1,748	810	814	860	800	815	1,000	1,050	1,100	9,997
Bosco Property Improvements	-	-	24,943	1,044,203	1,020,039	6,543	-	-	-	-	-	-	2,095,728
Bosco Property Purchase	-	-	-	759,783	-	-	-	2,101,759	-	-	-	-	2,861,542
Trans X Property Purchase	-	-	328,949	12,585	-	-	-	-	-	-	-	-	341,534
Lakeshore Park Shoreline	-	-	-	13,662	203,734	9,553	-	-	-	-	-	-	226,949
Lakeshore Pedestrian Tunnel	-	-	-	-	-	-	-	424,977	14,023	-	-	-	439,000
Pavilion Shore Park Shoreline	-	-	-	19,355	126,091	495	-	-	-	-	-	-	145,941
Wildlife Woods Park Sidewalk	-	-	-	-	-	25,269	141,699	11,057	-	-	-	-	178,025
Internal Loan Repayment - Interest (3%)	-	-	-	7,250	232,031	277,530	156,824	96,651	153,512	206,000	92,000	4,000	1,225,798
Ladder Truck Replacement	-	-	-	1,474,687	-	-	-	-	-	-	-	-	1,474,687
Water Tower Improvements	-	-	-	-	212,523	62,279	87,060	5,062	-	-	-	-	366,924
Jamco Property Purchase	-	-	-	-	321,408	-	-	-	-	-	-	-	321,408
Splash Pad	-	-	-	-	-	-	-	324,472	2,176,429	74,969	-	-	2,575,870
ITC Sports Park Improvements	-	-	-	-	-	-	-	46,225	7,297	-	-	-	53,522
Fire Engine #342 Replacement	-	-	-	-	-	-	870,828	16,415	-	-	-	-	887,243
Fire Engine #313 Replacement	-	-	-	-	-	-	-	16,060	-	990,423	-	-	1,006,483
Fire Engine #322 Replacement	-	-	-	-	-	-	-	-	16,232	1,324,169	-	-	1,340,401
Land Acquisitions	-	-	-	-	-	-	-	-	7,608,073	-	-	-	7,608,073
Field of Honors	-	-	-	-	-	-	-	-	-	-	-	-	-
Wildlife Woods Pickleball Courts and Parking Lot Expansio	-	-	-	-	-	-	-	-	3,217	653,067	-	-	656,284
<b>Total expenditures</b>	<b>-</b>	<b>3,320,714</b>	<b>1,298,889</b>	<b>15,692,556</b>	<b>5,524,618</b>	<b>2,991,483</b>	<b>1,538,462</b>	<b>3,055,095</b>	<b>9,979,598</b>	<b>3,249,628</b>	<b>93,050</b>	<b>5,100</b>	<b>46,749,193</b>
Revenues over (under) expenditures	2,100,000	(2,097,507)	2,119,472	(8,823,730)	(4,424,410)	827,535	5,477,288	1,126,284	(5,356,036)	1,767,372	4,680,000	4,880,764	2,277,032
Estimated Beginning Fund Balance	-	2,100,000	2,493	2,121,965	(6,701,765)	(11,126,175)	(10,298,640)	(4,821,352)	(3,695,068)	(9,051,104)	(7,283,732)	(2,603,732)	-
Estimated Ending Fund Balance	2,100,000	2,493	2,121,965	(6,701,765)	(11,126,175)	(10,298,640)	(4,821,352)	(3,695,068)	(9,051,104)	(7,283,732)	(2,603,732)	2,277,032	2,277,032

Projects using interfund borrowing (net other funds reimbursement)