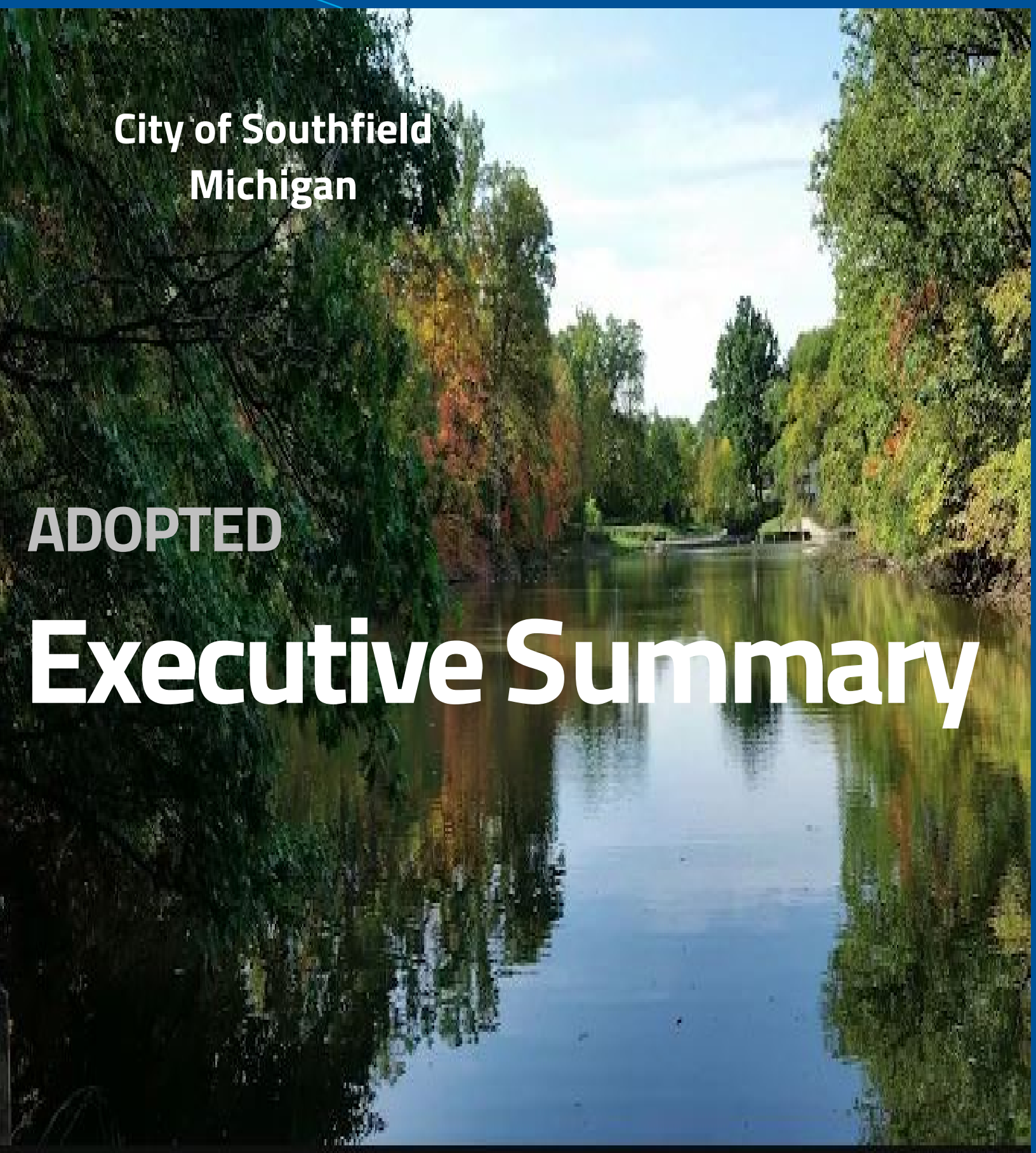




**City of Southfield  
Michigan**

**ADOPTED**

# **Executive Summary**

**2026 • 2027**

# Table of Contents

## INTRODUCTORY SECTION

|                                         |    |
|-----------------------------------------|----|
| Transmittal Letter                      | 7  |
| City of Southfield Organizational Chart | 10 |

## BUDGET SUMMARIES

|                                   |    |
|-----------------------------------|----|
| Proposed 2026-2027 Budget         | 12 |
| Approved 2026-2025 Budget         | 13 |
| Budget Highlights                 | 14 |
| Budget Comparison - All Funds     | 17 |
| Infrastructure Capital Projects   | 18 |
| Taxable Property Values-Bar Chart | 18 |
| Property Tax Revenues and Rates   | 20 |

|                                                                                        |    |
|----------------------------------------------------------------------------------------|----|
| Tax Revenue Factors/Change in Tax Revenue for City Operations                          | 21 |
| Services Provided for Property Tax Dollars/Property Tax Dollars Distribution-Pie Chart | 22 |
| Millage History                                                                        | 23 |
| Taxable Property Values-Bar Chart                                                      | 23 |
| Budget Comparison - General Fund Revenues                                              | 24 |
| General Fund Revenues-Pie Chart                                                        | 24 |
| Budget Comparison - General Fund Expenditures                                          | 25 |
| General Fund Expenditures-Pie Chart                                                    | 25 |
| Public Safety as a Percent of General Fund Expenditures-PieChart                       | 26 |
| General Fund - Fund Balance Constraints                                                | 27 |



# Introductory Section





# City of Southfield

26000 Evergreen Rd. • P.O. Box 2055 • Southfield, MI 48037-2055 • [www.cityofsouthfield.com](http://www.cityofsouthfield.com)

May 5, 2026

Honorable City Council  
City of Southfield  
Municipal Building  
26000 Evergreen Road  
Southfield, Michigan

RE: Recommended Budget for 2026-27 Fiscal Year

Dear Sirs & Mesdames:

Presented herewith, pursuant to Chapter VIII, Subsection 8.2 of the Charter of the City of Southfield, is the City Administrator's recommended municipal budget as reviewed and approved by the Mayor for the fiscal year beginning July 1, 2026. The proposed budget provides continuity of high-level services to our residents and other stakeholders while maintaining structural balance and long-term sustainability.

## General Fund Overview

The proposed budget is based on projected revenues complemented by a judicious draw on existing fund balance for one-time capital expenditures. Total General Fund revenue of \$111,877,228 relies heavily on property taxes which comprise \$69,453,613 or 62% of total revenue. The City's tax base is just under \$3.3 billion, which remains below 2009 levels. Revenue sharing and Local Community Stabilization funds expected to be received from the State of Michigan comprise \$11,646,095 or just over 10% of total revenue. Fees, licenses, permits and other charges for services are budgeted to bring in \$10,480,798 or just over 9% of total revenue. The draw on fund balance totals \$461,000 or 0.4% of total revenue and is comprised of a \$400,000 use of Metro Act funds and \$61,000 of sanitation reserves from restricted fund balance.

Total General Fund expenditures are budgeted at \$111,877,228 driven by personnel costs of \$78,357,788 or 70% of total expenditures. The remaining 30% is split almost evenly between operating and capital costs at \$18,011,186 or 16% and \$15,508,254 or 14 %, respectively. Police and Fire services continue to be a significant portion of General Fund expenditures at \$64,019,375 or just over 57% of total expenditures. .

**Mayor**  
Dr. Kenson J. Siver

**Council President**  
Charles Hicks

**City Clerk**  
Gabi Grossbard

**City Treasurer**  
Irv M. Lowenberg

Nancy L.M. Banks

Ashanti Bland

Daniel Brightwell

**City Council**  
Yolanda Haynes

Coretta Houge

Michael "Ari" Mandelbaum

## All Funds Overview

Total revenues and expenditures across funds, after eliminating interfund transactions, decreased by \$15.4 million or 6.1% to \$236,305,658. This change is primarily related to capital projects. The fiscal 2026-2027 budget includes the following significant capital projects:

- ▶ Local Street Fund road construction projects total \$7.56 million for Magnolia and North Gardens neighborhoods
- ▶ Major Street Fund road construction projects total \$7.5 million and include:
  - > Lincoln – Southfield to Greenfield \$6.1 million
  - > Inkster Bridge Improvements \$600 thousand
  - > 10 Mile Road – Lahser to Evergreen \$400 thousand
  - > Southfield Road – Mt. Vernon to I-696 \$400 thousand
- ▶ Parks & Recreation Fund significant capital projects include:
  - > Simms Park – playground structure and roof repairs \$400 thousand
  - > Burgh Historical Park – improvements & fencing \$400 thousand
  - > Senior Center \$350 thousand
  - > Beech Woods driving range – improvements \$150 thousand
- ▶ Library significant projects include:
  - > Air handling units replacement \$1.6 million
  - > Building envelope maintenance \$1.0 million
  - > Roof replacement \$980 thousand
  - > Auditorium renovation \$500 thousand
  - > Schematic design phase for building renovations \$400 thousand
- ▶ Water & Sewer Fund significant capital projects include:
  - > 8 Mile Road – water main replacement \$8.0 million
  - > Magnolia and North Gardens neighborhoods \$3.5 million
  - > Lincoln – Southfield to Greenfield \$2.5 million
  - > Section 11 – phase 2 lining \$2.0 million

Several City funds rely heavily, if not exclusively, on federal grants including Community Development Block Grant and Section 8 Housing. The proposed budgets for these funds, totaling over \$2.66 million, are at risk due to potential federal executive action which would limit the ability of these programs to operate should funding be reduced or eliminated.

