CITY OF NOVI
Administrative ePacket
July 10, 2025

Council Action/Attention

Plante Moran Realpoint Update

Departmental Updates

The Buzz Report

Redwood-ERC Novi, LLC (Fox Run) and Principal Residence Exemption - Ziozios

2025 RCOC Biennial Community Strategic Planning

Transformational Brownfield Plan - Cardenas

Brownfield Redevelopment Authority Creation

For Your Information

2024 Novi Solid Waste and Recycling Metrics - RRRASOC

N Haven Chip Seal Flyer

June Public Safety Bond Education Efforts infographic

City of Novi - Project Status Overview

Status Summary	Novi City Council Weekly Update #22

As of:	7/9/2025	Overall Status	In progress

PMR Previous Activities (October 2024 – June 2025)

PMR FS #4 Tour (4/1/25)

- FS 4 needs to be assessed later in the program once priority items from PSB/FS3/FS4/Road Construction are addressed.

Royal Oak PD / W. Bloomfield FS Tour to be rescheduled

Site Selection (FS 2 alt site in progress – PMR deliverable)

- Agreement ~~awaiting execution~~ has been executed.

Procurement

- ~~PMR sent revised procurement schedule to City on 6/23/25~~. City Manager proposed revisions to the schedule on 6/27/25. Schedule to be discussed in person on 7/14/25 as outlined in this Update.

Upcoming Activities

Education Plan

- 2025 Bond Informational Meeting scheduled for 7/24 at FS #3

Site Selection

- Agreement executed and Assignment of Agreement to the City is currently scheduled for the July 28 City Council meeting.
- City to send $15,000 check to title company after CC approves Assignment; title company will then reimburse PMR for its $15,000 deposit.

PMR Procurement Activities

- PMR has sent draft RFPs for A/E and CMc to the City and City Attorney and has received comments/revisions.
- RFPs to be issued the week of July 14, with a pre-proposal meeting on 7/18.
- City Manager will determine what city staff and City Council members will participate in interviews with A/E firms on August 26 and 27, 2025, with A/E recommendation at the 9/22/25 CC Meeting
- CM interviews to take place in Sept. with award recommendation in October

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- City / PMR to review any outstanding due diligence items for PSB site (Cardenas sent an ALTA survey to PMR for its review).
- City provided survey for FS 3 site
- City provided soil boring reports for the Venture Dr and 13 Mile properties

Site Selection – Alt FS # 2 Site

Note: We will need reimbursement language so land purchase can be funded from bond proceeds.

- On 5/5/25, PMR and CON discussed test fits for alt FS #2 site and the probable need for an adjusted front yard setback.
- Phase 1 environmental report issued by G2 recommending further investigation/assessment. PMR advises moving forward with a Phase 2.
- PMR will review Due Diligence checklist with City on 7/14/25 (confirming title and Geotech).

Procurement and Contracts

- PMR and City to discuss revised procurement schedule on 7/14/25 per City Manager's feedback.
- Intent is to award A/E in September and CM in October, with one year of design leading to a package for bid in Fall 2026 and construction in 2027

Next PMR/City Admin meeting is 7/14/25

Buzz Report

July 10, 2025

Hot Topics:

- **Novi Water Tower**
  Staff have identified the following issue with the Novi Water Tower. As can be seen in the picture, the standpipe is not affixed correctly. PRCS has reached out to multiple contacts to find a contractor to inspect and repair.

- **West Park Drive Rehabilitation (12 Mile to Pontiac Trail)**
  The Department of Public Works received word from MDOT today that the contract for the West Park Drive Rehabilitation (12 Mile Road to Pontiac Trail) project, which was not previously definitively known to be moving forward this year, has been approved and awarded to Cadillac Asphalt, LLC. Unfortunately, this means we will need to get started very soon, with little notice, to complete the project this year. **The tentative starting schedule is setting up traffic control and message boards next week, before the first shovel hits the ground, the week of July 14th.**

- **Splashpad**
  The park maintenance division has been dealing with an issue with the water pump drive shaft. A contractor for the mechanical components of the splashpad (all covered by warranty) was able to make some adjustments and get the water pressure up to 120 gallons per minute. It's supposed to be at 150 GPM or higher and has fallen as low as 85. The contractor believes the temporary measures will last over the weekend until they can get a replacement shaft from Vortex. (the supplier). Unfortunately, there is a chance it could still fail, which would result in complete loss of pressure and necessitate a shutdown of the splashpad.

- **Lakeshore Beach**
  The beach at Lakeshore Park was closed earlier this week due to high levels of E. coli, as indicated by testing results from Oakland County. On Wednesday, July 2nd, the beach reopened after tests were clear and E. coli levels had decreased.

- **August 5th Northville Schools Special Election**
  Northville Public Schools' Board of Education has approved an Authorizing Resolution to hold a special election on Tuesday, August 5, 2025. Northville Schools have 3 precincts in Novi that will have their proposal on their ballot: precincts 16, 24, and 25 (approx. 7,000 voters).

  Their Ballot Proposal will allow the school district to continue to levy the building and site sinking fund millage that expires with the 2025 tax levy. More specifically, it proposes the renewal of the currently authorized millage rate of .9357 mill for a period of ten years (2026 – 2035) to continue to provide for a sinking fund for the construction or repair of school buildings; for school security improvements; for the acquisition or upgrading of instructional technology; etc.

- **Luna (east side of Main St.) Property Maintenance**
  They were given a 90 day (07/03/2025) deadline. The scope of work to be performed:
  1. Replace all bollards
  2. Remove all planter boxes and replace them with ground-level tree grates. The tree grate style was provided by Rick Meader. City of Novi to replace trees.
  3. Repair all concrete.

  Staff spoke with a representative from Luna on 5/6/25, and they are on schedule for the deadline.

Development Project Updates:

Map of Development projects

- **Station Flats**
  The owners submitted a new plan, it has not made its way to the website as staff awaits additional materials. We believe the new name is Novi Acres. The planned project in between Target and Sam's has been scuttled and there are no proposals to continue with it in its current form

- **Camelot Parc/Avalon** by Village of Stonebrook
  Townhomes for sale with garages, fewer units (currently zoned under a special land use, which council will have a decision)

- **El Car Wash # 2 will take over the Original $6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**
  The residential development **proposed by Toll Brothers** (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding with construction. It would appear this is a result of a property dispute between the owners of the parcel.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
  UPDATE – Permits have been issued, foundations are in, and the building shell is under construction. *Estimated Completion Date: Fall 2025*

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
  The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building.
  Estimated Completion Date: Late Spring or Summer 2025

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
  The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. **UPDATE** – A preliminary site plan has been submitted for review as of late May.
  Estimated Completion Date: Currently Unknown (no submittals to date, project scope unclear)

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
  The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is currently being built on

the former site. When completed, is estimated to be able to have 202 children during its peak hours.

Estimated Completion Date: Summer 2025

Frequently Asked Questions:

None at current

MEMORANDUM

TO: MAYOR FISCHER AND CITY COUNCIL MEMBERS

FROM: JAN ZIOZIOS, CITY ASSESSOR

SUBJECT: REDWOOD-ERC NOVI, LLC (FOX RUN) AND PRINCIPAL RESIDENCE EXEMPTION

DATE: JULY 3, 2025

This memo is to inform you that Fox Run (Redwood-ERC Novi, LLC, parcel 22-01-300-013) has filed a Principal Residence Exemption Affidavit for the entire facility, under the Continuing Care Community Disclosure Act, 2014 PA 448, MCL 554.901-993. Fox Run Village, Inc is registered with the Michigan Department of Licensing and Regulatory Affairs under the ACT. The registration is current as of June 1, 2025. It appears they have been registered since at least June 1, 2019; however, this is the first year they have claimed exemption.

MCL 211.7dd(a), ix defines "owner" as it pertains to the Principal Residence Exemption (PRE) under the ACT as follows: **(ix) A facility as defined by former 1976 PA 440 and registered under the continuing care community disclosure act, 2014 PA 448, MCL 554.901 to 554.993.**

Based on the statute noted above, review of the information attached with this memo and discussion with a representative of the Michigan Department of Treasury's PRE division (who does not provide legal advice, only guidance), I've determined that the facility qualifies for the exemption.

The Principal Residence Exemption will exempt Fox Run from the School Operating Tax. For the 2025 tax year, the property will save $1,280,799 because of the exemption. The 2025 March Board Taxable Value was $72,608,520; however, Redwood-ERC Novi LLC appealed their 2025 assessed and taxable values, and I settled the case with only a 2 percent reduction to taxable value. The taxpayer's attorney filed the Principal Residence exemption 50 days after settlement.

As part of due diligence, I spoke to the manager of the State of Michigan's Manager of Accounting and Auditing who confirmed that an in-formula district like Novi Community Schools would be "made whole" via the state's guaranteed per-pupil funding formula. **There is no impact on city tax dollars.**

The following document excerpts are attached to this memo for informational review:

1. Order of Registration Amendment for Continuing Care Community
2. Ownership tree of Erickson Living Holdings, LLC, which flows to Redwood-ERC Novi, LLC. The VP of Finance/Treasurer of Erickson Living Holdings LLC signed the PRE Affidavit for Redwood-ERC Novi, LLC.

3. List of Continuing Care Disclosure Act Registrants in Michigan as of June 1, 2025 (from state website).
4. Excerpts from Michigan Department of Treasury PRE Guidelines, issued August 2022. Note especially section ix of MCL 211.7dd(a) and item#22 of the guide.
5. Excerpt of MCL 211.7dd and Excerpt of MCL 544.993 and the Continuing Care Community Disclosure Act.

As additional information, there are 31 facilities currently registered with the state under the act, two of which are in Oakland County (Novi's Fox Run, and Waterford's Fox Manor).

Feel free to reach out if additional information is desired.

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
Corporations, Securities & Commercial Licensing Bureau

FOX RUN VILLAGE, INC.

File No. LC-10020
______________________________________/

Issued and entered
this 26th day of November, 2024

ORDER OF REGISTRATION AMENDMENT
FOR
CONTINUING CARE COMMUNITY

Fox Run Village, Inc. is a registered continuing care community ("Registrant") under the Continuing Care Community Disclosure Act, 2014 PA 448, MCL 554.901-993 (the "Act"). On November 21, 2024, Registrant submitted an amendment to its registration in accordance with section 33 of the Act, MCL 554.933, which was deemed complete on November 25, 2024, requesting:

- Entrance fees to be increased between 2.6%-7.8% to a range of:
  - $50,000 - $111,000 for a studio
  - $90,500 - $546,000 for a 1 bedroom
  - $123,000 - $827,000 for a 2 bedroom
  - $652,000 for a 3 bedroom

- Effective 1/1/25, monthly fees are increasing by 4.9% for Independent Living and 4% for both Assisted Living and Skilled Nursing to the following:
  - Independent Living: $2,052 - $5,111.
  - Assisted Living: $5,564 - $14,724
  - Skilled Nursing: $538/day.

