

**CITY OF WHITEHALL  
PLANNING COMMISSION  
2025 CAPITAL IMPROVEMENT PLAN**

Michigan Public Act 33 of 2008 requires the adoption of a six-year capital improvement plan by the local planning commission. Capital improvement plans coordinate the location, timing, and financing of public improvements and acquisitions exceeding \$10,000 with a useful life of three years or more. The Plan evaluates all anticipated projects at the same time; serves as a public relations and economic development tool; ensures stable and efficient use of public funds; fosters cooperation among city departments; focuses on the goals established by the city council; guides future growth and development; and enhances grant opportunities.

The process begins with the submittal of requests from the six department heads. The city manager compiles the list into a Capital Improvement Plan. The Plan is submitted to the Planning Commission for review and approval.

Capital improvements often require financial support beyond annual budgetary means and may even utilize multiple funding sources, internal and external. With outstanding financial management, the City has been able to pay for a vast majority of its capital improvements with cash. Fund balances are routinely increased beyond the minimum recommended reserves to build up an adequate supply of cash for future improvements.

Whitehall has received \$10.4M in grants and donations over the last 20+ years to complete numerous capital improvements. The expansion and renovation of the Playhouse at \$3.9M has been the single largest project to date.

Cities can borrow money to finance capital improvements, commonly referred to as “issuing bonds”. Interest on borrowing increases the costs of projects and could limit future financial decisions. Borrowing places the financial burden on taxpayers that will be using the capital improvement over the term of the bond and life expectancy of the improvement. General obligation bonds are paid back with property taxes. Revenue bonds pay off the debt with money collected from a specific service, such as water fees or dedicated donations. The total general obligation debt of a city may not exceed 10% of the total taxable value.

Whitehall’s current taxable value is \$191M allowing debt limit of \$19.1 Million. There is currently no general obligation debt. Revenue bonds have no limit. The Playhouse has an outstanding revenue bond debt of \$471,000.

A city can acquire capital equipment through installment purchases. The maximum allowable balance by State law is 1.5% of the taxable value which would be \$2.8M for Whitehall. The City has a current balance of \$143,000.

Infrastructure improvements can be financed through special assessments. Property owners in a defined project area that derive a direct benefit from the improvements pay a pro-rated special assessment tax above the general operating millage. Whitehall has no special assessments.

Whitehall has been using tax increment financing for capital improvements for the last 35 years. The City Council established a Brownfield Redevelopment Authority (Tannery Bay), a Local Development Finance Authority (City Industrial Park), and a Tax Increment Finance Authority (Downtown and Howmet Facilities). The base taxable value is established the year in which a district is created. Any increase in the base value is “captured” by the authority for eligible expenses. The capture includes millage levied by other taxing jurisdictions such as the library and fire authority.

Actual funding is determined each year by the City Council based upon available funding and Council priorities. The wind storm and record rainfall event of 2024 depleted cash reserves by \$580,000 for debris removal and infrastructure repairs. Many of the requested capital needs for Fiscal Year 2025/26 will be delayed for a year due to this huge fiscal impact.

Anticipated capital expenditures are listed as follows.

GENERAL FUND	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
<b>CITY HALL and GROUNDS</b>						
Security Cameras	\$25,000					
Energy Efficiency Upgrades		\$50,000	\$51,000	\$40,000		
ADA Enhancements	\$50,000					
Generator Replacement					\$50,000	
Solar Power						\$103,000
<b>POLICE DEPARTMENT</b>						
In-car Video & Body Cams	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Patrol Vehicle		\$54,000		\$55,000	\$56,000	
Admin Vehicle		\$40,000				
Body Armor Vests			\$10,000			
<b>SIDEWALKS</b>	\$45,000	\$45,000	\$20,000		\$30,000	\$30,000
<b>PATHWAY</b>			\$179,000			
<b>CEMETERY</b>						
Pole Barn Roof	\$10,000					
60” Mower	\$10,000					
Irrigation System			\$125,000			
<b>PARKS</b>						
Norman Park Stairs	\$30,000				\$60,000	
Play Structure Fall Protection	\$30,000					
Goodrich WiFi	\$17,000					
Lions Park Kayak Launch	\$55,000					
60” Mower	\$10,000	\$85,000				
Gee Park Playground		\$150,000				
Funnell & Goodrich Pkg Lots				\$70,000		
Goodrich Park Swings						

State funded consultants recently conducted an energy audit for city hall, public works, and the Playhouse. Recommendations ranged from the simple to the complex and expensive. The estimated cost tops \$615,000.

The White Lake Pathway repairs slated for FY27/28 will depend on receiving a \$143,000 Federal Carbon Reduction Grant.