Property taxes are expected to generate just over \$93 million for the City to fund operations. In addition to Proposal A, the City had a Headlee rollback for fiscal year 2023 which permanently reduced the maximum allowable millage levy. Despite these challenges and significant loss of revenue to the City, Southfield continues to provide outstanding services to our residents and stakeholders and remains committed to keeping the City a vibrant, thriving community as we move into the future. The proposed 2026-2027 budget for all City funds anticipates balanced revenues and expenditures of \$236,305,658 to do so.

Respectfully submitted,



Kenson J. Siver, Ed. D.  
Mayor

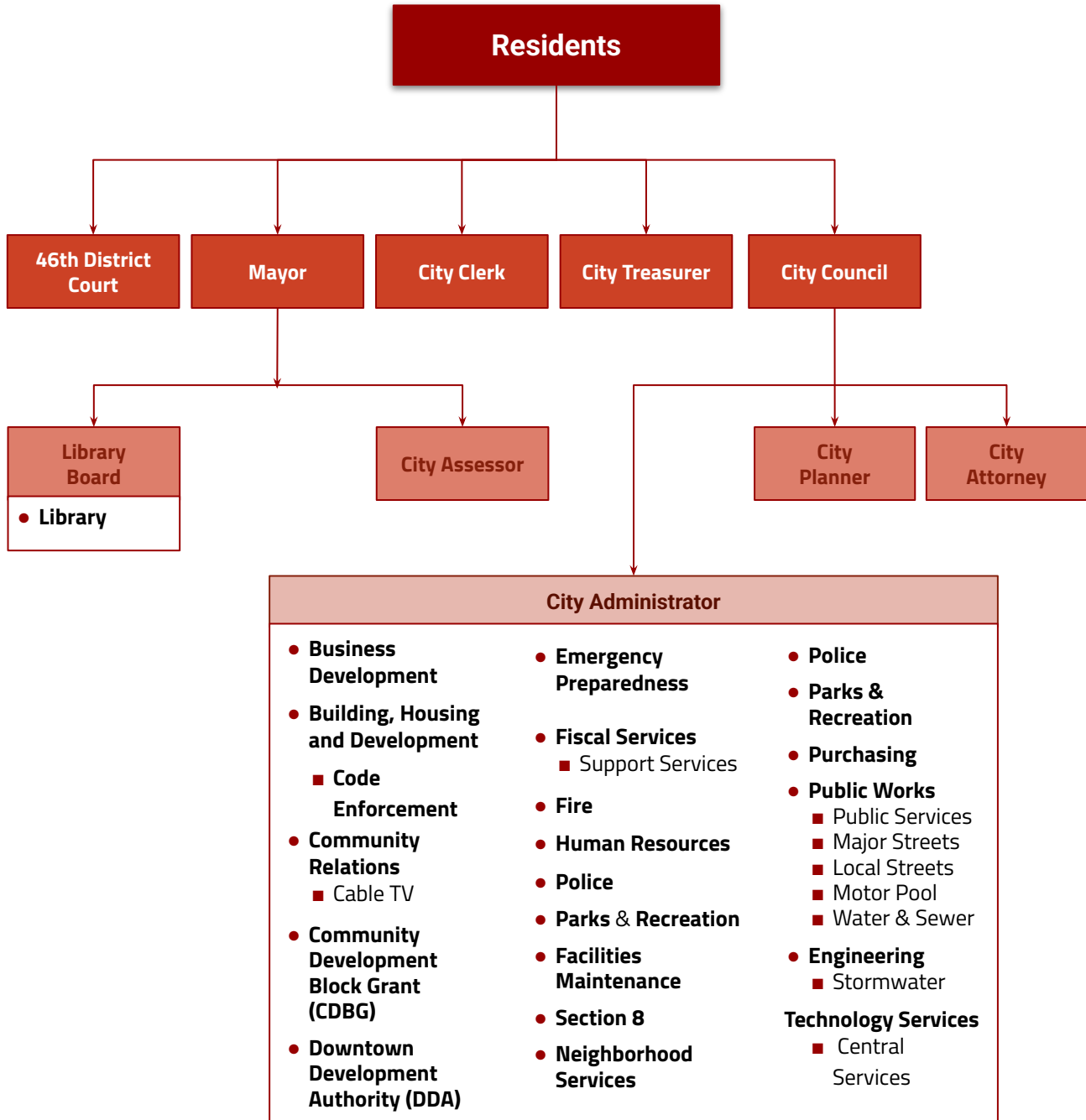


Frederick E. Zorn, Jr., CEcD  
City Administrator

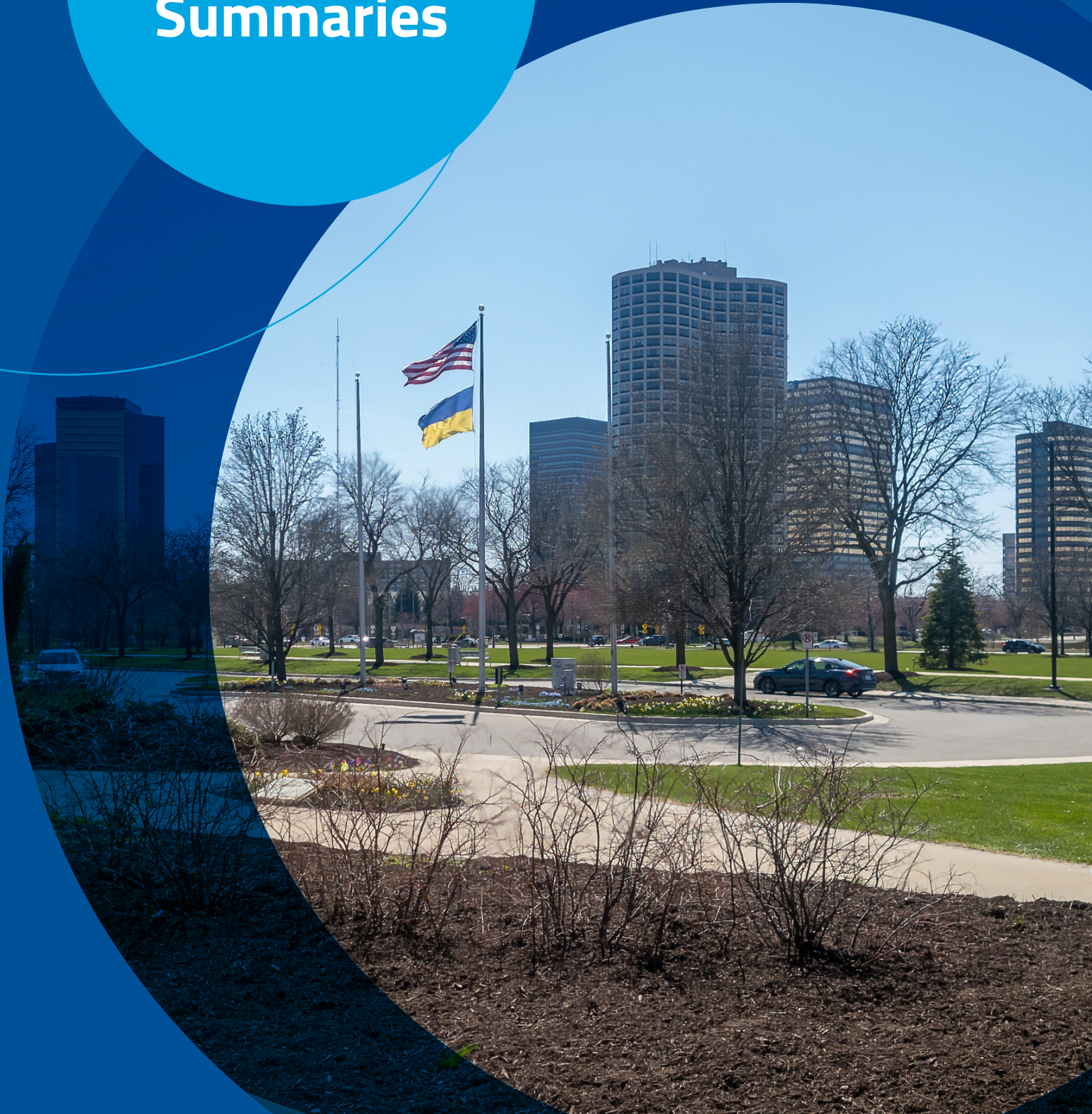


Austen T. Michaels, CPA  
Director of Fiscal Services

# City of Southfield Organization Chart



# Budget Summaries



## 2026-2027 Adopted Budget

|                                       | Adopted<br>Revenues    |
|---------------------------------------|------------------------|
| <b>General Fund:</b>                  |                        |
| General Operating Levy                | \$ 21,759,572          |
| Police & Fire Levy                    | 22,684,486             |
| Police & Fire Pension Levy            | 21,893,089             |
| Publicity Levy                        | 49,860                 |
| Tax Administration Fees & Penalties   | 3,177,498              |
| Sales Tax Returns - Constitutional    | 7,970,326              |
| Sales Tax Returns - Statutory         | 1,375,769              |
| Local Community Stabilization         | 2,300,000              |
| Cable Franchise Fees                  | 730,000                |
| Sanitation Charges                    | 4,583,618              |
| Building Revenues                     | 3,253,500              |
| Engineering Revenues                  | 1,624,292              |
| District Court Revenues               | 2,316,372              |
| Reimbursements and other              | 3,407,053              |
| Fees, Licenses & Permits              | 4,912,471              |
| Investment Income                     | 3,000,000              |
| Interfund Reimbursements              | 6,490,759              |
| Use of Restricted Fund Balance:       |                        |
| Right-of-way/Metro Authority          | 400,000                |
| Sanitation reserve                    | 61,000                 |
| Use of Unrestricted Fund Balance      | -                      |
| <b>Total General Fund</b>             | <b>\$ 111,989,665</b>  |
| Cable TV Fund                         | \$ 478,800             |
| Donations, Mem. Trusts & Sponsorships | 100,000                |
| Drug Law Enforcement Fund             | 282,500                |
| Facilities Maintenance Fund           | 5,234,182              |
| Library Fund                          | 17,088,825             |
| Local Streets Fund                    | 13,162,259             |
| Major Streets Fund                    | 16,519,266             |
| Motor Pool Fund                       | 5,251,467              |
| Parks & Recreation Fund               | 9,877,553              |
| Water & Sewer Fund                    | 63,638,126             |
| <b>Total Outside Funds</b>            | <b>\$ 131,632,978</b>  |
| Auto Theft Prevention                 | \$ 247,173             |
| Comm. Development Block Grant         | 460,961                |
| Michigan Indigent Defense Grant       | 1,426,309 *            |
| Section 8 Housing Grants              | 2,200,000 *            |
| <b>Total Grant Funds</b>              | <b>\$ 4,334,443</b>    |
| <b>Total All Funds</b>                | <b>\$ 247,957,086</b>  |
| <b>(Duplicating Transfers)</b>        | <b>\$ (11,543,676)</b> |
| <b>Total Revenues</b>                 | <b>\$ 236,413,410</b>  |

\* Preliminary Estimates Pending Awards

|                                       | Adopted<br>Expenditures |
|---------------------------------------|-------------------------|
| <b>General Fund:</b>                  |                         |
| Administration                        | \$ 1,010,791            |
| Assessing                             | 1,315,996               |
| Building                              | 3,417,221               |
| Business Development                  | 697,405                 |
| Central Services                      | 820,729                 |
| City Attorney                         | 1,301,759               |
| Clerk                                 | 1,748,880               |
| Code Enforcement                      | 1,517,300               |
| Community Relations                   | 1,081,729               |
| Council                               | 241,511                 |
| Court - 46th District                 | 4,574,882               |
| Emergency Preparedness                | 321,364                 |
| Engineering                           | 2,012,243               |
| Fire                                  | 27,955,916              |
| Fiscal Services                       | 3,253,712               |
| Human Resources                       | 2,257,713               |
| Mayor's Office                        | 135,618                 |
| Planning                              | 3,510,806               |
| Police                                | 36,070,488              |
| Purchasing                            | 398,955                 |
| Sanitation                            | 4,644,618               |
| Road Maintenance & Administration     | 5,024,022               |
| Support Services                      | 4,308,303               |
| Technology Services                   | 2,589,832               |
| Traffic Services                      | 611,751                 |
| Treasurer                             | 1,166,121               |
| <b>Total General Fund</b>             | <b>\$ 111,989,665</b>   |
| Cable TV Fund                         | \$ 478,800              |
| Donations, Mem. Trusts & Sponsorships | 100,000                 |
| Drug Law Enforcement Fund             | 282,500                 |
| Facilities Maintenance Fund           | 5,234,182               |
| Library Fund                          | 17,088,825              |
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| <b>Total Grant Funds</b>              | <b>\$ 4,334,443</b>     |
| <b>Total All Funds</b>                | <b>\$ 247,957,086</b>   |
| <b>(Duplicating Transfers)</b>        | <b>\$ (11,543,676)</b>  |
| <b>Total Expenditures</b>             | <b>\$ 236,413,410</b>   |

# 2025-2026 Recommended Budget

|                                       | Recommended<br>Revenues |
|---------------------------------------|-------------------------|