- In all the agreements, 'Deposit" changed to "Fee"

- Optional fees were adjusted.

Under section 23 of the Act, MCL 554.923,

(1) The fact that an application for registration has been filed or approved does not constitute any of the following:

a. Approval of or a finding regarding the accuracy of any information in or accompanying the registration application.

b. A recommendation, approval, or other finding by the department concerning the merits or qualifications of a person, life interest, long-term lease, transaction, or continuing care community.

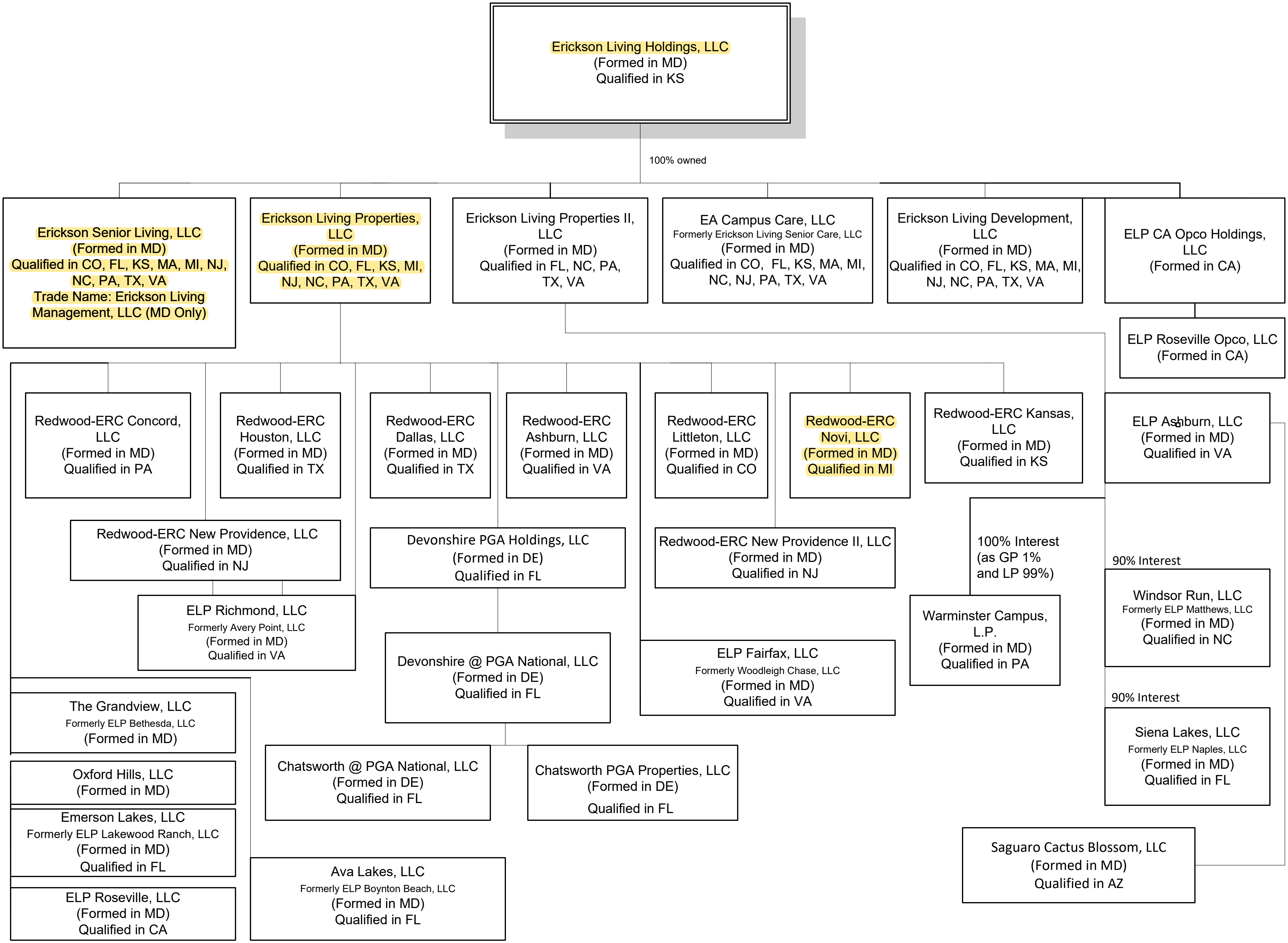
IT IS ORDERED that:

1. Registrant's request to amend its registration according to its proposal, as presented to the Department, is APPROVED.

2. The Registration Statement, as amended, shall remain effective, until such time as the Administrator authorizes further changes.

/s/Linda Clegg

Linda Clegg, Bureau Director


Erickson Living Holdings, LLC
(Formed in MD)
Qualified in KS
100% owned
Erickson Senior Living, LLC
(Formed in MD)
Qualified in CO, FL, KS, MA, MI, NJ, NC, PA, TX, VA
Trade Name: Erickson Living Management, LLC (MD Only)
Erickson Living Properties, LLC
(Formed in MD)
Qualified in CO, FL, KS, MI, NJ, NC, PA, TX, VA
Erickson Living Properties II, LLC
(Formed in MD)
Qualified in FL, NC, PA, TX, VA
EA Campus Care, LLC
Formerly Erickson Living Senior Care, LLC
(Formed in MD)
Qualified in CO, FL, KS, MA, MI, NC, NJ, PA, TX, VA
Erickson Living Development, LLC
(Formed in MD)
Qualified in CO, FL, KS, MA, MI, NJ, NC, PA, TX, VA
ELP CA Opco Holdings, LLC
(Formed in CA)
ELP Roseville Opco, LLC
(Formed in CA)
Redwood-ERC Concord, LLC
(Formed in MD)
Qualified in PA
Redwood-ERC Houston, LLC
(Formed in MD)
Qualified in TX
Redwood-ERC Dallas, LLC
(Formed in MD)
Qualified in TX
Redwood-ERC Ashburn, LLC
(Formed in MD)
Qualified in VA
Redwood-ERC Littleton, LLC
(Formed in MD)
Qualified in CO
Redwood-ERC Novi, LLC
(Formed in MD)
Qualified in MI
Redwood-ERC Kansas, LLC
(Formed in MD)
Qualified in KS
ELP Ashburn, LLC
(Formed in MD)
Qualified in VA
Redwood-ERC New Providence, LLC
(Formed in MD)
Qualified in NJ
Devonshire PGA Holdings, LLC
(Formed in DE)
Qualified in FL
Redwood-ERC New Providence II, LLC
(Formed in MD)
Qualified in NJ
100% Interest
(as GP 1%
and LP 99%)
90% Interest
ELP Richmond, LLC
Formerly Avery Point, LLC
(Formed in MD)
Qualified in VA
Warminster Campus, L.P.
(Formed in MD)
Qualified in PA
Windsor Run, LLC
Formerly ELP Matthews, LLC
(Formed in MD)
Qualified in NC
Devonshire @ PGA National, LLC
(Formed in DE)
Qualified in FL
ELP Fairfax, LLC
Formerly Woodleigh Chase, LLC
(Formed in MD)
Qualified in VA
90% Interest
The Grandview, LLC
Formerly ELP Bethesda, LLC
(Formed in MD)
Siena Lakes, LLC
Formerly ELP Naples, LLC
(Formed in MD)
Qualified in FL
Oxford Hills, LLC
(Formed in MD)
Chatsworth @ PGA National, LLC
(Formed in DE)
Qualified in FL
Chatsworth PGA Properties, LLC
(Formed in DE)
Qualified in FL
Emerson Lakes, LLC
Formerly ELP Lakewood Ranch, LLC
(Formed in MD)
Qualified in FL
Saguaro Cactus Blossom, LLC
(Formed in MD)
Qualified in AZ
ELP Roseville, LLC
(Formed in MD)
Qualified in CA
Ava Lakes, LLC
Formerly ELP Boynton Beach, LLC
(Formed in MD)
Qualified in FL

List of Continuing Care Disclosure Act Registrants in Michigan as of June 1, 2025

LC-10026 AuSable Valley Continuing Care Retirement Community, Inc. d/b/a **AuSable Valley Community** 2014 East Miller Road, P.O. Box 9 Fairview, MI 48621 (989) 848-2843	LC-10033 Porter Hills@Home d/b/a **Avenues by Porter Hills** 4450 Cascade Road – Suite 200 Grand Rapids, MI 49546-8330 (616) 393-6200
LC-10039 Michigan Christian Home d/b/a **Beacon Hill at Eastgate** 1919 Boston Street, SE Grand Rapids, MI 49506 (616) 245-9179	LC-10030 Evangelical Homes of Michigan d/b/a **Brecon Village** 101 Brecon Drive Saline, Michigan 48176 (734) 429-1155
LC-10040 Burcham Hills Retirement Center II d/b/a **Burcham Hills** 2700 Burcham Drive East Lansing, MI 48823 (517) 351-8377	LC-10021 Cedar Creek Commons Retirement Village d/b/a **Cedar Creek Retirement Village** 326 E. State Street, P.O. Box 686 Traverse City, MI 49685 (231) 946-2700
LC-10035 United Methodist Retirement Communities, Inc. d/b/a **Brio Living Services** d/b/a **Chelsea Retirement Community** d/b/a **The Cedars of Dexter** 805 West Middle Street Chelsea, MI 48118 (734) 433-1000	LC-10041 **Clark Retirement Community, Inc.** 1551 Franklin Street S.E. Grand Rapids, MI 49506 (616) 452-1568
LC-10009 **The Commons Corewell Health Senior Living - Dearborn** 16351 Rotunda Drive Dearborn, MI 47001 (313) 253-9653	LC-10011 Scheurer Community Services d/b/a **Country Bay Village** 161 Country Bay Drive Pigeon, MI 48755 (989) 453-7301
LC-10016 Covenant Retirement Communities of the Great Lakes Conferences **Covenant Living of the Great Lakes** 2514 Lake Michigan Drive Grand Rapids, MI 49504 (616) 735-6080	LC-10031 **Freedom Village Holland** 145 Columbia Avenue Holland, MI 49423 (616) 820-7445
LC-10001 **Friendship Village** 1400 North Drake Road Kalamazoo, MI 49006-1978 (616) 381-0560	LC-10020 Fox Run Village, Inc. d/b/a **Fox Run Village** 41100 Fox Run Road Novi, MI 48375 (800) 427-4189

