



## CITY OF NOVI CITY COUNCIL DECEMBER 15, 2025

**SUBJECT:** Approval of the deficit elimination plans for the Capital Improvement Fund (CIP) as of June 30, 2025.

**SUBMITTING DEPARTMENT:** Finance

**KEY HIGHLIGHTS :**

- The State requires annual approval of a deficit elimination plan (DEP)
- Capital Improvement Fund (CIP) has a \$5,320,793 deficit fund balance on June 30, 2025

**BACKGROUND INFORMATION:**

The State of Michigan ("State") requires a formal deficit elimination plan ("DEP") be approved annually by the governing body for any funds reflecting a deficit in an annual audit. The proposed DEP is the annual update of the original plan filed for the June 30, 2019 fiscal year as the State requires it be updated for actual results and reapproved. The 2019 DEP acknowledged that the City would borrow internally to advance fund several significant projects and repay the borrowing plus interest from the voter approved millage over the ten-year duration of the millage. The Capital Improvement Fund for the year ended June 30, 2025, ended with a fund balance deficit of \$5,320,793, an improvement of \$3,730,311 from the June 30, 2024 deficit of \$9,051,104. The City anticipates collecting more than \$9.8 million in property tax and other revenues over the remaining two years of the levy to eliminate the deficit, pay interest owed on interfund borrowing and still has an estimated \$492K available for future projects through June 30, 2027.

**RECOMMENDED ACTION:** Approval of the deficit elimination plan for the Capital Improvement Fund (CIP) as of June 30, 2025.

**CITY OF NOVI**  
**COUNTY OF OAKLAND, MICHIGAN**

**RESOLUTION APPROVAL OF THE DEFICIT ELIMINATION PLAN FOR THE CAPITAL  
IMPROVEMENT FUND (CIP) AS OF JUNE 30, 2025**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on December 15, 2025 at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers\_\_\_\_\_

ABSENT: Councilmembers\_\_\_\_\_

The following preamble and Resolution were offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_.

**WHEREAS;** The City of Novi's Capital Improvement Fund (CIP) has a \$5,320,793 deficit fund balance on June 30, 2025; and

**WHEREAS** 1971 PA 140 requires that a Deficit Elimination Plan be formulated by the local unit of government and filed with the Michigan Department of Treasury; and

**WHEREAS** The City filed a CIP Fund multiyear Deficit Elimination Plan for the June 30, 2019 fiscal year and the State of Michigan requires that plan be updated annually and reapproved; and

**NOW THEREFORE, IT IS THEREFORE RESOLVED** that the City of Novi's legislative body adopts the following attachment as the City of Novi Deficit Elimination Plan for the CIP Fund.

**BE IT FURTHER RESOLVED** that the City of Novi's Finance Director submits the Deficit Elimination Plans to the Michigan Department of Treasury for certification.

**AYES:**

**NAYS:**

RESOLUTION DECLARED ADOPTED.

---

Cortney Hanson, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 15th day of December, 2025, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

---

Cortney Hanson, City Clerk  
City of Novi

City of Novi  
CIP Fund DEP Updated as of June 30, 2025

	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	Actual 6/30/2025	Estimated 6/30/2026	Estimated 6/30/2027	Total
Revenues													
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	4,637,002	4,811,010	4,948,264	41,343,774
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
Sale of portion of water tower property	-	-	-	-	-	-	-	-	-	-	68,000	-	68,000
State and other grants (splash pad)	-	-	-	-	-	-	-	-	200,000	33,534	-	-	233,534
Other (donations)	-	-	-	-	-	-	26,069	-	-	347,431	-	-	373,500
Interest	-	(16,793)	17,507	57,536	2	63	207	35,464	46,061	579	10,890	10,736	162,252
Total revenue	2,100,000	1,223,207	3,418,361	6,868,826	1,100,208	3,819,018	7,015,750	4,181,379	4,623,562	5,018,546	4,889,900	4,959,000	49,217,757
Expenditures													
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	778	900	1,000	9,525
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	-	(17,615)	-	-	160,410
Internal Loan Repayment - Interest (3%)	-	-	-	7,250	232,031	277,530	156,824	96,651	153,512	170,774	150,000	15,000	1,259,572
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	58,471	-	-	2,559,372
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	-	1,324,170	-	1,340,402
Land Acquisitions	-	-	-	-	-	-	-	-	7,608,073	277,165	1,630,540	-	9,515,778
Public safety building	-	-	-	-	-	-	-	-	-	144,045	(144,045)	-	-
Village Barr Pathway	-	-	-	-	-	-	-	-	-	-	68,000	-	68,000
Wildlife Woods Pickleball Courts and Parking Lot Expansion	-	-	-	-	-	-	-	-	3,217	654,617	-	-	657,834
Total expenditures	-	3,320,714	1,298,889	15,692,556	5,524,618	2,991,483	1,538,462	3,055,095	9,979,598	1,288,235	4,019,988	16,000	48,725,638
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)	3,730,311	869,912	4,943,000	492,119
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)	(5,320,793)	(4,450,881)	-
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)	(5,320,793)	(4,450,881)	492,119	492,119

Projects using interfund borrowing (net other funds reimbursement)	
--	--