| <b>General Fund:</b>                  |                         |
| General Operating Levy                | \$ 20,989,551           |
| Police & Fire Levy                    | 21,882,108              |
| Police & Fire Pension Levy            | 17,614,169              |
| Publicity Levy                        | 49,837                  |
| Tax Administration Fees & Penalties   | 2,907,442               |
| Sales Tax Returns - Constitutional    | 8,379,696               |
| Sales Tax Returns - Statutory         | 1,416,347               |
| Local Community Stabilization         | 1,725,000               |
| Cable Franchise Fees                  | 950,000                 |
| Sanitation Charges                    | 4,482,712               |
| Building Revenues                     | 2,929,593               |
| Engineering Revenues                  | 1,645,116               |
| District Court Revenues               | 2,442,472               |
| Reimbursements and other              | 2,663,871               |
| Fees, Licenses & Permits              | 4,373,443               |
| Investment Income                     | 2,000,000               |
| Interfund Reimbursements              | 3,295,735               |
| Use of Restricted Fund Balance:       |                         |
| Right-of-way/Metro Authority          | 750,000                 |
| Committed                             | 22,507,900              |
| Use of Unrestricted Fund Balance      | 5,372,056               |
| <b>Total General Fund</b>             | <b>\$ 128,377,048</b>   |
| Cable TV Fund                         | \$ 532,139              |
| Donations, Mem. Trusts & Sponsorships | 100,000                 |
| Drug Law Enforcement Fund             | 194,750                 |
| Facilities Maintenance Fund           | 27,451,958              |
| Library Fund                          | 16,666,928              |
| Local Streets Fund                    | 10,533,383              |
| Major Streets Fund                    | 16,598,911              |
| Motor Pool Fund                       | 4,669,328               |
| Parks & Recreation Fund               | 9,782,347               |
| Water & Sewer Fund                    | 65,654,917              |
| <b>Total Outside Funds</b>            | <b>\$ 152,184,661</b>   |
| Auto Theft Prevention                 | \$ 225,140              |
| Comm. Development Block Grant         | 447,949                 |
| Michigan Indigent Defense Grant       | 1,261,628 *             |
| Michigan Works Grants                 | 2,289,418 *             |
| <b>Total Grant Funds</b>              | <b>\$ 4,224,135</b>     |
| <b>Total All Funds</b>                | <b>\$ 284,785,844</b>   |
| <b>(Duplicating Transfers)</b>        | <b>\$ (33,118,602)</b>  |
| <b>Total Revenues</b>                 | <b>\$ 251,667,242</b>   |

\* Preliminary Estimates Pending Awards

|                                       | Recommended<br>Expenditures |
|---------------------------------------|-----------------------------|
| <b>General Fund:</b>                  |                             |
| Administration                        | \$ 925,798                  |
| Assessing                             | 1,443,127                   |
| Building                              | 3,347,391                   |
| Business Development                  | 783,911                     |
| Central Services                      | 1,038,366                   |
| City Attorney                         | 1,339,014                   |
| Clerk                                 | 1,537,785                   |
| Code Enforcement                      | 1,709,998                   |
| Community Relations                   | 946,294                     |
| Council                               | 237,360                     |
| Court - 46th District                 | 4,549,072                   |
| Emergency Preparedness                | 199,147                     |
| Engineering                           | 2,088,913                   |
| Fire                                  | 27,620,338                  |
| Fiscal Services                       | 3,087,661                   |
| Human Resources                       | 2,422,947                   |
| Mayor's Office                        | 133,741                     |
| Planning                              | 2,982,976                   |
| Police                                | 35,107,450                  |
| Purchasing                            | 379,796                     |
| Sanitation                            | 4,482,712                   |
| Road Maintenance & Administration     | 1,058,782                   |
| Support Services                      | 26,359,805                  |
| Technology Services                   | 2,714,214                   |
| Traffic Services                      | 769,183                     |
| Treasurer                             | 1,111,267                   |
| <b>Total General Fund</b>             | <b>\$ 128,377,048</b>       |
| Cable TV Fund                         | \$ 532,139                  |
| Donations, Mem. Trusts & Sponsorships | 100,000                     |
| Drug Law Enforcement Fund             | 194,750                     |
| Facilities Maintenance Fund           | 27,451,958                  |
| Library Fund                          | 16,666,928                  |
| Local Streets Fund                    | 10,533,383                  |
| Major Streets Fund                    | 16,598,911                  |
| Motor Pool Fund                       | 4,669,328                   |
| Parks & Recreation Fund               | 9,782,347                   |
| Water & Sewer Fund                    | 65,654,917                  |
| <b>Total Outside Funds</b>            | <b>\$ 152,184,661</b>       |
| Auto Theft Grant                      | \$ 225,140                  |
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| Michigan Indigent Defense Grant       | 1,261,628                   |
| Michigan Works Grants                 | 2,289,418                   |
| <b>Total Grant Funds</b>              | <b>\$ 4,224,135</b>         |
| <b>Total All Funds</b>                | <b>\$ 284,785,844</b>       |
| <b>(Duplicating Transfers)</b>        | <b>\$ (33,118,602)</b>      |
| <b>Total Expenditures</b>             | <b>\$ 251,667,242</b>       |

## Recommended Budget Highlights

The fundamental message of this budget continues to be sustainability and responsible budgeting to maintain structural balance and live within our means. The proposed budget is based on projected revenues complemented by a draw on existing fund balance for capital projects including restricted (Metro Act), committed and unrestricted amounts.

