

CITY OF WHITEHALL  
CAPITAL IMPROVEMENTS PROGRAM

2022 to 2028

Michigan Public Act 33 of 2008 requires the adoption of a capital improvement plan by the local planning commission covering a six-year period. The plan is to include purchases and infrastructure improvements in excess of \$5,000. Department heads submit their funding requests in chronological order as a representation of priority along with estimated costs. Actual funding is dependent upon available revenues and legislative appropriation.

The main benefits of a capital improvement plan are to minimize piecemeal funding; coordinate problem solving; increase efficiencies; and inform citizens on how tax dollars are to be spent.

Whitehall has financed most of its capital improvements with cash. Grant funding has also been a significant source of revenue. The City has secured \$5M in grant funding over the last 20 years. Donations for the expansion and renovation to the Playhouse of White Lake added another \$3.3M of external funding.

Cities have the legal authority to finance capital improvements by issuing bonds. Interest on borrowing increases the cost of the improvements and may limit future financial decisions. General obligation bonds are a common method of borrowing. These bonds are paid back using revenue raised from property taxes.

The total general obligation debt of a city may not exceed 10% of the taxable value. The current taxable value for Whitehall is \$120M allowing debt of \$12 Million. The current outstanding debt is \$1.2M.

Revenue bonds are typically used for enterprise funds that generate money through user fees, such as sewer and water systems. Whitehall has no outstanding revenue bonds.

A city can acquire items through installment purchases. State law places a maximum amount of 1.5% of the taxable value. Whitehall has a balance of \$83,000 on a limit of \$1.8 Million.

Infrastructure improvements can be financed through special assessments. Property owners in a defined project area that derive a direct benefit from the improvement pay the city back with interest whether the city paid cash or borrowed for the project. Whitehall has no special assessments.

The following pages depict the requested capital improvements.

GENERAL FUND	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28
City Hall & Grounds						
Garden Room Ext Doors		\$5,000				
Windows			\$25,000			
Garden Room Bathrooms			\$30,000			
Furnace Replacement			\$20,000	\$20,000		
Generator Replacement					\$50,000	
Police Department						
Patrol Vehicle	\$38,500	\$41,000		\$42,000		\$45,000
Admin Vehicle		\$30,000	\$33,000			
TASERS		\$5,000				
Video Editor & Computer			\$12,000			
In Car Video					\$30,000	
Vests			\$6,000			
Cemetery						
Road Improvements	\$30,000					
Parks & Recreation						
Funnel Parking	\$60,000					
Covell Trailhead			\$175,000			
Splash Pad Fence				\$25,000		

TIFA	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28
Façade Grants	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Downtown Capital Projects						
Bike Trail Access	\$130,000					
Hill Restoration	\$9,000					
Pathway Drainage	\$50,000					
Spring St Parking Lot	\$240,000					
Pocket Park	\$160,000					
West Colby	\$250,000					

LDFA	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28
Playhouse Renovations	\$130,000					
Street Repairs	\$100,000					

STREETS	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28
Mears	\$650,000					
Warner		\$1,800,000				
Livingston			\$695,000			
Livingston					\$502,000	
Muskegon						\$596,000

SEWER FUND	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28
Customer Accounts						
Meters	\$10,000	\$10,000	\$25,000	\$25,000	\$25,000	\$25,000
Pumping						
Lift Station		\$300,000				
Lift Station #4 Generator				\$50,000		
Lift Station #2 Generator					\$50,000	
Transmission & Distribution						
Mears Gravity Line	\$35,000					
Benston Force Main			\$300,000			
First Street CIPP					\$50,000	

WATER FUND	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28
Customer Accounts						
Meters	\$10,000	\$10,000	\$25,000	\$25,000	\$25,000	\$25,000
Transmission & Distribution						
Lewis, Lakeview						
Livingston						
Mears	\$127,400					
Warner		\$310,000				
Water Tower #5			\$100,000			
Generators				\$60,000		

MOTOR POOL	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	FY27/28
Sewer Truck Lease	\$84,000					
Front End Loader	\$225,000					
Tractor Backhoe		\$180,000	\$220,000			
Truck 12-03				\$400,000		
Sidewalk Snowplow		\$75,000				