VILLAGE OF NORTHPORT

DRAFT 2026-2032 CIP

Project	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32
MARINA						
Marina expansion:						
-Preliminary Design/Community Engagement/Feasibility Report	$95,000					
-Cost Estimates/Wave Study		$70,000				
-Construction			$12,000,000			
Water filling station	$20,000					
Marina dredging					$650,000	
Marina boardwalk		$110,000				
Marina breakwall void repair (under walkway)	$80,000					
Marina ice control bubbler system		$75,000				
STREETS						
Third Street repaving, streetscape, and stormwater management; Mill Street intersection			$250,000			
W Third Street reconstruction, High Street to western Village limits including culvert replacement and sidewalk to athletic fields				$735,000		
W Seventh Street repaving, between Mill and Ransom		$50,000				
Waukauzoo Streetscape (incl. water line)						$1,200,000
Culvert replacement - Flees Road/North Shore Drive			$12,000			
SIDEWALKS & TRAILS						
Mill Street (Sixth to Eighth Street)				$63,000		
Trail improvements		$180,000				
WATER						
Shabwasung water line/sidewalk (To Manitou Trail)				$770,000		
Mill Street water main extension						$920,000
Main Street water main replacement			$150,000			
W Nagonaba water main replacement (Mill to High)					$640,000	
MILL POND DAM						
Mill Pond dam removal/replacement						$1,500,000
RESTROOMS						
Public restrooms in core district					$250,000	
OTHER PROJECTS FOR FUTURE CONSIDERATION:						
Marina ADA access						-
Boat washing station						-
Community garden						-
Visitor Center						-
Village Hall expansion						-
Outdoor fitness equipment for seniors						-
Golf Course putting greens						-
E Third Street catch basin/stormwater management						-

MARINA

Category:	Marina
Project Name:	Marina Expansion – Preliminary Design/Community Engagement/Feasibility Report
Cost:	$95,000
Potential Funding Source:	DNR Waterways
Description:	Public engagement process designed to gather input from community members, stakeholders, and marina users
Scope/Rationale:	Insights from this dialogue will inform the development of conceptual designs that visually represent proposed improvements. These concepts will be accompanied by professional assessments, including opinions of probable construction costs, to support informed decision-making and future planning. The goal is to create a marina that better serves the community's needs while promoting long-term sustainability and economic vitality.
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Category:	Marina
Project Name:	Cost Estimates/Wave Study
Cost:	$70,000
Potential Funding Source:	DNR Waterways
Description:	A technical analysis to model wind and wave conditions at the marina and evaluate whether existing or proposed breakwall configurations can adequately attenuate wave energy to support safe and feasible marina expansion.
Scope/Rationale:	This project consists of a professional wave study to evaluate wind- and wave-driven conditions affecting the Village of Northport marina and to determine whether proposed marina expansion concepts can be safely and effectively accommodated. The study will analyze site-specific wind patterns, water depths, and existing marina and breakwall geometry to model wave behavior under a range of conditions. Results will assess the ability of existing and potential future breakwall configurations to adequately attenuate wave energy within the marina basin, ensuring safe vessel mooring, navigational safety, and protection of marina infrastructure. The wave study is a critical prerequisite to final design and permitting, as it will confirm the feasibility of expansion, identify necessary breakwall modifications or enhancements, and reduce the risk of costly design revisions or underperforming infrastructure. Findings will inform future capital investments, grant applications, and regulatory coordination related to marina improvements.
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Category:	Marina
Project Name:	Construction
Cost:	$12,000,000
Potential Funding Source:	DNR Waterways
Description:	Construction of marina improvements to increase slip capacity, improve functionality and safety, and support long-term economic and recreational use of the Village marina.
Scope/Rationale:	This project involves construction of marina improvements consistent with the preferred expansion concept identified through the Village's marina planning and feasibility process, including reconfiguration and expansion of docks and slips, associated wave-attenuation features, and related upland or utility improvements as required. The purpose of the project is to increase marina capacity, improve user experience and navigational safety, and ensure the marina's long-term viability in a manner that is structurally sound, environmentally responsible, and compatible with regulatory requirements. Implementation of the project will support local economic activity, enhance public access to the waterfront, and position the Village to leverage state and federal grant funding while addressing aging infrastructure and future operational demands.
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Category:	Marina
Project Name:	Water Filling Station
Cost:	$20,000
Potential Funding Source:	-
Description:	Installation of a water filling station in the parking lot immediately west of the Pavillion
Scope/Rationale:	Provide convenient, reliable access to drinking water for marina users, visitors, and vendors. The existing drinking fountain near the South Beach restrooms is approximately 100 yards away, functions poorly, and lacks a bottle-filling feature, making it inadequate for current marina and event-related use. The proposed location directly serves the seasonal farmers market operating June through September in the adjacent parking lot, as well as peak marina activity. This improvement addresses a basic service gap, improves public convenience, and supports high-use community functions at relatively low cost.
Notes:	Prices varies significantly depending on the type and quality of station that is selected, e.g. having a dog bowl attachment may add $3,000-$5,000 in cost.