Despite the slow recovery from the Great Recession and the unique pressures brought on by the pandemic, the City continues to be resilient in the face of challenges and the Southfield community continues to thrive and grow. The proposed budget provides continuity of high-level services to our residents and other stakeholders while maintaining structural balance and long-term sustainability.

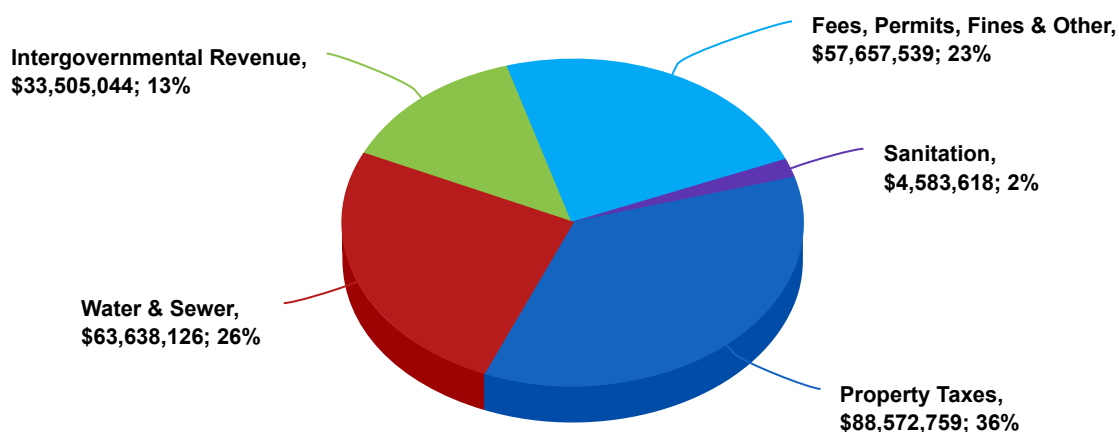
### Budget Assumptions

- ▶ Continued but modest growth in taxable property values are limited by State statute
- ▶ State shared revenues are based on State of Michigan projections
- ▶ Building revenue projections are based on Council approved fee schedule
- ▶ District Court revenues and expenses continue to decline with reduced caseload
- ▶ Contributions to the City's pension plans are budgeted at the actuarially determined amounts
- ▶ Contributions for retiree healthcare continue to be limited to the "pay as you go" basis of funding
- ▶ Budgeted staffing vacancies will be filled as necessary

### Revenue Snapshot

- ▶ Property taxes represent 62% of General Fund revenues and 37.5% of all funds revenue. Projected taxable value is \$3,346,287,989 which represents an increase of approximately \$131 million or 4.1% over the 2025-26 projection
- ▶ The millage rate increased by 0.9879 mills comprised of 1.0642 increase in the Police & Fire Pension rate offset by a decrease of 0.0763 across other mills due to a Headlee rollback. The resultant levy is 27.7994 mills.
- ▶ State shared revenues decreased by approximately 2% compared to the prior budget year. Constitutional and statutory revenue payments from the State of Michigan are projected at \$7,970,326 and \$1,375,769, respectively and represent 8.35% of the General Fund revenues
- ▶ Combined General fund revenues are proposed at approximately \$112.0 million, a 12.8% decrease over 2025-26 primarily attributed to the large use of fund balance to fund a new pool facility
- ▶ Total revenues of all funds are proposed at approximately \$248.0 million, a 12.9% decrease from 2025-2026

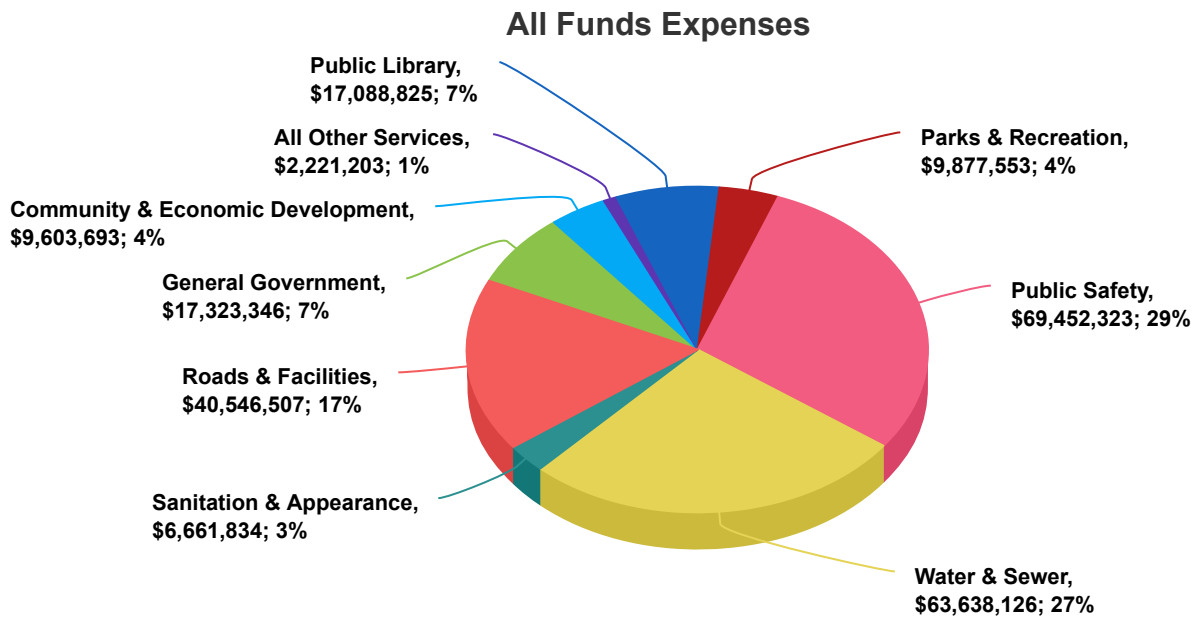
### All Funds Revenue



## Recommended Budget Highlights (cont.)

### Expenditure Snapshot

- ▶ At \$64.0 million, Police and Fire services continue to be the largest General Fund expenditure, making up approximately 57% of all General Fund expenditures, an increase of \$1.3 million over the prior year
- ▶ The proposed budget includes approximately \$17.3 million for general government expenditures. These costs comprise approximately 13% of the General Fund expenditures and include Administration, elected officials, City Clerk, City Attorney, City Treasurer, Assessing, Fiscal Services, Technology Services, Human Resources, and Community Relations
- ▶ Combined General Fund expenditures are proposed at approximately \$112.0 million, a 12.8% decrease from 2025-26
- ▶ Total expenditures of all funds are proposed at approximately \$248.0 million, a 12.9% decrease from 2025-26



***\*Total Expenditures = \$ 247,957,086 (excludes duplicating transfers of \$11,543,676)***

- ▶ Proposed infrastructure Investments total approximately \$31.1 million based on available funding. The below table presents a comparison of proposed and current year projects.

### Comparison of Proposed and current year projects

| Department    | 2025-2026     |                      | 2026-2027     |                      |
|---------------|---------------|----------------------|---------------|----------------------|
|               | # of Projects | Total Investment     | # of Projects | Total Investment     |
| Local Streets | 2             | \$ 5,750,000         | 2             | \$ 7,560,000         |
| Major Streets | 11            | 11,088,800           | 4             | 7,500,000            |
| Water & Sewer | 5             | 22,305,650           | 4             | 16,000,000           |
|               | <b>18</b>     | <b>\$ 39,144,450</b> | <b>10</b>     | <b>\$ 31,060,000</b> |

# Recommended Budget Highlights (cont.)

## Comparison of budgeted career employees

| Budget Year | Employee Count<br>(Career only) | Change Over<br>Prior Year |
|-------------|---------------------------------|---------------------------|
| 2024-2025   | 627                             | +21                       |
| 2025-2026   | 652                             | +25                       |
| 2026-2027   | 651                             | -1                        |

### Summary Statement

Property taxes are expected to generate just over \$93 million for the City to fund operations. In addition to Proposal A, the City had a Headlee rollback for fiscal year 2023 which permanently reduced the maximum allowable millage levy. Despite these challenges and significant loss of revenue to the City, Southfield continues to provide outstanding services to our residents and stakeholders and remains committed to keeping the City a vibrant, thriving community as we move into the future. The proposed 2026-2027 budget for all City funds anticipates balanced revenues and expenditures of \$236,413,410 to do so.