31 Total

LC-10003 Glacier Hills, Inc. d/b/a **Glacier Hills** The Manor & The Meadows 1200 Earhart Road Ann Arbor, MI 48105 (734) 769-6410	LC-10037 **Heritage Community of Kalamazoo** d/b/a Ridge Creek at Heritage d/b/a The Artisan at Heritage d/b/a Meilland Square 2400 Portage Street Kalamazoo, MI 49001 (269) 276-4043
LC-10000 **Holland Home** 2105 Raybrook Avenue SE Grand Rapids, MI 49546 (616) 235-5050	LC-10042 IHM Senior Living Community, Inc. d/b/a **IMH Senior Living Community** 610 West Elm Avenue Monroe, Michigan 49546
LC-10032 Evangelical Homes of Michigan **LifeChoices, Inc.** 1601 Briarwood Circle – Suite 400 Ann Arbor, MI 48108 (734) 295-9292	LC-10048 Dominican Health Care Corporation d/b/a **Lourdes Senior Community,** Fox Manor Independent Living Units 2300 Watkins Lake Road Waterford, MI 48328 (248) 886-5600
LC-10027 Maple Creek Senior Living, LLC d/b/a **The Cottages at Maple Creek and The Terraces at Maple Creek** 200 32nd Street SE Grand Rapids, MI 49508 (616) 452-5900	LC-10006 Michigan Masonic Home d/b/a **Masonic Pathways** 1200 Wright Avenue Alma, MI 48801 (517) 463-3258
LC-10005 Porter Hills Presbyterian Village, Inc. d/b/a **Brio Living Services** d/b/a **Porter Hills Retirement Communities & Services** Porter Hills Village Cook Valley Estates 4450 Cascade Road – Suite 200 Grand Rapids, MI 49546-8330 (616) 393-6200	LC-10044 **Resthaven** d/b/a The Farmstead by Resthaven d/b/a The River Place by Resthaven d/b/a The Warm Friend 948 Washington Avenue Holland, MI 49423
LC-10012 **Silver Maples of Chelsea** 100 Silver Maples Drive Chelsea, MI 48118-1399 (734) 475-4111	LC-10043 1700 Bronson Way Tenant, LLC d/b/a **StoryPoint Kalamazoo** 1700 Bronson Way Kalamazoo, MI 49009 (616) 567-5900

LC-10019 **Sunset Manor, Inc.** 725 Baldwin Street Jenison, MI 49428 (616) 457-2770	LC-10018 **Thurston Woods Village, Inc.** 307 North Franks Avenue Sturgis, MI 49091 (269) 651-7841
LC-10028 Presbyterian Village East d/b/a **The Village of East Harbor, a Senior Living Community** 33875 Kiely Drive Chesterfield, MI 48047 (586) 725-6030	LC-10002 **Vista Grande Villa** 2251 Springport Road Jackson, MI 49202-1496 (517) 787-0222
LC-10038 Woodhaven of Livonia d/b/a **Woodhaven Retirement Community, Woodhaven at Bay City and Woodpointe** 2667 Wentworth Avenue Livonia, MI 48154 (313) 261-9000	

Michigan Department of Treasury

Principal Residence Exemption Guidelines

Issued August 2022

CHAPTER 2: OWNERSHIP REQUIREMENT

In order to qualify for a principal residence exemption, MCL 211.7cc requires that the property be owned by an owner as defined by MCL 211.7dd(a). In accordance with MCL 211.7cc and MCL 211.7dd, only those owners listed in MCL 211.7dd(a) qualify as an owner eligible to receive the exemption. An "owner" as the term relates to the principal residence exemption is defined in MCL 211.7dd(a) as follows:

i. A person who owns property or who is purchasing property under a land contract.
ii. A person who is a partial owner of property.
iii. A person who owns property as a result of being a beneficiary of a will or trust or as a result of intestate succession.
iv. A person who owns or is purchasing a dwelling on leased land.
v. A person holding a life lease in property previously sold or transferred to another.
vi. A grantor who has placed the property in a revocable trust or a qualified personal residence trust.
vii. The sole present beneficiary of a trust if the trust purchased or acquired the property as a principal residence for the sole present beneficiary of the trust, and the sole present beneficiary of the trust is totally and permanently disabled. As used in this subparagraph, "totally and permanently disabled" means disability as defined in section 216 of title II of the Social Security act, 42 USC 416, without regard as to whether the sole present beneficiary of the trust has reached the age of retirement.
viii. A cooperative housing corporation.
ix. A facility as defined by former Public Act 440 of 1976 and registered under the continuing care community disclosure act, PA 448 of 2014, MCL 554.901 to 554.993.

Additionally, MCL 211.7dd(b) defines a "person" to mean an "individual." Although MCL 211.7dd did not define the term "individual," the Michigan Court of Appeals in *Vanderwerp v Plainfield Twp, 278 Mich App 624; 752 N.W.2d 479 (2008),* held "[a] 'person' means only an 'individual,' as opposed to a business organization, when considering that term in relation to MCL 211.7cc."

(b) A statement of the total number of units owned by the cooperative housing corporation and occupied as the principal residence of a tenant stockholder as of the date of the filing under this subsection.

(c) list that includes the name and address of each tenant stockholder of the cooperative housing corporation occupying a unit in the cooperative housing corporation as his or her principal residence as of the date of the filing under this subsection.

(d) A statement of the total number of units of the cooperative housing corporation on which an exemption under this section was claimed and that were transferred in the tax year immediately preceding the tax year in which the filing under this section was made.

22. Blue Acre is owned by a facility registered under the Continuing Care Community Disclosure Act. Does the facility qualify as an owner that is eligible for the principal residence exemption?

Yes. Even though a facility registered under the Continuing Care Community Disclosure Act is a legal entity, MCL 211.7dd(a) specifically lists a registered facility as an owner that is eligible for a principal residence exemption. A facility registered under the Continuing Care Community Disclosure Act is entitled to a 100% principal residence exemption. It is encouraged that Assessors request documents to substantiate that the facility is in fact registered under the Continuing Care Community Disclosure Act.

23. Chris deeds Blue Acre to the Chris Living Trust. Chris occupies the property as his principal residence. Does the Chris Living Trust qualify as an owner that is eligible for the principal residence exemption?

No. Because a person is limited only to an individual, the Trust cannot be an owner that is eligible for the principal residence exemption. Further, the Trust is not a cooperative housing corporation or a facility as defined by Public Act 448 of 2014 (formerly known as a registered living care facility). As a result, the Trust does not qualify as an "owner" as defined by MCL 211.7dd and is not eligible to receive a principal residence exemption.

GRANTOR OF TRUST

24. In what circumstances is a grantor of a trust an owner that is eligible for the principal residence exemption?

MICHIGAN LEGISLATURE

Michigan Compiled Laws Complete Through PA 4 of 2025

Senate adjourned until Thursday, May 29, 2025 10:00 AM

House adjourned until Tuesday, June 3, 2025 1:30 PM

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MCL - Section 211.7dd

Download Section

Chapter 211

Act 206 of 1893

206-1893-REAL-ESTATE-EXEMPTIONS.

Previous Section Next Section

THE GENERAL PROPERTY TAX ACT (EXCERPT)
Act 206 of 1893

211.7dd Definitions.
Sec. 7dd.

As used in sections 7cc and 7ee:

(a) "Owner" means any of the following:

(i) A person who owns property or who is purchasing property under a land contract.

(ii) A person who is a partial owner of property.

(iii) A person who owns property as a result of being a beneficiary of a will or trust or as a result of intestate succession.

(iv) A person who owns or is purchasing a dwelling on leased land.

(v) A person holding a life lease in property previously sold or transferred to another.

(vi) A grantor who has placed the property in a revocable trust or a qualified personal residence trust.

(vii) The sole present beneficiary of a trust if the trust purchased or acquired the property as a principal residence for the sole present beneficiary of the trust, and the sole present beneficiary of the trust is totally and permanently disabled. As used in this subparagraph, "totally and permanently disabled" means disability as defined in section 216 of title II of the social security act, 42 USC 416, without regard as to whether the sole present beneficiary of the trust has reached the age of retirement.

(viii) A cooperative housing corporation.

(ix) A facility as defined by former 1976 PA 440 and registered under the continuing care community disclosure act, 2014 PA 448, MCL 554.901 to 554.993.

(b) "Person", for purposes of defining owner as used in section 7cc, means an individual and for purposes of defining owner as used in section 7ee means an individual, partnership, corporation, limited liability company, association, or other legal entity.

(c) "Principal residence" means the 1 place where an owner of the property has his or her true, fixed, and permanent home to which, whenever absent, he or she intends to return and that shall continue as a principal residence until another principal residence is established. Except as otherwise provided in this subdivision, principal residence includes only that portion of a dwelling or unit in a multiple-unit dwelling that is subject to ad valorem taxes and that is owned and occupied by an owner of the dwelling or unit. Principal residence also includes all of an owner's unoccupied property classified as residential that is adjoining or contiguous to the dwelling subject to ad valorem taxes and that is owned and occupied by the owner. Beginning December 31, 2007, principal residence also includes all of an owner's unoccupied property classified as timber-cutover real property under section 34c that is adjoining or contiguous to the dwelling subject to ad valorem taxes and that is owned and occupied by the owner. Contiguity is not broken by boundary between local tax collecting units, a road, a right-of-way, or property purchased or taken under condemnation proceedings by a public utility for power transmission lines if the 2 parcels separated by the purchased or condemned property were a single parcel prior to the sale or condemnation. Except as otherwise provided in this subdivision, principal residence also includes any portion of a dwelling or unit of an owner that is rented or leased to another person as a residence as long as that portion of the dwelling or unit that is rented or leased is less than 50% of the total square footage of living space in that dwelling or unit. Principal residence also includes a life care facility for purposes of former 1976 PA 440 that is registered under the continuing care community disclosure act, 2014 PA 448, MCL 554.901 to 554.993. Principal residence also includes property owned by a cooperative housing corporation and occupied by tenant stockholders. Property that qualified as a principal residence shall continue to qualify as a principal residence for 3 years after all or any portion of the dwelling or unit included in or constituting the principal residence is rented or leased to another person as a residence if all of the following conditions are satisfied:

(i) The owner of the dwelling or unit is absent while on active duty in the armed forces of the United States.

(ii) The dwelling or unit would otherwise qualify as the owner's principal residence.

(iii) Except as otherwise provided in this subparagraph, the owner files an affidavit with the assessor of the local tax collecting unit on or before May 1 attesting that it is his or her intent to occupy the dwelling or unit as a principal residence upon completion of active duty in the armed forces of the United States. A copy of an affidavit filed under this subparagraph shall be forwarded to the department of treasury pursuant to a schedule prescribed by the department of treasury.