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Category:	Marina
Project Name:	Dredging
Cost:	$650,000
Potential Funding Source:	-
Description:	Mechanical dredging of accumulated sediment within the marina basin to restore navigable depths and maintain safe, functional use of marina slips.
Scope/Rationale:	The marina has not been dredged since approximately 2014. Periodic dredging is a necessary maintenance activity for marinas on the Great Lakes and is essential to preserving the Village's prior capital investment in docks and infrastructure. Completion of this project will restore intended marina capacity, improve safety, and support continued economic and recreational use of the facility.
Notes:	$50-$75 per cubic yard for dredging is a good working estimate in 2026

Category:	Marina
Project Name:	Boardwalk
Cost:	$110,000
Potential Funding Source:	-
Description:	Repair or replacement of the marina boardwalk located east of the boathouse to maintain safe pedestrian access between the boathouse, docks, and marina facilities.
Scope/Rationale:	Repair or replacement of the marina boardwalk extending north–south along the east side of the marina boathouse, which serves as a primary pedestrian connection between the boathouse, docks, and marina facilities. The boardwalk is exposed to a harsh marine environment and experiences heavy seasonal use, making periodic rehabilitation necessary to address deterioration, safety concerns, and accessibility. Maintaining this boardwalk is essential for safe public circulation within the marina, operational access for marina users, and protection of the Village's existing waterfront infrastructure investment. The project will improve durability, safety, and overall functionality of a critical marina walkway.
Notes:	$150–$300 per linear foot for pressure-treated or composite decking on existing structure

Category:	Marina
Project Name:	Marina Breakwall Void Repair (under walkway)
Cost:	$80,000
Potential Funding Source:	-

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Description:	Stabilization of void areas beneath the east marina breakwall walkway through subsurface material injection and concrete restoration to protect structural integrity and public safety.
Scope/Rationale:	Investigation and stabilization of void areas that have developed beneath the concrete walkway atop the marina's east breakwall. Over time, wave action and water movement have eroded underlying fill materials, creating subsurface voids that compromise structural support and increase the risk of settlement, cracking, or localized failure. The proposed work includes selective opening of access points, injection of engineered grout or expandable material to fill voids and reestablish structural bearing, and restoration and resealing of the concrete surface. Addressing these conditions proactively will preserve the structural function of the breakwall, protect the Village's waterfront infrastructure investment, and reduce the risk of more extensive and costly repairs in the future.
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Category:	Marina
Project Name:	Marina Ice Control Bubbler System
Cost:	$75,000
Potential Funding Source:	-
Description:	Replacement of the marina's aging diffused air ice prevention system to maintain winter water circulation and protect docks and structural infrastructure.
Scope/Rationale:	Replacement of the marina's existing diffused air ice control system, originally installed circa 1971, which circulates water through submerged air lines to prevent ice formation and reduce freeze-related structural damage. The current equipment is outdated, noisy and increasingly unreliable, creating risk of dock damage, pile stress, and accelerated deterioration of marina infrastructure during winter conditions. A modern ice prevention system will improve operational reliability, reduce maintenance demands, and protect the Village's long-term capital investment in docks and breakwall structures. Replacement is a preventative infrastructure measure that supports year-round marina resilience and avoids significantly higher repair costs associated with ice damage.
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Category:	Marina
Project Name:	Marina ADA Access
Cost:	$200,000
Potential Funding Source:	-