## Budget Comparison - All Funds

| Fund                                   | 25-26<br>Approved<br>Budget | 26-27<br>Recomm.<br>Budget | %<br>Change    |
|----------------------------------------|-----------------------------|----------------------------|----------------|
| General Fund                           | \$ 128,377,048              | \$ 111,989,665             | (12.77%)       |
| Cable TV Fund                          | 532,139                     | 478,800                    | (10.02%)       |
| Donations, Mem.Trusts and Sponsorships | 100,000                     | 100,000                    | -%             |
| Drug Law Enforcement Fund              | 194,750                     | 282,500                    | 45.06%         |
| Facilities Maintenance Fund            | 27,451,958                  | 5,234,182                  | (80.93%)       |
| Library Fund                           | 16,666,928                  | 17,088,825                 | 2.53%          |
| Local Street Fund                      | 10,533,383                  | 13,162,259                 | 24.96%         |
| Major Street Fund                      | 16,598,911                  | 16,519,266                 | (0.48%)        |
| Motor Pool Fund                        | 4,669,328                   | 5,251,467                  | 12.47%         |
| Parks and Recreation Fund              | 9,782,347                   | 9,877,553                  | 0.97%          |
| Water and Sewer Fund                   | 65,654,917                  | 63,638,126                 | (3.07%)        |
| Auto Theft Grant                       | 225,140                     | 247,173                    | 9.79%          |
| Community Development Block Grant      | 447,949                     | 460,961                    | 2.90%          |
| Michigan Indigent Defense Grant        | 1,261,628                   | 1,426,309                  | 13.05%         |
| Michigan Works Grants                  | 2,289,418                   | -                          | (100.00%)      |
| Section 8 Housing Grants               | -                           | 2,200,000                  | #DIV/0!        |
| <b>Total Operating funds</b>           | <b>284,785,844</b>          | <b>247,957,086</b>         | <b>(12.9%)</b> |
| (Less Duplicating Transfers)           | (33,118,602)                | (11,543,676)               | (65.1%)        |
| <b>Total Budget</b>                    | <b>\$ 251,667,242</b>       | <b>\$ 236,413,410</b>      | <b>(6.1%)</b>  |

## Infrastructure Capital Projects

### Local Streets

|                                          |                     |
|------------------------------------------|---------------------|
| Magnolia and North Gardens Neighborhoods | \$ 7,560,000        |
|                                          | <b>\$ 7,560,000</b> |

### Major Street Fund

|                                       |                     |
|---------------------------------------|---------------------|
| Lincoln - Southfield to Greenfield    | \$ 6,100,000        |
| Inkster Bridge Improvements           | 600,000             |
| 10 Mile Road - Lahser to Evergreen    | 400,000             |
| Southfield Road - Mt. Vernon to I-696 | 400,000             |
|                                       | <b>\$ 7,500,000</b> |

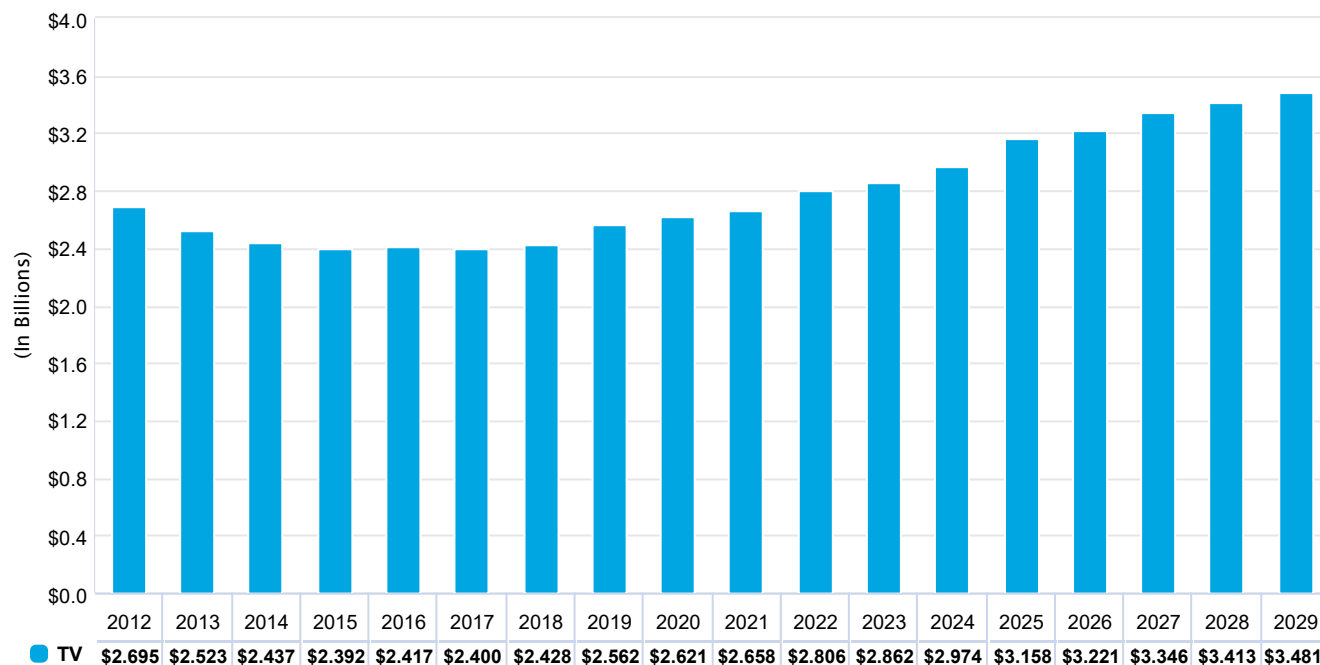
### Water & Sewer

|                                          |                      |
|------------------------------------------|----------------------|
| 8 Mile Road - water main replacement     | \$ 8,000,000         |
| Magnolia and North Gardens Neighborhoods | 3,500,000            |
| Lincoln - Southfield to Greenfield       | 2,500,000            |
| Section 11 - Phase 2 lining              | 2,000,000            |
|                                          | <b>\$ 16,000,000</b> |

|                                                    |                      |
|----------------------------------------------------|----------------------|
| <b>Infrastructure Capital Projects Grand Total</b> | <b>\$ 31,060,000</b> |
|----------------------------------------------------|----------------------|

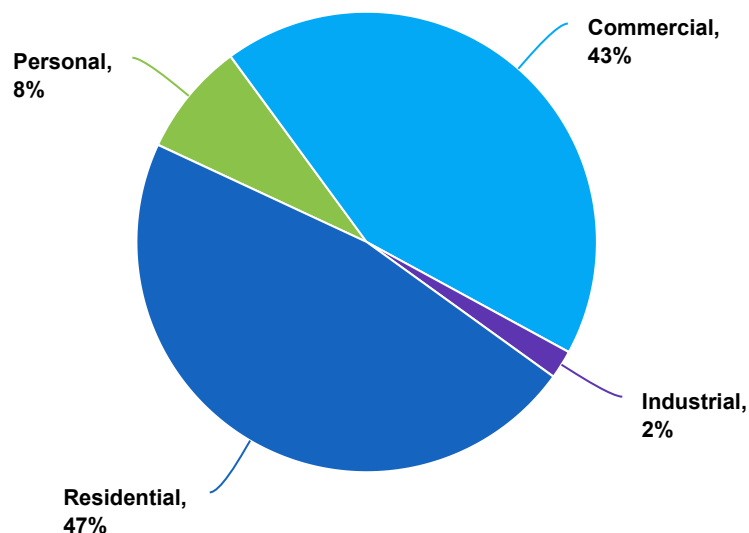
## Taxable Property Values 2012-2029

**\*2% growth projected  
beginning in 2028**



# Tax Rate Comparative

Composition of Taxable Value



|                                | 2025-26        | 2026-27        | Increase / (Decrease) |
|--------------------------------|----------------|----------------|-----------------------|
| <b>Operating:</b>              |                |                |                       |
| General Operations             | 6.5281         | 6.5026         | (0.0255)              |
| Public Safety                  | 6.8057         | 6.7790         | (0.0267)              |
| Police & Fire Pension          | 5.4783         | 6.5425         | 1.0642                |
| Residential Street Maintenance | 0.9876         | 0.9836         | (0.0040)              |
| Parks & Recreation             | 1.7283         | 1.7215         | (0.0068)              |
| Library                        | 2.7655         | 2.7546         | (0.0109)              |
| Public Act 298                 | 0.2207         | 0.2207         | -                     |
| Public Act 59                  | 0.0155         | 0.0149         | (0.0006)              |
| <b>Total Operating</b>         | <b>24.5297</b> | <b>25.5194</b> | <b>0.9897</b>         |
| <b>Debt Service:</b>           |                |                |                       |
| County Drains At Large         | 0.0318         | 0.0300         | (0.0018)              |
| UTGO Road Bond                 | 2.2500         | 2.2500         | -                     |
| <b>Total Levy</b>              | <b>26.8115</b> | <b>27.7994</b> | <b>0.9879</b>         |

| Tax Levy      | Total Mills    | Revenue              |
|---------------|----------------|----------------------|
| Operations    | 25.5194        | \$ 85,395,262        |
| Non-operating | 2.2800         | \$ 7,629,537         |
| <b>Totals</b> | <b>27.7994</b> | <b>\$ 93,024,798</b> |