(d) "Qualified agricultural property" means unoccupied property and related buildings classified as agricultural, or other unoccupied property and related buildings located on that property devoted primarily to agricultural use as defined in section 36101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.36101. Related buildings include a residence occupied by a person

MICHIGAN LEGISLATURE

Michigan Compiled Laws Complete Through PA 4 of 2025

Senate adjourned until Thursday, May 29, 2025 10:00 AM

House adjourned until Tuesday, June 3, 2025 1:30 PM

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MCL - Section 554.993

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Chapter 554

Act 448 of 2014

Previous Section Next Section

CONTINUING CARE COMMUNITY DISCLOSURE ACT (EXCERPT)
Act 448 of 2014

554.993 Facility or person registered or exempt under former act.
Sec. 93.

A facility or person that was registered or exempt from registration under the former living care disclosure act, 1976 PA 440, immediately before the effective date of this act shall be considered to be registered or exempt from registration, respectively, under this act until the registration or exemption would have expired under the former living care disclosure act, 1976 PA 440, or 30 days after the effective date of this act, whichever is later.

History: 2014, Act 448, Eff. Apr. 2, 2015

CONTINUING CARE COMMUNITY DISCLOSURE ACT
Act 448 of 2014

AN ACT to regulate the offer and sale of life interests and long-term leases in retirement communities that provide certain services and are independent living units, nursing homes, homes for the aged, adult foster care facilities, home care service agencies, hospices, or places that provide care for certain periods; to prohibit fraudulent practices in relation to the offer and sale of those life interests and long-term leases; to provide for the powers and duties of certain state governmental agencies; to provide for penalties and remedies; to prescribe penalties and civil sanctions; and to repeal acts and parts of acts.

History: 2014, Act 448, Eff. Apr. 2, 2015.

The People of the State of Michigan enact:

554.901 Short title.

Sec. 1. This act shall be known and may be cited as the "continuing care community disclosure act".

History: 2014, Act 448, Eff. Apr. 2, 2015.

554.903 Definitions; A to C.

Sec. 3. As used in this act:

(a) "Administrator" means a person that performs administrative or operational functions within or in connection with the continuing care community.

(b) "Advertisement or marketing communication" means any disclosure statement, prospectus, pamphlet, circular, form letter, written or electronic advertisement, social media or other sales literature or advertising communication, including a written, printed, or pictorial communication, or a communication by means of a recorded telephone message or message spoken on the radio, television, or similar communications media, intended for distribution or transmission to prospective members in connection with an offer or sale of a continuing care agreement.

(c) "Amortized component of an entrance fee" means the portion of an entrance fee that is amortizable to reflect the cost of continuing care, multiplied by 1.5% for each month from the time of occupancy to the termination of membership by death or other cause.

(d) "Applicant" means a continuing care community applying for initial registration under section 19, applying for renewal registration under section 25, or applying to amend a registration under section 33.

(e) "Change in fees" means a change in either the amount or type of fees for continuing care, including entrance fees and monthly service fees, except for any change in fees mandated by a state or federal referral assistance program.

(f) "Complete", with reference to an application, means complete on its face and submitted with any registration fee and any other information, record, approval, or similar item required by law or rule.

(g) "Continuing care" means some or all of the following services:

(*i*) A living unit.

(*ii*) Meals.

(*iii*) Personal care services.

(*iv*) Skilled nursing.

(*v*) Rehabilitative services.

(*vi*) Medical care.

(*vii*) Social activities.

(*viii*) Supervision.

(*ix*) Program of all-inclusive care for the elderly.

(*x*) Continuing care at home.

(h) "Continuing care agreement" means a written agreement, including a long-term lease or an agreement conferring a life interest, between a member and a continuing care community for continuing care upon payment of an entrance fee.

(i) "Continuing care at home" means, upon payment of an entrance fee, providing or arranging for the provision of all of the following at the member's home:

(*i*) Continuing care.

(*ii*) Access to comprehensive services, including, but not limited to, care coordination, home assessments, and assistance with activities of daily living.

(*iii*) Services with a higher level of care when required by the health condition of the member, as determined by the continuing care community in consultation with the member or the member's

MEMORANDUM

cityofnovi.org

TO: VICTOR CARDENAS, CITY MANAGER

FROM: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS

SUBJECT: 2025 RCOC STRATEGIC PLANNING

DATE: JULY 10, 2025

On June 5, 2025, City staff met with the Road Commission for Oakland County for the biennial Community Strategic Planning Meeting. The meeting minutes are attached with a community update and long-range transportation priorities.

To view a summary of the complete presentation, including interactive maps and slides from the meeting, please visit the 2025 Strategic Planning StoryMap: here.

Or scan the QR Code below:

Scan to open on your phone

2025 STRATEGIC PLANNING MEETING

CITY OF NOVI

The Strategic Planning meeting with the City of Novi was held on June 5, 2025, at the Novi Police Gun Range. This was a joint meeting with the City of Northville. Those in attendance were:

City of Novi	
Jeff Herczeg	Director of Public Works
Megan Mikus	Deputy Director of Public Works
City of Northville	
Mike Domine	Director of Public Works
Wendy Wilmers Longpre	Director of Strategic Planning
Oakland County Board of Commissioners	
Gwen Markham	County Commissioner, District 15
Road Commission for Oakland County	
Dennis Kolar	Managing Director
Gary Piotrowicz	Deputy Managing Director/County Highway Engineer
Brad Knight	Director of Planning and Environmental Concerns/I.T.
T.J. Connolly	Transportation Planner III

COMMUNITY UPDATE

City officials stated that the City Council is interested in moving up the construction of the 9 Mile Road and Napier Road roundabout ahead of the planned 2029 construction year. RCOC noted that the right-of-way acquisition would take time, with the earliest possible start date being 2027. City officials would welcome any efforts to begin the project sooner.

City officials reported that the City Council has discussed the possibility of widening 10 Mile Road to three lanes, interest in a potential roundabout at the intersection of 10 Mile Road and Beck Road, and plans to eliminate the choke point at the intersection of Haggerty Road and 9 Mile Road.

City officials expect to complete the construction of Beck Road, 11 Mile Road to Grand River Avenue, and West Park Drive, 12 Mile Road to Pontiac Trail, this fall, ahead of the 12 Mile Road reconstruction. The Beck Road segment may include some utility work to minimize future impacts on commuters by performing the work concurrently with the road reconstruction.

City officials announced that the Suburban Collection Showplace is planning to develop property on both sides of Grand River Avenue near Beck Road. This new development, named Novi City West, will feature a hotel, a grocery store, a restaurant, and more than 400 housing units. The project aims to secure brownfield incentives to help fund the development and improvements to nearby pedestrian and transit infrastructure.

LONG-RANGE STRATEGIC TRANSPORTATION PRIORITIES
<u>FEDERAL AID ELIGIBLE PRIORITIES</u>

Road Segments:

1. Widen Beck Road, 8 Mile Road to Grand River Avenue, to a 5-lane road or a 4-lane boulevard, which was recommended in the 2018 Beck Road Scoping Study and by the 2016 Thoroughfare Master Plan. (Novi, 3.65 miles)
    a. Partial funding for Beck Road, 11 Mile Road to Grand River Avenue, was received through congressional appropriations for $4.797 million. Anticipated construction in 2025-26. Beck Road, 8 Mile to 11 Mile, is not planned due to a lack of funding. Novi continues to pursue federal funding with the City of Wixom and the Beck Road Widening Task Force (BRWTF).
2. Widen 12 Mile Road, Beck Road to Dixon Road, to a four-lane boulevard, including an improved at-grade crossing of CSX tracks (RCOC, TIP FY27 Widening, 1.5 miles)
3. Rehabilitation and/or reconstruction 8 Mile Road, Center Street to I-275, to address pavement conditions exceeding preservation overlay. (WCRC, 2.5 miles)
4. Widen 10 Mile Road, Napier Road to Haggerty Road. (RCOC, 6 miles)
    a. The 2019 Scoping Study shared with RCOC identified future project needs for the 10 Mile Road corridor that improve traffic flow through selective widening and/or operational enhancements (Haggerty Road to Meadowbrook Road), while respecting and being sensitive to neighboring residential areas.

Legend: (Road Jurisdiction, TIP = Planned FAC Projects, Length)

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM: VICTOR CARDENAS, CITY MANAGER

SUBJECT: TRANSFORMATIONAL BROWNFIELD PLAN

DATE: JULY 9, 2025

I've been asked to provide a primer on the Transformational Brownfield Plan (TBP) program, which has been proposed as a support mechanism for the planned development in the City West area being brought forward by Blair Bowman. I expect there will be more public discussions outside of City Council meetings that discuss City West as a TBP, so I wanted to ensure you have a good general overview of it early on.

Below are snippets from various documents that summarize the program. Additionally, through the power of AI, we have a podcast that also helps explain the program. The podcast can be found here. You'll find that the podcast refers to a project in Vicksburg, which is only one example of a community that has utilized this program.

In 2017, legislation was enacted to establish the TBP program in Michigan. The purpose of the legislation was to provide a new economic tool to motivate developers and businesses to renovate, rehabilitate, and more generally transform existing brownfields into local hubs of economic development and community revitalization. The program is directed at larger projects that not only provide modernized workspaces but also raise the amenity value of a place, helping to make Michigan more attractive for both current and prospective residents of the state. Under the program, developers with an approved TBP can capture a share of the incremental tax revenue generated by the project for a specified period, and not just the usual property taxes but various other kinds as well (e.g., certain income taxes).

What is a Brownfield?

A "brownfield" is typically defined as a property with either real or potential environmental contamination that restricts the property's future uses. However, under the TBP program, the term "brownfield" is significantly expanded to include blighted, functionally obsolete, historic, and transit-oriented properties, as well as undeveloped properties that have previously been identified as brownfield-eligible under the existing brownfield program.

What is a Transformational Brownfield Plan?

A TBP is defined as a brownfield plan that is expected to have a **transformational impact on local economic development and community revitalization**. This impact is assessed based on the extent of brownfield redevelopment and the resulting growth in population, commercial activity, and employment.

Key requirements and characteristics of a TBP include:

Mixed-Use Development: The plan must involve a mixed-use project combining residential, office, retail, or hotel uses. In municipalities with a population of less than 25,000, the Michigan Strategic Fund (MSF) may waive the mixed-use requirement if the project utilizes at least one of the listed uses.

Minimum Capital Investment: TBPs require a minimum level of capital investment that varies depending on the population of the community where the development is proposed. For example, communities with a population less than 25,000 require a minimum investment of $15,000,000, while those greater than or equal to 600,000 require $500,000,000.