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Description:	Improvements to marina facilities to enhance accessibility and ensure compliance with the Americans with Disabilities Act (ADA).
Scope/Rationale:	Assessment and implementation of accessibility improvements within the marina to address potential barriers and enhance compliance with ADA requirements. Improvements may include modifications to pedestrian routes, boardwalks, dock access points, parking areas, restrooms, signage, and other public-facing facilities, depending on findings of a formal accessibility review. As a heavily used public waterfront facility, the marina must provide safe and equitable access for all users. Proactively evaluating and addressing accessibility gaps reduces legal risk, supports inclusive public use, and aligns the Village's infrastructure with current accessibility standards and community expectations.
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Category:	Marina
Project Name:	Marina Boat Washing Station
Cost:	$-
Potential Funding Source:	-
Description:	Installation of a boat wash station near the launch ramp to support invasive species prevention and responsible watercraft management.
Scope/Rationale:	Installation of a designated boat washing station adjacent to the marina launch ramp to facilitate cleaning of watercraft prior to departure. The station would provide controlled water access and drainage to allow boaters to remove plant material, sediment, and other potential invasive species contaminants from hulls, trailers, and equipment. Establishing a formal wash area supports regional aquatic invasive species prevention efforts, promotes responsible boating practices, and positions the Village to align with state guidance and potential grant opportunities. The improvement enhances environmental stewardship while reinforcing the marina's role as a well-managed public waterfront facility.
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STREETS

Category:	Streets
Project Name:	Third Street Repaving, Streetscape, and Stormwater Management; Mill Street Intersection
Cost:	$250,000
Potential Funding Source:	Special Assessment
Description:	Reconstruction or resurfacing of Third Street at the Mill Street intersection, including stormwater infrastructure installation, underground utility replacement, and streetscape enhancements.
Scope/Rationale:	Resurfacing or reconstruction of Third Street at and immediately west of the Mill Street intersection, along with installation of stormwater management infrastructure and replacement of aging water and sewer lines within the project limits. The south side of Third Street in this area is prone to significant water pooling due to inadequate drainage and the absence of formal stormwater collection structures, contributing to pavement deterioration and pedestrian safety concerns. Coordinating roadway reconstruction with installation of catch basins, stormwater conveyance, and underground utility replacement will address drainage deficiencies while improving long-term system reliability and avoiding future pavement disruption. Incorporating sidewalks and streetscape elements as part of the reconstruction will enhance pedestrian safety, accessibility, and corridor aesthetics while maximizing efficiency through a comprehensive, coordinated improvement effort.
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Category:	Streets
Project Name:	W Third Street Reconstruction, High Street to western Village limits including culvert replacement, and sidewalk installation
Cost:	$735,000
Potential Funding Source:	Special Assessment
Description:	Full reconstruction of W. Third Street from High Street to the western Village limits, including culvert replacement and underground utility improvements.
Scope/Rationale:	Full reconstruction of W. Third Street from High Street to the western Village limits, including replacement of the roadway base and pavement structure, replacement of the culvert crossing W. Third Street, installation or replacement of sidewalks, and coordinated replacement or rehabilitation of underlying water and sewer utilities as needed. The roadway has reached the end of its service life and requires comprehensive reconstruction rather than surface resurfacing. Incorporating utility upgrades and sidewalk improvements during reconstruction will enhance pedestrian safety and accessibility while reducing long-term maintenance risk and preventing future

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	pavement disruption. Culvert replacement will address hydraulic capacity and structural integrity concerns, ensuring proper drainage and roadway stability
Notes:	-