# Tax Rate Comparative

## 2026-2027 Recommended Budget

### Tax Revenues and Rates

|                                                        | Revenue              | Rate*          |
|--------------------------------------------------------|----------------------|----------------|
| General Operations                                     | 21,759,572           | 6.5026         |
| Police & Fire                                          | 22,684,486           | 6.7790         |
| Police & Fire Pension                                  | 21,893,089           | 6.5425         |
| Residential Street Maintenance                         | 3,291,409            | 0.9836         |
| Parks & Recreation                                     | 5,760,635            | 1.7215         |
| Library                                                | 9,217,685            | 2.7546         |
| Public Act 298                                         | 738,526              | 0.2207         |
| Public Act 59                                          | 49,860               | 0.0149         |
| <b>Total Operating</b>                                 | <b>85,395,262</b>    | <b>25.5194</b> |
| County Drains at Large                                 | 100,389              | 0.0300         |
| UTGO Road Bond                                         | 7,529,148            | 2.2500         |
| Smart Zone                                             | 426,746              | **             |
| Brownfield Redevelopment Authority                     | 2,119,969            | **             |
|                                                        | <b>95,571,514</b>    | <b>27.7994</b> |
| Taxable Valuation (TV)                                 | 3,346,287,989        |                |
| Less:                                                  |                      |                |
| Captured by DDA/TIF                                    | 23,375,243           |                |
| Captured by Smart Zone                                 | 15,350,920           |                |
| Captured by Brownfield Redevelopment Authority         | 76,259,524           |                |
| Captured by Renaissance Zone (Tool & Die)              |                      |                |
| <b>Total Taxable Value excluding Capture Districts</b> | <b>3,231,302,302</b> |                |

\*Mills per \$1,000 of TV

\*\*Total millage of 25.5494 (total reduced by UTGO road bond millage) applied to taxable value of LDFA and other special authorities.

## Tax Revenue Factors

|                                    |                           |
|------------------------------------|---------------------------|
| 26-27 Tax Base for City Operations | \$ 3,346,287,989          |
| 25-26 Tax Base for City Operations | \$ 3,215,261,900          |
| A difference of:                   | \$ 131,026,089 or<br>4.1% |

## Change in Tax Revenues for City Operations

|                                     | 25-26             | 26-27             | \$ / %<br>Difference |             |
|-------------------------------------|-------------------|-------------------|----------------------|-------------|
| General Fund:                       |                   |                   |                      |             |
| General Operating                   | \$ 20,989,551     | \$ 21,759,572     | 770,021 /            | 3.7%        |
| Police & Fire                       | 21,882,108        | 22,684,486        | 802,378 /            | 3.7%        |
| Police & Fire Pension               | 17,614,169        | 21,893,089        | 4,278,920 /          | 24.3%       |
| Publicity (PA59)*                   | 49,837            | 49,860            | 23 /                 | 0.0%        |
| <b>Total General Fund Operating</b> | <b>60,535,665</b> | <b>66,387,007</b> | <b>5,851,342 /</b>   | <b>9.7%</b> |
| Roadside Appearance (PA298)         | 709,608           | 738,526           | 28,918 /             | 4.1%        |
| Residential Streets                 | 3,175,393         | 3,291,408         | 116,015 /            | 3.7%        |
| Parks & Recreation                  | 5,556,937         | 5,760,635         | 203,698 /            | 3.7%        |
| Library                             | 8,891,807         | 9,217,685         | 325,878 /            | 3.7%        |
| <b>Total Operating</b>              | <b>78,869,410</b> | <b>85,395,261</b> | <b>6,525,851 /</b>   | <b>8.3%</b> |

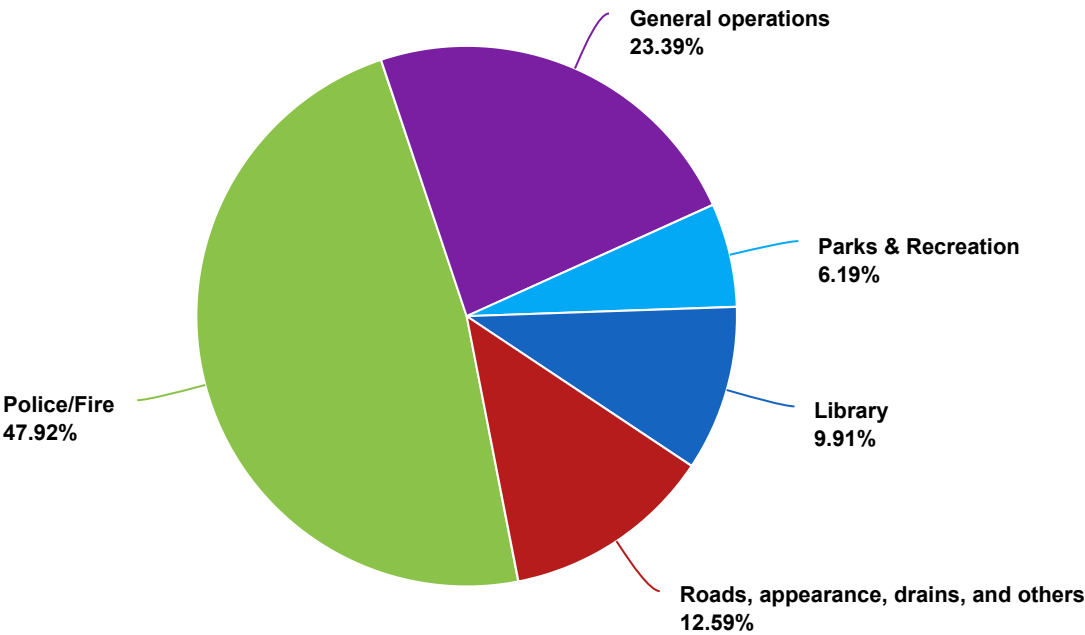
\*PA 59 was first levied in 2012-13. It allows for up to \$50,000 annually for business attraction programs.

# Services Provided for Property Tax Dollars

Figures are based on a Southfield home with a market value of \$300,000 and a taxable value of \$150,000

| City Services Provided:               | Millage Rate   | Annual Property Taxes |
|---------------------------------------|----------------|-----------------------|
| Police/Fire                           | 13.3215        | \$ 1,998              |
| General operations                    | 6.5026         | 975                   |
| Parks & Recreation                    | 1.7215         | 258                   |
| Library                               | 2.7546         | 413                   |
| Roads, appearance, drains, and others | 3.4992         | 525                   |
| <b>Total City services</b>            | <b>27.7994</b> | <b>\$ 4,170</b>       |