Transforming Underutilized Property: The legislation focuses on converting vacant land and other abandoned property into productive space. This includes properties with real or potential environmental contamination, as well as blighted, functionally obsolete, historic, and transit-oriented properties.

Overall Positive Fiscal Impact: A TBP must demonstrate an overall positive fiscal impact on the state, meaning the total state revenue collected from the TBP is expected to exceed the amount of tax captured by the developer. This positive fiscal impact must be demonstrated as a net benefit—that is, the increased state tax revenues must exceed the cost of tax incentives.

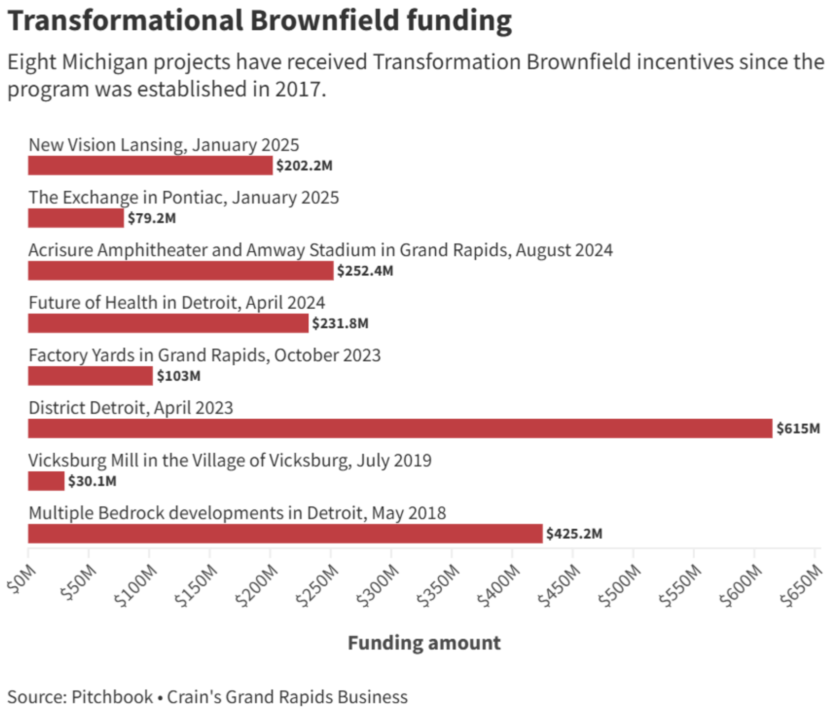
The defining or distinctive feature of a TBP under Act 381 is that it captures from so many revenue from so many different sources beyond just *ad valorem* property taxes. It allows, for example, for a construction period sales and use tax exemption, as well as five sources of tax revenues associated with a project, including:

(1) Construction Period Tax Capture;
(2) Property Tax Capture;
(3) Income Tax Capture;
(4) Withholding Tax Capture;
(5) Sales and Use Tax Capture.

These tax increment revenues can be used in financing a wide array of eligible activities, including "any demolition, construction, restoration, alteration, renovation, or improvement of buildings or site improvements on eligible property, including infrastructure improvements that directly benefit eligible property"—nearly everything, in other words, necessary to complete most projects. Income Tax Capture, Withholding Tax Capture, and

Sales and Use Tax Capture are limited to up to 20 years. The capture of incremental property tax revenue is limited to the cost of approved, eligible activities for up to 30 years, as currently allowed by Act 381.

There have been eight Michigan projects that have received funding since it's inception:



More Detail on the Various Tax Incentives for Developers

As noted, a developer with an approved TBP can capture shares of specific incremental tax revenues that are generated by the project up to the amount specified by the TBP or for a defined number of years, whichever comes first. "Incremental tax revenue" is the projected tax revenue generated by the site(s) of the proposed TBP minus the amount of tax revenue generated by the site(s) at the time that the TBP is adopted (i.e., before the project breaks ground).

Before the TBP program was established, developers and localities could capture incremental property tax revenues, generally under the **Brownfield Redevelopment Financing Act** of 1996 (PA 381), for up to 30 years. That still exists and remains one type of tax revenue that can be captured under an approved TBP. However, under Public Acts 46, 48, and 49 of 2017, the TBP program also allows developers to capture

- **Construction Period Income Tax Revenues**: 100 percent of the amount of state income tax levied and imposed in a calendar year upon wages paid to individuals physically present and working within the eligible property for the construction, renovation, or other improvement of eligible property that is an eligible activity within a transformational brownfield plan.

- **Construction Period Sales and Use Tax Exemptions**: Sales and use tax exemptions for the purchase or acquisition of tangible personal property that will be affixed and made a structural part of the real property or infrastructure improvements included within the plan.

- **Income Tax Revenues**: 50 percent of the incremental income tax from individuals domiciled within the eligible property.

- **Withholding Tax Revenues**: 50 percent of the incremental income tax withheld from individuals employed within the eligible property.

The captured revenues can be used to finance all of the TBP eligible activities noted above, as well as activities typically associated with brownfield development, such as lead, asbestos, or mold abatement.

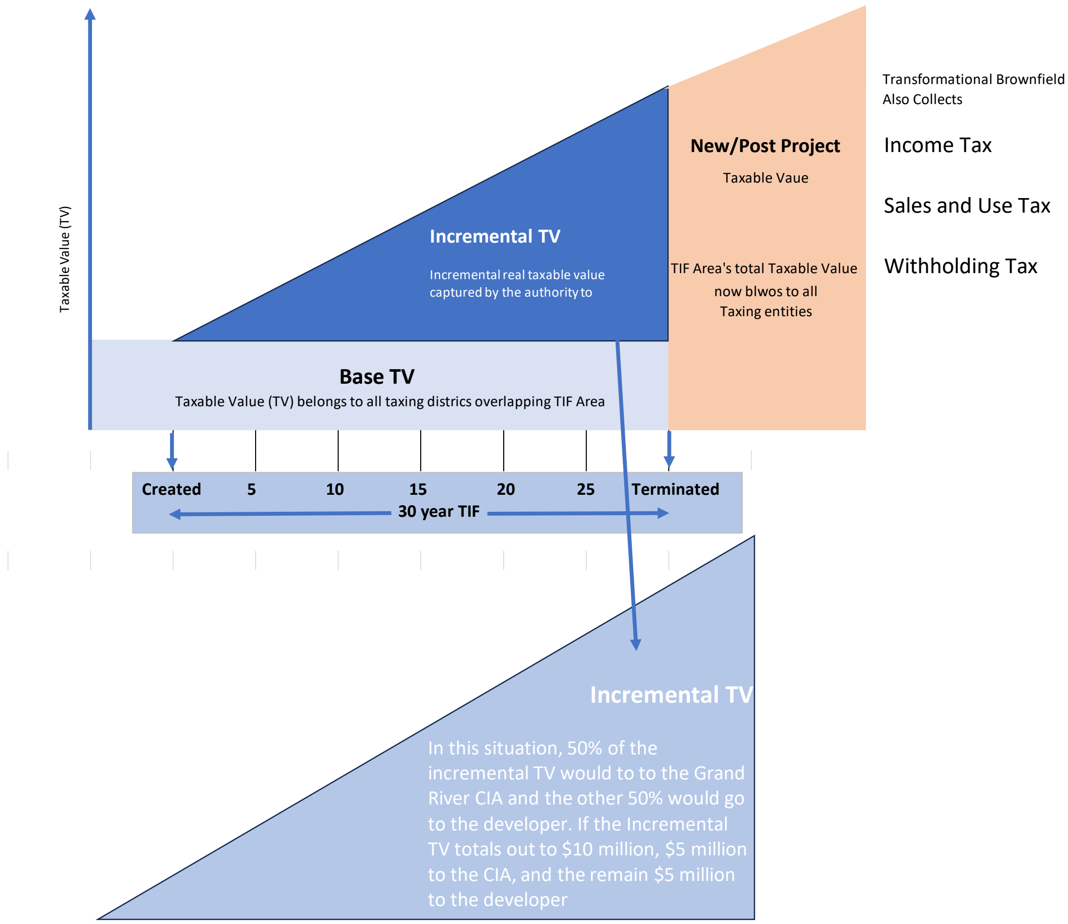
There are some limits to revenue capture by the developer.

- First, the tax revenue available for capture will be limited to the amount necessary to make the project economically viable. In other words, the project would not be able to proceed as planned without the tax capture.

- Additionally, while property tax can be captured for up to 30 years, construction, income, and withholding tax revenues can only be captured for up to 20 years.

- The legislation sets other limits on total revenue captures across all TBPs over the life of the program. Income and withholding tax capture revenue is limited to a total of $800 million across all projects, while construction period captures are limited to a total of $200 million.

- Furthermore, the program sets an annual limit of $40 million on non-construction income and withholding captures across all approved projects.



City's Role in the Approval Process?

A lot of the dollars at stake in a TBP are not local (City) tax dollars. However, because the process does affect local property taxes (millages), and impacts local zoning and land use approvals, it requires local government "buy in" along with that of other taxing jurisdictions and state entities. We are still evaluating those local approval rules with our consultants, as well as the developer's environmental, financing, and legal consultants. It does appear that it requires fairly early on in the process a resolution stating the City's support for the project would be required. The exact contents of that document and other documents will be required. We will update Council as more information on what exactly is expected of the City Council is determined. The City does retain its full land use approval (i.e., zoning/site plan approval) authority under the program.

TRANSFORMATIONAL BROWNFIELD PLANS

WHAT IS IT

The Brownfield Redevelopment Financing Act, 1996 Public Act (PA) 381, as amended (Act 381), effective July 24, 2017, incorporates Transformational Brownfield Plans (TBP), which affords developers the opportunity to capture a portion of specific incremental taxes generated from large-scale transformational projects for a specified time period.

A TBP is defined as a Brownfield Plan that, among other requirements, will have a transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment, growth in population, commercial activity, and employment that will result from the plan. The plan must be a mixed-use development project containing a combination of retail, office, residential, or hotel uses or a development in a municipality that is not a county and that has a population of less than 25,000 that utilizes one of the listed uses and has had the mixed-use requirement waived by the MSF. Minimum capital investment thresholds are required depending on the population of the municipality in which the development is proposed.

The Michigan Strategic Fund (MSF) is the project-authorizing entity and can approve no more than five TBPs in a calendar year statewide for the duration of the program, which ends December 31, 2027, unless unused approval authority for prior years has carried over. An equitable geographic distribution of plans is required, balancing the needs of municipalities of different sizes and geographic areas. The statute requires that not less than 33% and not more than 38% of TBPs will be located in cities, villages, and townships with a population of less than 100,000. Furthermore, not less than 33% and not more than 38% of TBPs will be located in cities, villages, and townships with populations of not less than 100,000 and not more than 225,000.