Category:	Streets
Project Name:	W Seventh Street Repaving, between Mill and Ransom
Cost:	$50,000
Potential Funding Source:	Special Assessment
Description:	Resurfacing of W. Seventh Street between Mill Street and Ransom Street to restore pavement condition and extend roadway service life.
Scope/Rationale:	Milling and resurfacing W. Seventh Street between Mill Street and Ransom Street to address surface deterioration and maintain safe driving conditions. The work is limited to pavement rehabilitation and does not include utility replacement or streetscape improvements. Timely resurfacing will preserve the existing roadway base, extend the useful life of the street, and reduce the likelihood of more costly full reconstruction in the future.
Notes:	-

Category:	Streets
Project Name:	Waukauzoo Streetscape (incl. water line)
Cost:	$750,000
Potential Funding Source:	-
Description:	Comprehensive reconstruction of Waukazoo Street, including roadway, underground utilities, and streetscape enhancements to improve functionality, aesthetics, and long-term infrastructure reliability.
Scope/Rationale:	Full reconstruction of Waukazoo Street, Northport's primary commercial corridor, including roadway replacement, water line replacement, and rehabilitation of other underground utilities within the project limits. As part of the reconstruction, sidewalks will be widened and enhanced, with consideration given to streetscape elements such as seating, lighting, landscaping, and potential public art installations to strengthen the block's identity and pedestrian experience. Coordinating utility replacement with surface improvements will prevent future disruptions and ensure long-term system reliability. Investing in this corridor supports downtown vitality, improves accessibility and safety, and reinforces Waukazoo Street as the Village's central public gathering and commercial space.
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Category:	Streets
Project Name:	Culvert replacement - Flees Road/North Shore Drive

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Cost:	$12,000
Potential Funding Source:	-
Description:	Replacement of an existing culvert at Flees Road and North Shore Drive to maintain proper drainage and roadway stability.
Scope/Rationale:	Removal and replacement of an aging culvert at the intersection of Flees Road and North Shore Drive to ensure continued drainage function and roadway integrity. The existing culvert has reached the end of its service life and replacement will prevent potential failure, localized flooding, and roadway deterioration. Addressing this issue proactively is a cost-effective maintenance measure that supports long-term infrastructure reliability and avoids more significant repair costs in the event of collapse or washout.
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Category:	Sidewalks and Trails
Project Name:	Mill Street (Sixth to Eighth Street)
Cost:	$63,000
Potential Funding Source:	Special Assessment
Description:	Replacement of sidewalk along Mill Street between Sixth and Eighth Streets, including grading adjustments and ADA-compliant improvements.
Scope/Rationale:	Removal and replacement of the existing sidewalk along Mill Street between Sixth and Eighth Streets to address deterioration and improve pedestrian safety. Portions of the sidewalk include steps that are not ADA compliant and create accessibility barriers, requiring regrading and potential engineering design to achieve compliant slopes and transitions. The project will improve accessibility, enhance walkability, and ensure the Village's pedestrian infrastructure aligns with current standards.
Notes:	MDOT right of way

Category:	Sidewalks and Trails
Project Name:	Trail Improvements
Cost:	$130,000
Potential Funding Source:	Michigan Natural Resources Trust Fund
Description:	Improvements to the Village-owned trail corridor connecting Nagonaba Street to Braman Hill Recreation Area and the Northport Golf Course, including boardwalks, bridges, signage, and related enhancements.
Scope/Rationale:	Improvements to the Village-owned trail beginning at the western terminus of Nagonaba Street and extending through Village property to the Township-owned Braman Hill Recreation Area, with continued connection north across Third Street to the Northport Golf Course. Planned improvements may include construction of boardwalks and small pedestrian bridges where needed to address wet or uneven terrain, as well as signage, wayfinding, and trailscaping enhancements to improve usability and durability. Upgrading this corridor will enhance safety, accessibility, and year-round functionality while strengthening connectivity between key recreational assets. Investment in the trail supports community health, outdoor recreation, and coordinated Village–Township partnership in maintaining a high-quality public amenity.
Notes:	Trail ownership has changed on north side of W Third Street