Property Tax Dollars Distribution



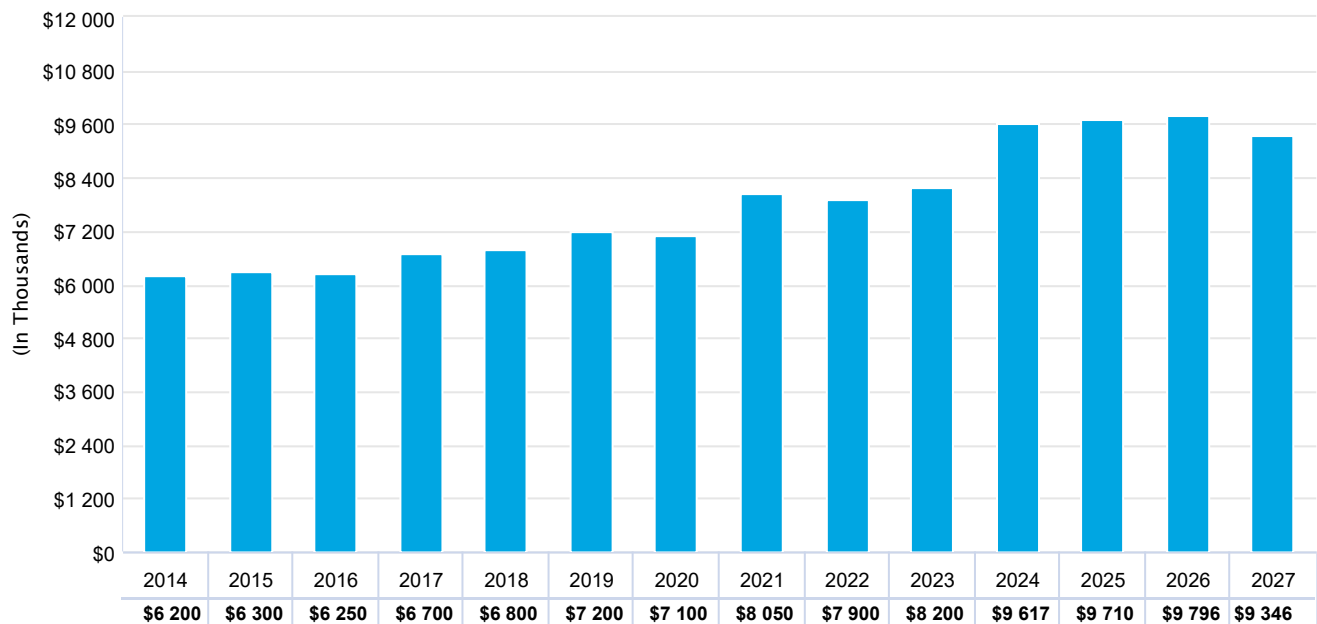
## Millage History

| Operating              | 04-05          | 05-06          | 06-07          | 07-08          | 08-09          | 09-10          | 10-11          | 11-12*         | 12-11          | 13-14          | 14-15          |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| General Operations     | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         |
| Public Safety          | 2.8325         | 2.8325         | 2.8325         | 2.8325         | 2.8325         | 2.8325         | 2.8325         | 6.8906         | 6.8906         | 6.8906         | 6.8906         |
| Police / Fire Pension  | 1.6017         | 1.7096         | 1.6772         | 1.7672         | 1.6889         | 1.7000         | 1.8788         | 3.0004         | 3.9424         | 4.7197         | 4.4500         |
| Res. Street Maint.     | 0.9440         | 0.9440         | 0.9440         | 0.9440         | 0.9440         | 0.9440         | 0.9440         | 1.0000         | 1.0000         | 1.0000         | 1.0000         |
| R-O-W Appearance       | 0.4227         | 0.4227         | 0.3361         | 0.2539         | 0.3322         | 0.3370         | 0.1582         | 0.2207         | 0.2207         | 0.2207         | 0.2207         |
| Parks & Recreation     | 1.6524         | 1.6524         | 1.6524         | 1.6524         | 1.6524         | 1.6524         | 1.6524         | 1.7500         | 1.7500         | 1.7500         | 1.7500         |
| Library                | 2.0934         | 2.0934         | 2.0934         | 2.0934         | 2.0934         | 2.0934         | 2.0934         | 2.8000         | 2.8000         | 2.8000         | 2.8000         |
| Public Act 59          | -              | -              | -              | -              | -              | -              | -              | -              | 0.0214         | 0.0234         | 0.0234         |
| <b>Total Operating</b> | <b>16.1561</b> | <b>16.2640</b> | <b>16.1450</b> | <b>16.1528</b> | <b>16.1528</b> | <b>16.1687</b> | <b>16.1687</b> | <b>22.2711</b> | <b>23.2345</b> | <b>24.0138</b> | <b>23.7441</b> |
| Debt Service           | 0.0277         | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              |
| Drains-at-Large        | 0.1590         | 0.0788         | 0.1978         | 0.1900         | 0.1900         | 0.1741         | 0.1741         | 0.3591         | 0.4873         | 0.4873         | 0.4873         |
| <b>Total</b>           | <b>16.3428</b> | <b>16.3428</b> | <b>16.3428</b> | <b>16.3428</b> | <b>16.3428</b> | <b>16.3428</b> | <b>16.3428</b> | <b>22.6302</b> | <b>23.7218</b> | <b>24.5011</b> | <b>24.2314</b> |

| Operating              | 15-16          | 16-17          | 17-18          | 18-19          | 19-20          | 20-21          | 21-22          | 22-23          | 23-24          | 24-25          | 26-27          |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| General Operations     | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.6094         | 6.5281         | 6.5281         | 6.5281         | 6.5026         |
| Public Safety          | 6.8906         | 6.8906         | 6.8906         | 6.8906         | 6.8906         | 6.8906         | 6.8906         | 6.8057         | 6.8057         | 6.8057         | 6.7790         |
| Police / Fire Pension  | 4.3971         | 4.3714         | 4.5249         | 5.0552         | 5.7423         | 5.7075         | 6.0227         | 5.5054         | 5.7102         | 5.2833         | 6.5425         |
| Res. Street Maint.     | 1.0000         | 1.0000         | 1.0000         | 1.0000         | 1.0000         | 1.0000         | 1.0000         | 0.9876         | 0.9876         | 0.9876         | 0.9836         |
| R-O-W Appearance       | 0.2207         | 0.2207         | 0.2207         | 0.2207         | 0.2207         | 0.2207         | 0.2207         | 0.2207         | 0.2207         | 0.2207         | 0.2207         |
| Parks & Recreation     | 1.7500         | 1.7500         | 1.7500         | 1.7500         | 1.7500         | 1.7500         | 1.7500         | 1.7283         | 1.7283         | 1.7283         | 1.7215         |
| Library                | 2.8000         | 2.8000         | 2.8000         | 2.8000         | 2.8000         | 2.8000         | 2.8000         | 2.7655         | 2.7655         | 2.7655         | 2.7546         |
| Public Act 59          | 0.0234         | 0.0212         | 0.0208         | 0.0203         | 0.0195         | 0.0191         | 0.0188         | 0.0178         | 0.0168         | 0.0158         | 0.0149         |
| <b>Total Operating</b> | <b>23.6912</b> | <b>23.6633</b> | <b>23.8164</b> | <b>24.3462</b> | <b>25.0325</b> | <b>24.9973</b> | <b>25.3122</b> | <b>24.5591</b> | <b>24.7629</b> | <b>24.3350</b> | <b>25.5194</b> |
| UTGO Road Bond         | 2.5800         | 2.5800         | 2.5800         | 2.5800         | 2.5800         | 2.5800         | 2.6000         | 2.6000         | 2.5800         | 2.3500         | 2.2500         |
| Drains-at-Large        | 0.4873         | 0.1467         | 0.0267         | 0.1467         | 0.2150         | 0.2150         | 0.2150         | 0.2150         | 0.2150         | 0.0324         | 0.0300         |
| <b>Total</b>           | <b>26.7585</b> | <b>26.3900</b> | <b>26.4231</b> | <b>27.0729</b> | <b>27.8275</b> | <b>27.7923</b> | <b>28.1272</b> | <b>27.3741</b> | <b>27.5579</b> | <b>26.7174</b> | <b>27.7994</b> |

\*Millage Election 5/3/11 approving 4.9183 additional mills

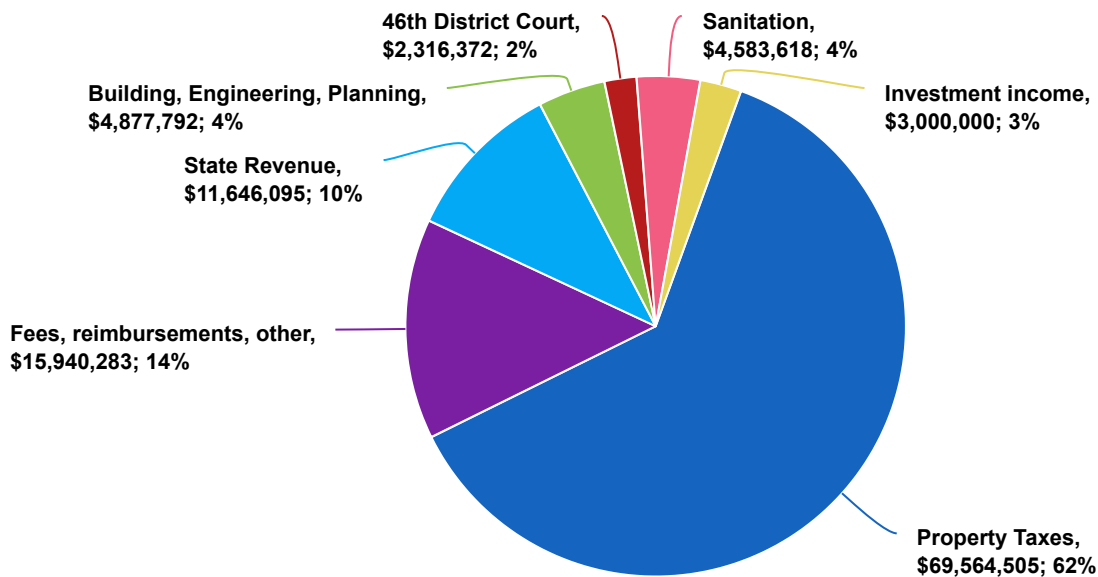
## State Shared Revenue



## Budget Comparison - General Fund Revenues

|                                                 | 25-26<br>Approved<br>Budget | 26-27<br>Recomm.<br>Budget | %<br>Change    |
|-------------------------------------------------|-----------------------------|----------------------------|----------------|
| General Operating Levy                          | \$ 20,989,551               | \$ 21,759,572              | 3.7%           |
| Police & Fire Levy                              | 21,882,108                  | 22,684,486                 | 3.7%           |
| Police & Fire Pension Levy                      | 17,614,169                  | 21,893,089                 | 24.3%          |
| Publicity Levy                                  | 49,837                      | 49,860                     | 0.0%           |
| Tax Administration Fees & Penalties             | 2,907,442                   | 3,177,498                  | 9.3%           |
| Sales Tax Returns - Constitutional              | 8,379,696                   | 7,970,326                  | (4.9%)         |
| Sales Tax Returns - Statutory                   | 1,416,347                   | 1,375,769                  | (2.9%)         |
| Local Community Stabilization                   | 1,725,000                   | 2,300,000                  | 33.3%          |
| Cable Franchise Fees                            | 950,000                     | 730,000                    | (23.2%)        |
| Sanitation Charges                              | 4,482,712                   | 4,583,618                  | 2.3%           |
| Building Department Revenues                    | 2,929,593                   | 3,253,500                  | 11.1%          |
| Engineering Revenues                            | 1,645,116                   | 1,624,292                  | (1.3%)         |
| District Court Revenues                         | 2,442,472                   | 2,316,372                  | (5.2%)         |
| Reimbursements                                  | 2,663,871                   | 3,407,053                  | 27.9%          |
| Fees, Licenses, and Permits                     | 4,373,443                   | 4,912,471                  | 12.3%          |
| Investment Income                               | 2,000,000                   | 3,000,000                  | 50.0%          |
| Interfund Reimbursements                        | 3,295,735                   | 6,490,759                  | 96.9%          |
| <b>Total Revenues Exclusive of Fund Balance</b> | <b>99,747,092</b>           | <b>111,528,665</b>         |                |
| Use of Restricted Fund Balance:                 |                             |                            |                |
| Committed                                       | 22,507,900                  | -                          |                |
| Right-of-way/Metro Authority:                   | 750,000                     | 400,000                    |                |
| Sanitation Reserve                              |                             | 61,000                     |                |
| Use of Unrestricted Fund Balance                | 5,372,056                   | -                          |                |
| <b>Total General Fund</b>                       | <b>\$ 128,377,048</b>       | <b>\$ 111,989,665</b>      | <b>(12.8%)</b> |