WHO IS ELIGIBLE

A project may be located in any community and generally must involve a minimum level of capital investment based on the community’s population, as follows:

Population	Investment
Greater than or equal to 600,000	$500,000,000
150,000 - 599,999	$100,000,000
100,000 - 149,999	$75,000,000
50,000 - 99,999	$50,000,000
25,000 - 49,999	$25,000,000
Less than 25,000	$15,000,000

HOW DOES IT WORK

A TBP is a type of Brownfield Plan under Act 381 that allows for construction period sales and use tax exemption and five sources of tax revenues associated with a project. The five kinds of revenues from incremental tax capture are as follows: (1) Construction Period Tax Capture; (2) Property Tax Capture; (3) Income Tax Capture; (4) Withholding Tax Capture; and (5) Sales and Use Tax Capture. These tax increment revenues can be used in financing a wide array of eligible activities, including "any demolition, construction, restoration, alteration, renovation, or improvement of buildings or site improvements on eligible property, including infrastructure improvements that directly benefit eligible property." Income Tax Capture, Withholding Tax Capture, and Sales and Use Tax Capture are limited to up to 20 years. Capture of incremental property tax revenue is limited to the cost of approved eligible activities up to 30 years, as Act 381 currently allows.

TBPs proposing to use property tax increment, construction period tax capture, withholding tax capture, sales and use tax capture, and income tax capture revenues may be approved for an amount only up to that necessary to fill a demonstrated financing gap and for the redevelopment project to be economically viable. The MSF will use standardized underwriting criteria for determining economic viability. MSF may not approve any plan, regardless of size of capture, unless it determines that the plan would not occur but for the TBP incentive.

TBP CONSIDERATION PROCESS

TBP projects require the approval of the Brownfield Redevelopment Authority (BRA), the local unit of government, and the MSF. The governing body of the local municipality that created the BRA must make an initial determination as to whether a TBP constitutes a public purpose. If it finds a public purpose, the governing body can approve, reject, or modify the plan; however, prior to the BRA's adoption of a TBP, it is required that a draft be provided to the Michigan Economic Development Corporation (MEDC) for comment.

It is expected that the BRA will engage early with representatives of the MEDC. MEDC's Regional Prosperity Community Development Managers (CDM) should be the first point of contact. CDMs will initially scope the project and issue a letter of interest outlining agency support. An underwriting analysis will be conducted of all projects. For projects that propose to use greater than $10 million in withholding tax capture, income tax capture, and sales and use tax capture revenues in any one year, an analysis will be completed by an independent, third party and will be paid for by the development team. In addition, any TBP proposal requesting approval of sales and use tax capture is required to undergo an MSF-contracted 3rd party analysis of the sales and use tax capture estimates, which will be paid for by the developer.

Once there has been an evaluation and determination of support by the MEDC, and if the governing body approves the TBP, the final plan is sent to the MSF. The MSF must approve or reject the TBP using the same criteria as above within 90 days of receipt of an administratively complete TBP with a completed financial analysis.

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

PRESS RELEASES / 2023 / 07 /

New Legislation Will Revitalize Communities, Deliver on Make it in Michigan Plan to Invest in Places Around Michigan

Kathleen Achtenberg

Tuesday, July 18, 2023

Tax increment financing, Transformational Brownfield Fund will build more affordable housing and transform underutilized or abandoned property into productive space.

LANSING, Mich.—Today, Governor Gretchen Whitmer signed legislation to power economic development in communities across Michigan by unlocking new tools to finance affordable housing and setting up the Transformational Brownfield Fund to convert vacant land and other abandoned property into productive space.

"Today, we are taking a solid step forward on our Make it in Michigan strategy to help more people, businesses, and communities 'make it' in Michigan," said **Governor Whitmer**. "Whether it's renovating the old bank or theater on main street or building affordable housing on abandoned land, Michigan communities are on the move, open for business, and showing the world how much we have to offer. These bills will create good-paying jobs, grow the economy, and lower costs for businesses and families looking for affordable housing options. Let's keep our foot on the accelerator and work together to ensure anyone can make it in Michigan."

Senate Bills 129, 130, 131, and 132 unlock new economic development tools for affordable housing development projects through the state Brownfield program. The bills allow tax revenues captured through local brownfield redevelopment authorities to fund affordable housing costs with the approval of the Michigan State Housing Development Authority, making it easier and more affordable to build affordable housing in Michigan.

“Affordable housing is a national crisis, and Michigan is no exception,” said **State Senator Sam Singh** (D-East Lansing), sponsor of SB 129. “It’s critical we take action to address the needs of residents in communities across the state to ensure they have access to stable and affordable housing. These bills will give our local communities more tools, and incentive, to invest in affordable housing projects, signaling the commitment to addressing this crisis head-on.”

“We’re not just removing eyesores, we’re removing barriers to transform literal and economic landscapes,” said **State Senator Kristin McDonald Rivet** (D-Bay City), sponsor of SB 130. “I’m proud to help give local governments this option to redevelop blighted properties for residential purposes because it will improve our environment, revitalize neighborhoods and increase affordable housing.”

“Affordable housing is a crisis across Michigan that the legislature is committed to addressing from every angle,” said **State Senator Mary Cavanagh** (D-Redford Twp), sponsor of SB 131. “I was proud to work with my colleagues to introduce this legislation, creating another tool we can utilize in solutions to affordable housing access and community development.”

“With the signing of the TIF package, we can help put sites that are no longer contributing to the economy to good use providing housing for local residents, a need we consistently hear about from residents, businesses, and local governments alike,” said **State Senator Sue Shink** (D-Northfield Township), sponsor of SB 132. “This type of financing will incentivize the cleanup of these sites while also bringing new investment to our communities.”

“The new TIF tool will be a game-changer for MSHDA and local governmental units interested in developing attainable/workforce housing in their communities,” said **MSHDA Executive Director Amy Hovey.** “It’s a flexible tool that can be used to help fund rental, for sale, single family, multifamily, new construction, and rehabilitation opportunities for those up to 120% of area median income. Having an adequate supply of housing in this range is critical for attracting and retaining talent and helping more people reach their full potential in Michigan."

Senate Bill 289 would establish the Transformational Brownfield Fund to help convert underutilized, vacant, or abandoned property in communities across Michigan into productive space ready for business investment and community revitalization projects.

"There is no other program designed for, or capable of, supporting brownfield redevelopments of this scale and impact, putting obsolete vacant land back to proper use," said **State Senator Jeremy Moss** (D-Southfield), sponsor of SB 289. "It's a tool that will help keep and attract talent here, grow our population, and create the kind of vibrant locations that people want to live in—while retaining the local input and control that communities are looking for. This legislation is called 'transformational' for a reason, and is another key piece to Michigan Democrats' holistic, comprehensive approach to economic development."

"This legislation amplifies our Make it in Michigan economic development framework that focuses on people, places, and projects. It will allow us to win more for Michiganders by accelerating our ability to impact where people and businesses call home, including accessible housing and attractive physical places," said **Quentin L. Messer, Jr., CEO of the Michigan Economic Development Corporation**. "Prosperity must be widely shared for our state to thrive, and whether it is increasing affordable housing projects in the state, or transforming unproductive spaces into economic drivers, these programs build momentum for our efforts to create economic opportunity for all Michiganders."

"These important amendments will allow for redevelopment of underutilized sites into vibrant, mixed-use community assets on property that is currently generating little to no taxes," said **Grand Rapids Mayor Rosalynn Bliss**. "Thank you to the governor and legislature for recognizing the importance of this valuable tool and financing strategy for transformational projects in the City of Grand Rapids and cities throughout our state."

Make it in Michigan
A comprehensive strategy to make more in Michigan. From good-paying jobs; a skilled, talented workforce; vibrant places to live, work, and raise a family; and powerful tools to bring manufacturing and supply chains home, Make it in Michigan will continue the state's

momentum to build a brighter future.

The strategy aims to:

- Make Michigan a top state for talent with low unemployment, higher labor force participation, more training and upskilling, and stronger talent attraction.
- Make Michigan more competitive in key sectors like research & development, advanced manufacturing, and clean tech--electric vehicles, batteries, semiconductor chips to ensure long-term economic strength.
- Make Michigan an arsenal of innovation where entrepreneurs and young companies have opportunities and resources to grow and expand.
- Make Michigan a state full of attractive, vibrant communities where people want to live, work, and grow with investments to build more housing, expand access and lower the cost of child care, connect homes and businesses to high-speed internet, redevelop vacant or blighted properties, and bring new life to main streets and downtowns.

The three pillars of Make it in Michigan are projects, people, and places. Governor Whitmer is focused on competing for and winning projects to bring manufacturing and supply chains home, investing in people so they can pursue their potential from pre-K through postsecondary and have their personal freedoms protected, and revitalizing places to make them more attractive places to live, work, and invest.

About Michigan Economic Development Corporation (MEDC)

The Michigan Economic Development Corporation is the state's marketing arm and lead advocate for business development, job awareness and community development with the focus on growing Michigan's economy. For more information on the MEDC and our initiatives, visit www.MichiganBusiness.org. For Pure Michigan® tourism information, your trip begins at www.michigan.org. Join the conversation on: Facebook Instagram LinkedIn, and Twitter.

RenCen is far from only project looking for expansion of 'transformational' program

By Kate Carlson, Crain's Grand Rapids Business

Credit: Concept Design Studio

The $147 million Factory Yards project is repurposing a vacant industrial site on Grand Rapids' southwest side, and was the first in the city to receive transformational brownfield incentives.

February 05, 2025 08:37 AM

A Michigan tax incentive program that has been crucial for massive urban infill developments across the state is running out of money.

Funding for the Transformational Brownfield Plan program is nearing a $1.8 billion cap and would need legislative action in Lansing to expand, as it was in 2023.

Some developers are already sitting on the sidelines with projects, including a $1.6 billion plan to partially demolish and redevelop the Renaissance Center in Detroit, that can’t happen until the program is re-upped.