BROWNFIELD	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Forest Hills Manor	\$630,000					

The City owns the Forest Hills Manor subdivision that sits undeveloped. We are working with the County Housing Director and the State to create a brownfield redevelopment site for affordable housing.

TIFA	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Façade Grants	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Colby Connector	\$721,000					
Hanson Hill Staircase	\$40,000					
Christmas Decorations		\$10,000		\$10,000		\$10,000
Lake Street Force Main		\$538,000				
Goodrich Park Play Structure			\$125,000			
Benston Road			\$2,080,000			
Industrial Park Drive & Peach				\$1,220,000		
Livingston & Division					\$1,060,000	
Pathway Restroom at Library					\$200,000	

The Colby Connector Project was originally planned to span two fiscal years. The \$721,000 in FY25/26 was to be the second half. As the plans have been slow in finalizing, the full financial burden will likely come in FY25/26. The Project did receive a Revitalization and Placemaking Grant award of \$247,500.

TIFA will share the cost of rebuilding Benston Road with LDFA.

LDFA	FY25/26	FY26/27	FY27/28	FY28/29	FY29/230	FY30/31
Benston Road Street Resurfacing			\$700,000	\$300,000		

LDFA will share the cost of rebuilding Benston Road with TIFA.

CAPITAL PROJECTS (STREETS)	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Tree Plantings	\$15,000	\$15,000	\$20,000	\$20,000	\$20,000	\$25,000
CIPP Mears Culverts	\$60,000					
Lake Street (south)		\$1,057,000				
Livingston Street (north)				\$766,000		
Livingston Street (south)				\$528,000		
Muskegon Avenue					\$843,000	
Alice Street						\$1,350,000

Tree plantings are often subsidized with grants from Consumer Power and DTE.

Street repairs often bring rousing discussions. An engineered study ranked the roads according to quality. The worse roads rise to the top of the list. Available funding sources, traffic volumes, economic factors, and additional infrastructure needs all influence the construction schedule. Based upon the recent Warner Street project, street reconstruction is running \$1.5M per mile. The City has completed 9.4 miles of reconstruction or 36% of all roads. This leaves 16.6 miles to do or another \$25M.

We are on schedule to receive a \$375,000 Small Urban Street Grant to help defray the \$1M cost of reconstructing south Lake Street.

PLAYHOUSE	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Energy Efficiency Upgrades Solar Power	\$3,000		\$118,000			

SEWER FUND	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Meters	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Lift Station #4 Generator	\$50,000					
Lift Station Replacement		\$1,638,000				
Lake Street Force Main		\$1,000,000				
CIPP		\$50,000		\$100,000	\$100,000	
Benston Road Force Main			\$300,000			
Spring Street Crossings			\$50,000			

Staff is working with Senator Peters office to explore funding from the Congressional Discretionary Spending program to relocate and rebuild the Lake Street sanitary sewer lift station and the sewer force main. We are seeking a \$2.1M grant.

The term “CIPP” in the request list stands for cured in place piping. This process involves lining an existing sewer line with a flexible fabric sock then super heating it with water to activate hardening properties that creates a pipe within a pipe. This extends the life of the original pipe, seals any cracks, and avoids expensive excavating and street removal.

WATER FUND	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Meters	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Tower #5 Coating	\$100,000					
Back-up Generators	\$60,000					
Well Controls (SCADA)	\$65,000					
Livingston Street (north)				\$277,050		
Livingston Street (south)				\$190,000		
Spring St (Franklin to Mears)					\$325,000	
New Well						\$1,000,000

Supervisory Control and Data Acquisition, SCADA, is an automated computer control system that allows the wells and water towers to “speak” to each other, primarily to maintain adequate water levels within the towers.

MARINA	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Dock Repairs & Replacements		\$30,000		\$30,000		
Fuel Monitoring System			\$25,000			

MOTOR POOL	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31
Truck 12-19 (2005)	\$240,000					
Sidewalk Snow Blower	\$55,000					
Truck 12-05 Parks ¾ Dump	\$75,000					
Truck 12-09	\$79,000					
Loader Payment	\$30,000					
Stand-on Leaf Blower		\$17,000				
Energy Efficiency Upgrades		\$30,000	\$40,000			
Vehicle 1-01 (Admin)			\$25,000			
Truck 12-18 (2010)				\$300,000		
Truck 12-04 (2012)					\$75,000	
Solar Power					\$137,000	
Tractor Backhoe (1996)						\$200,000

Motor Pool will take a heavy hit in FY25/26 with a \$479,000 price tag for equipment replacement. This is offset over minimal future purchase that will allow the accumulation of cash reserves for future purchases.