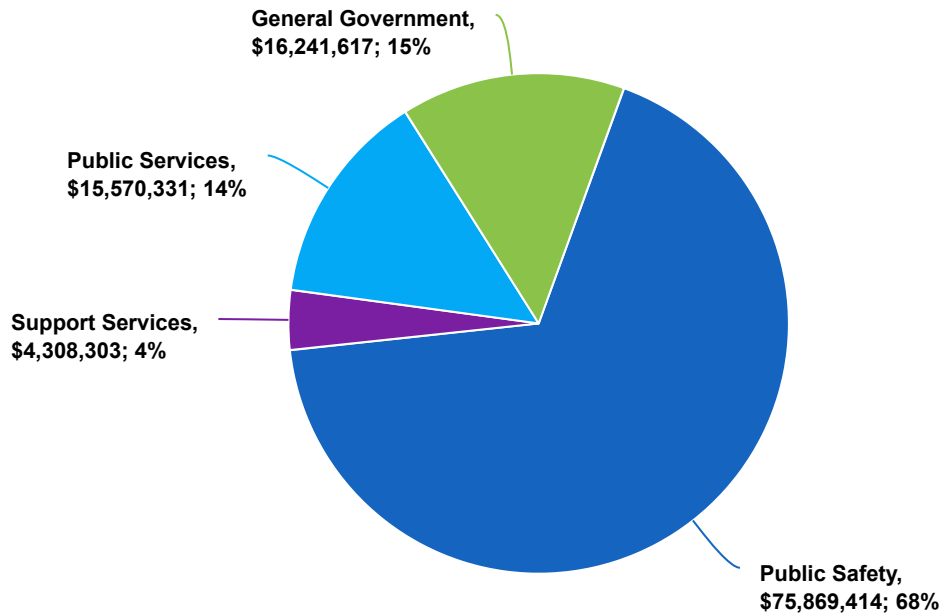
### General Fund Revenues 2026-2027



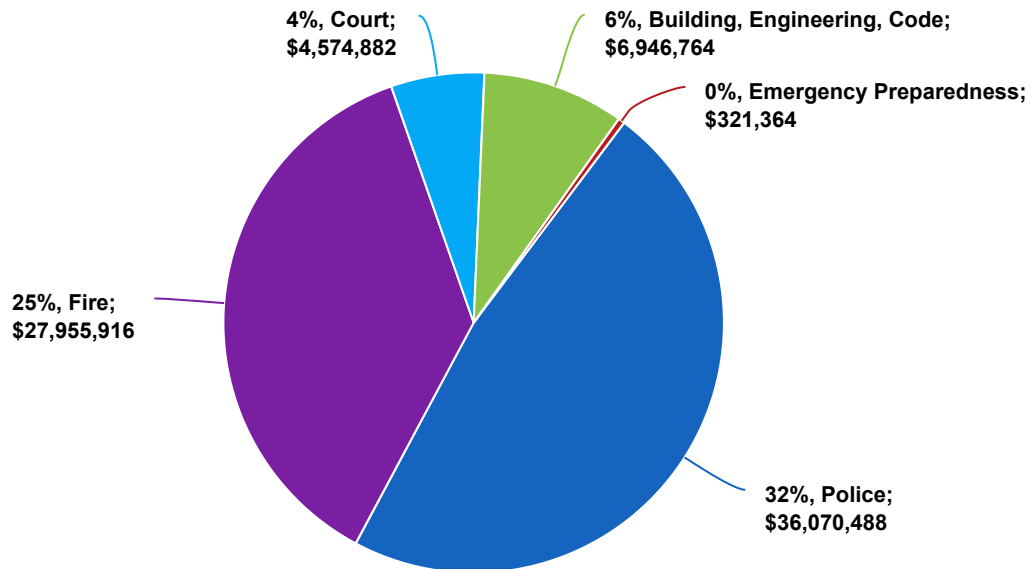
## Budget Comparison - General Fund Expenditures

|                                   | 25-26<br>Approved<br>Budget | 26-27<br>Recomm.<br>Budget | %<br>Change    |
|-----------------------------------|-----------------------------|----------------------------|----------------|
| Administration                    | \$ 925,798                  | \$ 1,010,791               | 9.2%           |
| Assessing                         | 1,443,127                   | 1,315,996                  | (8.8%)         |
| Building                          | 3,347,391                   | 3,417,221                  | 2.1%           |
| Business Development              | 783,911                     | 697,405                    | (11.0%)        |
| Central Services                  | 1,038,366                   | 820,729                    | (21.0%)        |
| City Attorney                     | 1,339,014                   | 1,301,759                  | (2.8%)         |
| Clerk                             | 1,537,785                   | 1,748,880                  | 13.7%          |
| Code Enforcement                  | 1,709,998                   | 1,517,300                  | (11.3%)        |
| Community Relations               | 946,294                     | 1,081,729                  | 14.3%          |
| Council                           | 237,360                     | 241,511                    | 1.7%           |
| Court - 46th District             | 4,549,072                   | 4,574,882                  | 0.6%           |
| Emergency Preparedness            | 199,147                     | 321,364                    | 61.4%          |
| Engineering                       | 2,088,913                   | 2,012,243                  | (3.7%)         |
| Fire                              | 27,620,338                  | 27,955,916                 | 1.2%           |
| Fiscal Services                   | 3,087,661                   | 3,253,712                  | 5.4%           |
| Human Resources                   | 2,422,947                   | 2,257,713                  | (6.8%)         |
| Mayor's Office                    | 133,741                     | 135,618                    | 1.4%           |
| Planning                          | 2,982,976                   | 3,510,806                  | 17.7%          |
| Police                            | 35,107,450                  | 36,070,488                 | 2.7%           |
| Purchasing                        | 379,796                     | 398,955                    | -%             |
| Sanitation                        | 4,482,712                   | 4,644,618                  | 3.6%           |
| Road Maintenance & Administration | 1,058,782                   | 5,024,022                  | 374.5%         |
| Support Services                  | 26,359,805                  | 4,308,303                  | (83.7%)        |
| Technology Services               | 2,714,214                   | 2,589,832                  | (4.6%)         |
| Traffic Services                  | 769,183                     | 611,751                    | (20.5%)        |
| Treasurer                         | 1,111,267                   | 1,166,121                  | 4.9%           |
| <b>Total General Fund</b>         | <b>\$ 128,377,048</b>       | <b>\$ 111,989,665</b>      | <b>(12.8%)</b> |

## General Fund Expenditures 2026-2027



## Public Safety Percent of General Fund Expenditures 2026-2027



## General Fund - Fund Balance Constraints

Fund balance classifications comprise a hierarchy based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported. The various classifications reported in the General Fund are defined and detailed below.

**Non-spendable** fund balance includes inventory, prepaid expenditures, and land held for resale.

**Restricted** fund balance includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Committed** fund balance includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority (City Council).

**Assigned** fund balance is intended to be used by the government for specific purposes but does not meet the criteria to be classified as restricted or committed.

**Unassigned** fund balance is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

| Fund Balance Classification                | Amount               |
|--------------------------------------------|----------------------|
| Non-spendable                              | \$ 910,518           |
| Restricted for right-of-way (Metro Act)    | 1,308,510            |
| Committed to specific programs:            |                      |
| Dispatch improvements                      |                      |
| Equalization reserve                       | 1,000,000            |
| Local improvement revolving - Northland    | 2,517,425            |
| Building infrastructure reserve            | 22,507,900           |
| Tax base initiatives reserve               | 1,000,000            |
| <b>Total Committed</b>                     | <b>\$ 27,025,325</b> |
| Assigned:                                  |                      |
| Encumbrances                               | \$ 4,024,496         |
| Subsequent year's expenditures             |                      |
| <b>Total Assigned</b>                      | <b>\$ 4,024,496</b>  |
| <b>Unassigned</b>                          | <b>\$ 18,786,647</b> |
| <b>Total Fund Balance - June 30, 2025*</b> | <b>\$ 52,055,496</b> |

\* 2024-2025 Annual Financial Report