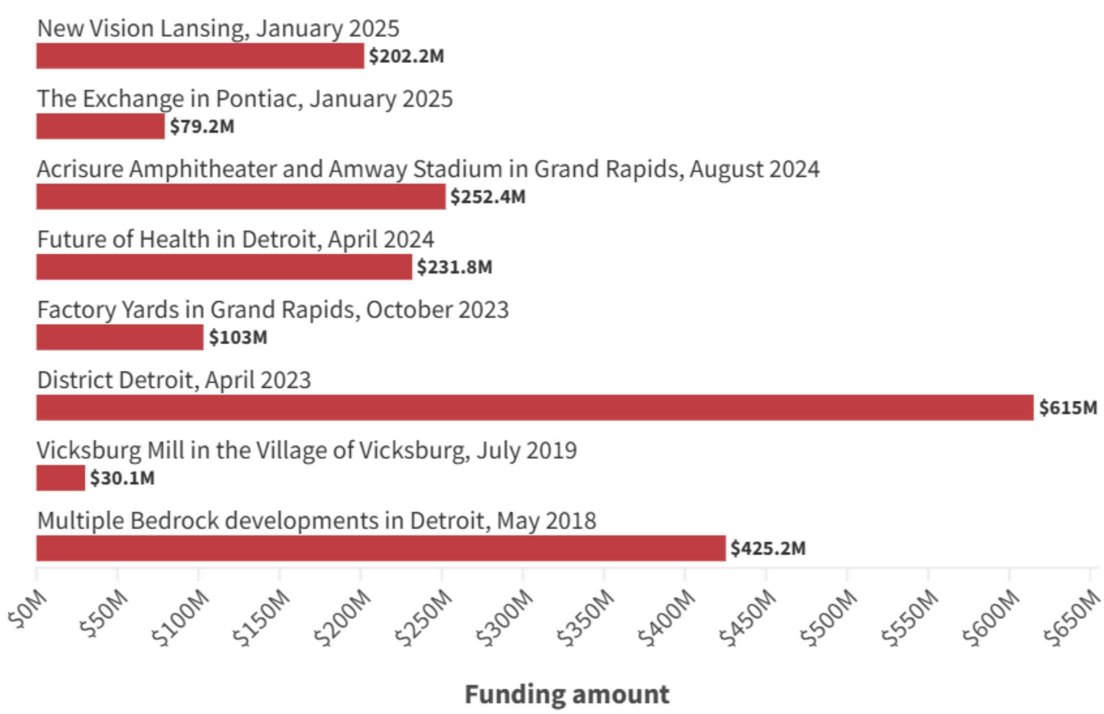
“In terms of the TBP program, we have clients with invitations to apply under the existing cap space, and clients who are also on the sidelines hopeful that the Legislature will increase the cap," said Joe Agostinelli, founder of Michigan Growth Advisors, a subsidiary of Grand Rapids-based law firm Miller Johnson. "Hopefully the Legislature raises the cap. That would be the best outcome."

Agostinelli, who previously held posts at the Michigan Economic Development Corp. and Kalamazoo-based economic development organization Southwest Michigan First, is ushering a $797 million riverfront project in downtown Grand Rapids through the incentives process. Fulton & Market, a project proposed on land owned by the DeVos and Van Andel families that calls for three high-rises with office, residential and a hotel, is angling for nearly $320 million in tax increment financing under the Transformational Brownfield program.

Fulton & Market is one of five projects that is "under invitation to apply," which means the funds are earmarked in the program even though the transformational brownfield plan still needs approval from the Michigan Strategic Fund board, which oversees the MEDC.

Transformational Brownfield funding

Eight Michigan projects have received Transformation Brownfield incentives since the program was established in 2017.



Source: Pitchbook • Crain's Grand Rapids Business

Agostinelli says the remaining funds in the program are likely only enough to back one smaller-sized project.

Officials with Dan Gilbert's Bedrock LLC say the cap should be expanded not only to facilitate the company's redevelopment of the Renaissance Center, but also projects in Grand Rapids, Sterling Heights, Dearborn, Muskegon and Traverse City.

Credit: Bedrock/Gensler/Rossetti

Plans by General Motors Co. and Dan Gilbert's Bedrock LLC for the Renaissance Center includes demolishing two towers and creating an entertainment district on riverfront land to the east.

Communities "need this program to live on," Jared Fleisher, vice president of Gilbert's Rock Family of Companies, told Crain's Grand Rapids Business.

"Since all the available program authority has been committed, the MEDC is not able to take new applications," Fleisher said in an email. "In addition to the Renaissance Center, there are transformational redevelopment projects across the state that need the TBP program to be extended to make it possible for them to move forward."

In addition to helping repurpose challenged urban properties, Fleisher said the program is "completely fiscally responsible and performance-based." Bedrock intends to make those arguments with lawmakers.

"The new legislature is just getting organized," Fleisher said. "In the coming months, we intend to work with stakeholders from across the state to make the case for continuing the TBP program and explain what it means for communities across Michigan."

Fleisher noted that the tool has had bipartisan support since it was enacted in 2017, and in July 2023, when Gov. Gretchen Whitmer signed bills to double the caps in the program and expand the tool to more qualifying projects.

While officials with Bedrock — which is working with General Motors to move the automaker's longtime headquarters from the Renaissance Center to Bedrock's Hudson's Detroit building — have said public subsidies would not be used to partially demolish the multi-tower RenCen, incentives would support public infrastructure, public spaces and the redevelopment of obsolete buildings there.

"Bedrock and General Motors are solely focused on working with stakeholders from across the state to explain the value of the TBP program — how it is a proven, fiscally responsible program that is truly working to make transformational projects possible across the state," Fleisher said.

Credit: Progressive Companies

The three-tower Fulton & Market development includes one building with nearly 600 apartments.

'This program works'

State Rep. Alabas Farhat, D-Dearborn, introduced legislation in November 2024 to raise the annual cap for the transformational brownfield program, which subsidizes projects by letting developers keep increases in various taxes for two decades. The bill died without a hearing during the lame-duck session. Legislation would have to be reintroduced to be considered in the 2025-2026 term.

"Communities across our state right now are waiting to get their projects moving because of the fact that the brownfield program right now has reached its limit," Farhat said.

The brownfield incentives program, he said, "is a smart, fiscally responsible approach to revitalization — turning blighted buildings into vibrant spaces, safeguarding our environment and spurring economic growth. Developers don't see a dollar of incentives until after the project is completed and they meet locally set requirements."

The transformational brownfield program allows developers to capture a portion of incremental taxes generated from five sources: construction income tax, property tax, income tax, withholding tax, as well as sales and use tax.

The MEDC tracks how much of the program's $1.8 billion financing cap has been spent since the program started in 2017. As of Jan. 31, $116.8 million remains in the program's $200 million construction-period tax capture bucket, while just under $10.9 million is left for the $1.6 billion post-construction income, withholding and sales/use tax capture. The post-construction taxes are captured for 20 years.

Projects that have made it far enough in the due diligence process of a transformational brownfield plan fall under "under invitation to apply." If they don't receive the final approval, those incentive amounts would be returned to the pot of available financing for other developers. The Michigan Strategic Fund board has approved every transformational brownfield plan it has considered.

“There is definitely a need for more incentives, for the cap to increase,” Agostinelli said. “I think the reason the cap keeps getting consumed both times the legislature increased it is because this incentive program works for large projects.”

Projects that apply for the program are complex, and require “rigorous due diligence efforts to ensure the viability of the project,” said MEDC Chief Place Officer Michele Wildman.

Once a project is “under invitation to apply,” the developer has 90 days to submit a final application, and four to six months to proceed to the MSF board for consideration, Wildman said.

“The TBP program is an incredibly helpful tool for developers because it provides financial incentives and support for redeveloping underutilized sites that will result in a revitalized asset for the community,” Wildman said via email.

The $797 million riverfront Fulton & Market project in Grand Rapids is especially expensive because the land used to be part of the Grand River, but was later filled with low-quality aggregate. The site now needs geotechnical reinforcement to support the three towers that would be built as part of the project.

The Fulton & Market development team has said the project would not be financially feasible without the transformational brownfield tool. If the program does not receive additional funds, future projects that would have applied for the program will get shelved, Agostinelli said.

Jared Belka, partner at Warner Norcross + Judd LLP, worked with the development teams behind Grand Rapids’ two projects that received transformational brownfield incentives: Grand Action 2.0’s Acrisure Amphitheater and Amway Stadium, as well as the $147 million mixed-use Factory Yards project.

He is also working with Parkland Properties as it seeks transformational brownfield financing to redevelop the former Shaw Walker Furniture Co. building near Muskegon Lake.

“There is no other tool that can backfill this, and if you want to continue to see impactful projects in communities, and many of these are sites that you walk or drive by on a daily basis, those projects are not going to move forward without some level of significant support,” Belka said. “The right projects that are able to utilize this, it’s a game changer and it would be tough to see if it’s not expanded.”

Credit: Courtesy photo

The former Shaw Walker Furniture Co. facility in Muskegon seeking transformational brownfield incentives has sat mostly vacant for decades.

The Shaw Walker transformational brownfield incentives are earmarked as “under invitation to apply,” but the developer still hopes to see the tool expanded.

“(The TBP) is important because construction costs and interest costs are so much higher than they used to be and the rental rates have not kept up,” said Jon Rooks, Parkland Properties president and owner. “Interest rates have almost doubled and construction costs are up almost 50% over the last five years, and the rental rates of apartments have not climbed as much.”

The Shaw Walker project would not have penciled without the transformational brownfield program, Rooks said.

“Shaw Walker is a generational project, it’s transformational and it’s important to the city of Muskegon and all of West Michigan, partly because of the housing crisis and partly because of the blight it fixes,” Rooks said.

Credit: Marge Beaver

Parkland Properties plans to convert the 122-acre former Sappi paper mill into housing, retail and a marina.

Parkland Properties also proposes to redevelop the contaminated former Sappi paper mill site along Muskegon Lake’s south shore. Environmental cleanup of the site will be a massive undertaking. Parkland is still early in the planning process and working to get approval from state regulators to develop the property, said Rory Charron, chief operating officer at Parkland Properties.

“(The TBP program) is definitely one avenue we’ve considered,” Charron said of the paper mill project. “That is also just a massive, large legacy project, and you get into the same boat as we do with Shaw Walker. It’s definitely an option, but obviously the program has caps on the funding availability.”

Crain’s Detroit Business reporter David Eggert contributed to this report.

By Kate Carlson, Crain's Grand Rapids Business

Kate Carlson is a reporter covering commercial real estate and development trends across West Michigan for Crain's Grand Rapids Business.

MEMORANDUM

cityofnovi.org

TO: VICTOR CARDENAS, CITY MANAGER

FROM: MAYOR AND COUNCIL

SUBJECT: POSSIBLE ESTABLISHMENT OF CITY OF NOVI BROWNFIELD REDEVELOPMENT AUTHORITY (BRA)

DATE: JULY 10, 2025

To complement another correspondence in the administrative packet, the following memo is intended to introduce the idea of establishing a City of Novi Brownfield Development Authority and to summarize the process that the City would need to follow to do so. Currently, in order to take advantage of funding sources to remediate environmental contamination using a brownfield authority, the City uses Oakland County's Brownfield Development Authority, which means any brownfield-related projects must go through the County's lengthy process (Board of Commissioners committees and then full board consideration) with limited input by the City on the financing aspects of the development plan. Additionally, the County collects fees on all projects in the City and can use them for various County activities elsewhere.