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Category:	Water
Project Name:	Shabwasung Water Line/Sidewalk (To Manitou Trail)
Cost:	$770,000
Potential Funding Source:	Drinking Water Revolving Fund
Description:	Replacement of the aging Shabwasung water main within the M-201 right-of-way, including roadway restoration and sidewalk improvements.
Scope/Rationale:	Replacement of the existing Shabwasung water main, originally installed in the 1930s, from Nagonaba Street to Manitou Trail/M-22, much of which is located within the MDOT M-201 right-of-way. The existing water line has exceeded its intended service life and presents increasing risk of failure, service disruption, and emergency repair within a state highway corridor. Replacement will include coordination with MDOT, reconstruction or resurfacing of affected roadway segments, and installation or replacement of sidewalks within the project limits. Addressing the water main proactively will improve system reliability, reduce long-term maintenance risk, and avoid the significantly higher costs and traffic impacts associated with emergency repairs in a state-controlled corridor.
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Category:	Water
Project Name:	Mill Street Water Main Extension
Cost:	$920,000
Potential Funding Source:	Drinking Water Revolving Fund
Description:	Extension of the municipal water main along Mill Street (M-201) for approximately one-half mile, including roadway restoration and sidewalk improvements.
Scope/Rationale:	Extension of the municipal water main approximately one-half mile along Mill Street (M-201) within the MDOT right-of-way to expand system capacity and support long-term service reliability and potential development needs. The work will include installation of new water main, associated valves and hydrants, coordination with MDOT, and restoration or reconstruction of affected roadway segments. Sidewalk improvements within the project limits will be incorporated to enhance pedestrian safety and accessibility while minimizing future surface disruption. Proactively extending the water system will strengthen infrastructure resiliency, improve fire protection coverage, and position the Village for coordinated growth and corridor improvements.
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Category:	Water
Project Name:	Main Street Water Main Replacement
Cost:	$150,000
Potential Funding Source:	Drinking Water Revolving Fund
Description:	Replacement of the aging Main Street water main, including pavement restoration and sidewalk improvements as needed.
Scope/Rationale:	Replacement of the existing Main Street water main, originally installed in the 1930s and now in poor condition, to improve system reliability and reduce the risk of failure. The work will include installation of new water main, valves, and hydrants within the local roadway corridor, along with pavement resurfacing and sidewalk replacement where disturbed by construction. Proactively replacing this aging infrastructure will reduce emergency repair risk, improve water service reliability and fire protection, and prevent repeated disruption of the roadway surface. Coordinating water main replacement with surface restoration ensures long-term durability and responsible asset management.
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MILL POND DAM

Category:	Mill Pond Dam
Project Name:	Mill Pond Dam Removal/Replacement
Cost:	$1,500,000
Potential Funding Source:	DNR Fisheries Habitat Grant, National Fish and Wildlife Foundation, Trout Unlimited
Description:	Evaluation and implementation of either dam replacement or dam removal with stream restoration, including associated culvert improvements.
Scope/Rationale:	This project addresses the long-term management of the Village-owned Northport Dam, constructed in 1935, which has documented structural deterioration, sediment accumulation within the impoundment, and hydraulic limitations that prevent safe passage of larger flood events. Based on a 2023 feasibility study, the Village may pursue either replacement and modernization of the existing dam structure or removal of the dam with restoration of a natural stream channel, with culvert replacement recommended under either alternative to improve hydraulic capacity and system performance. The project would include engineering, permitting, sediment management, and construction activities necessary to implement the selected alternative. Advancing this project will address ongoing maintenance and regulatory concerns, reduce long-term infrastructure risk, and allow the Village to make an informed decision balancing ecological function, community values, cost, and long-term liability.
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RESTROOMS

Category:	Restrooms
Project Name:	Public Restrooms in Core District
Cost:	$250,000
Potential Funding Source:	
Description:	Construction of a public restroom facility to serve downtown visitors and events.
Scope/Rationale:	This project involves construction of a modest, durable public restroom facility within a Village-owned parking lot on Waukazoo Street to serve the downtown core. The facility would provide accessible restrooms for visitors, shoppers, event attendees, and waterfront users, particularly during peak seasonal activity when demand exceeds existing capacity. The project would include building construction, utility connections, ADA-compliant access, and site improvements as needed. Providing centrally located public restrooms supports downtown vitality, improves visitor experience, reduces strain on private businesses, and strengthens the Village's ability to host events and sustain a vibrant core district.
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