All told, the City has approved three (3) brownfield-related projects:

- Sakura
- Dunhill Estates
- Villas of Stonebrook

Those projects all resulted in environmental benefits (cleanup) to the City, and the County was fine to work with for each of them. But it is somewhat unusual for a city of Novi's size not to have its own BRA that it can use to accomplish the same project and financing approvals in a more efficient way while capturing some of the revenue from those projects for use *by the City* in connection with other future projects. That revenue-capturing ability is the primary reason why this topic is being introduced now.

By creating a local BRA instead of remaining under the County's the City would have local decision-making in all future brownfield redevelopments, including the use of tax increment financing (TIF) to fund eligible activities, and potentially attract private investment, most importantly, have oversight of the collected taxes. Additionally, BRAs may collect administrative fees to cover the costs of managing the program, including reviewing plans, aiding developers, and managing TIF capture and disbursement. For example, the fees associated with the Sakura development that were captured by the County (and not the City) totaled $40,000.

It is not by accident that this memorandum introducing the concept of a local Novi BRA comes at the same time as the separate memorandum on the possible City West Transformative Brownfield Plan (TBP) discussion. If that project proceeds it is likely that the brownfield authority process will be more complicated/less efficient at the County level than it would be as a City process, and the fees generated for future use in the City would be substantial (many times more than the Sakura amount). Now is a good time to begin this conversation.

To establish a Brownfield Redevelopment Authority (BRA) in Michigan is actually fairly simple, The City would need to pass a resolution, hold a public hearing, and file the resolution with the Michigan Secretary of State. The process also involves designating members for the authority and adopting bylaws. A condensed/summarized process to create an authority is as follows:

1. Resolution of Intent: The municipality's governing body (city council, township board, etc.) passes a resolution expressing its intent to create a BRA.

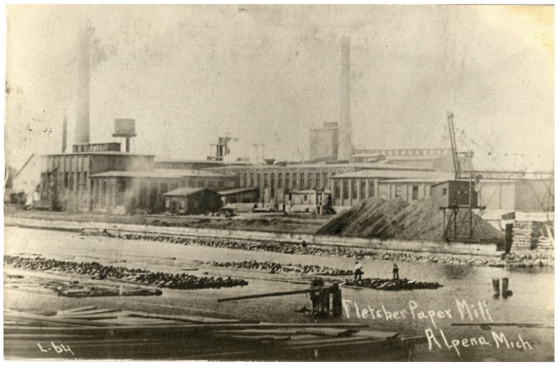
2. Public Hearing: A public hearing is held to discuss the proposed BRA, giving residents and stakeholders a chance to provide input.

3. Resolution Creating the Authority: Following the public hearing, the governing body passes a resolution officially establishing the BRA.

4. Filing with the Secretary of State: A copy of the resolution is filed with the Michigan Secretary of State.

5. Authority Membership: The governing body designates the members of the BRA, who can be drawn from existing local development authorities or appointed at-large.

6. Organizational Meeting: The BRA holds an organizational meeting to elect officers, adopt bylaws, and establish operating procedures.



Fletcher Paper Mill, Alpena

Mill in 2004

NOAA, Alpena

Establishing a Brownfield Redevelopment Authority

Pursuant to the
Brownfield Redevelopment Financing Act,
1996 PA 381, as amended
Gretchen Whitmer, Governor

EGLE
MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

Liesl Eichler Clark, Director
Michigan Department of Environment, Great Lakes, and Energy
www.michigan.gov/eglebrownfields

MEDC
MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

Jeff Mason, CEO
Michigan Economic Development Corporation
https://www.miplace.org/programs/brownfield-tax-increment-financing/

November 2019

Contents

INTRODUCTION

A Brownfield Redevelopment Authority (BRA) is created and appointed by a county, city, village or township and is responsible for developing Brownfield Plans. It may also issue revenue and tax increment financing (TIF) bonds or notes to finance eligible brownfield activities and capture taxes from the eligible brownfield property to repay the obligations.

A BRA can prepare a property for redevelopment by conducting an environmental assessment or initiating other response activities. The BRA can be reimbursed with tax increment revenue (TIR) once the property is redeveloped. If the BRA anticipates using school taxes for reimbursement of certain environmental or non-environmental activities, a Work Plan must be approved in advance by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or Michigan Strategic Fund (MSF), as appropriate.

This guide is designed to clarify parts of the Brownfield Redevelopment Financing Act, 1996 Public Act (PA) 381, as amended (Act 381) (Michigan Compiled Law [MCL] 125.2651 through 125.2672), but should not be relied upon as a substitute for a thorough reading and understanding of the statute. Users should contact their legal counsel regarding any issues with Act 381.

Part 1 – Establishing a Brownfield Redevelopment Authority

A city, village, township, or county can establish one or more BRAs and adopt Brownfield Plans (Plans) pursuant to Act 381 Section 3.

A BRA may use tax increment financing (TIF) to help redevelop eligible brownfield properties that are in a Plan. A local governing body must decide whether to approve a Plan developed by a BRA, since the local governing body has jurisdiction over the use of taxes for the TIF. The following sections offer the step by step process for establishing a BRA.

Step 1 – Informational Meeting(s)

Hold one or more meetings with community leaders (i.e., mayor, president, chairperson, commission, council, board of trustees, finance department, planning departments, etc.) to explain the purpose and powers of a BRA and the benefits to the community.

Tips

- Representatives of EGLE and the Michigan Economic Development Corporation (MEDC) can provide assistance to the local unit of government throughout this process.
- If contemplating a county BRA, meet with each of the local units of government within the county to solicit their participation.

Step 2 – Resolution of Intent to Establish BRA

The local governing body (i.e., a city council, commission, township board, county commission, etc.) must adopt a resolution of intent to establish a BRA, as specified in Act 381 Section 4 of the legislation. The resolution must set a public hearing date. The hearing must be held before the governing body can create the BRA.

Tips

- For a county BRA, all participating local governing bodies must concur by resolution to be included in the county's BRA. Act 381 does not indicate when such concurrence must be obtained. However, it would be prudent to obtain a concurring resolution from the participating local units of government before adopting the resolution of intent to establish a BRA.

- A county BRA only has authority over eligible property in local governing units that have adopted a resolution to join the county BRA and concurred with the provisions of a Plan.
- A sample Resolution of Intent to Create a BRA can be found in Act 381 Sample Notices and Documents on the MEDC website.
- A sample Resolution of Concurrence by Municipality to Join County BRA can be found in Act 381 Sample Notices and Documents on the MEDC website.

Step 3 – Public Hearing Notification
The notice of the public hearing (set by the resolution in Step 2) must include the date, time, and place of the hearing.

Tip

- A sample Notice of Public Hearing can be found in Act 381 Sample Notices and Documents on the MEDC website.

Step 4 – Public Hearing
The local governing body must hold a public hearing in accordance with the Open Meetings Act, 1976 PA 267, MCL 15.261 through 15.275 and any local requirements on the date stated in the notice.

Step 5 – Resolution Establishing a BRA
If the governing body intends to establish a BRA, it must adopt a resolution establishing the BRA within 30 days of the public hearing. The resolution may be adopted immediately after completing the public hearing, at the same session of the governing body required in Step 4.

Tips

- A sample Resolution Establishing a BRA and Appointing Board Members can be found in Act 381 Sample Notices and Documents on the MEDC website.

Step 6 – Establishing a BRA Board
The BRA board is established by the local governing body. It may consist of between five and nine individuals appointed by the chief executive officer of the municipality and approved by the governing body. Initial appointments shall be for one, two, and three years, an equal number of each as practical, then for three year terms thereafter. Act 381 Section 5 states that the governing body may establish a new board for the BRA, or designate the trustees or governing board of the following as the BRA board members:

- Economic Development Corporation (EDC)
- Downtown Development Authority
- Tax Increment Finance Authority
- Local Development Finance Authority

Tips

- The board may be established and board members appointed at the conclusion of the public hearing in Step 4.
- The Incompatible Public Offices Act, 1978 PA 566, MCL 15.181 through 15.185 should be reviewed by the local governing body's attorney when deciding whether to appoint an elected official as a BRA member. This type of appointment to a BRA is unusual, but not prohibited by Act 381.

Step 7 – Filing Resolution Establishing the BRA with the State

The resolution establishing a BRA, passed by the local governing body in Step 5, must be filed with the State of Michigan promptly after its adoption. Although Act 381 Section 4(3) specifies filing with the Secretary of State, it should be filed with the Michigan Department of State, Office of the Great Seal. MEDC and EGLE Brownfield staff must be notified via email that a new BRA will be created. Contact information for the Office of the Great Seal can be found in the letter referenced below.

Tips

- A resolution establishing the BRA may be challenged in court by any person with standing within 60 days after the resolution is filed.
- A sample Letter to Michigan Department of State, Office of the Great Seal can be found in Act 381 Sample Notices and Documents on the MEDC website.

Step 8 – BRA Organizational Meeting

The BRA board should conduct an organizational meeting at which it:

- Elects the officers of the board
- May adopt bylaws by majority resolution
- Shall adopt rules of governing and procedure
- Establishes regular meetings
- May employ a director, subject to approval by the governing body that created the BRA

Tips

- The director may not be a member of the board. However, a local government employee or official (i.e., city/village manager, chamber staff person, EDC staff person) may serve as the director on a shared-time basis. The BRA may agree to reimburse the municipality for such services.
- Sample Bylaws can be found in Act 381 Sample Notices and Documents on the MEDC website.
- A sample Resolution Approving the Bylaws can be found in Act 381 Sample Notices and Documents on the MEDC website.

Municipal Agreements with County Brownfield Authorities

A municipality that has a BRA can pass a local resolution or enter into an agreement that allows the county BRA to undertake projects within the municipality. In addition, an agreement should be developed to address when the county's BRA has jurisdiction and how future Local Brownfield Revolving Fund(s) (LBRF) will be divided among the participating governmental units.

The benefits of allowing a county BRA to manage brownfield projects within local jurisdictions may include governmental cost savings; administrative efficiency; and greater LBRF.

MEMORANDUM

Mayor and Council –

A year end updated on the miss pickups from Priority Waste. At this point, we'll stop tracking these as they've leveled off. If you'd prefer us to continue, please let us know.

- Victor

CITY OF NOVI
cityofnovi.org

TO: VICTOR CARDENAS, CITY MANAGER

FROM: REGINA SWICK, GMA INTERN

SUBJECT: PRIORITY WASTE MISSED PICKUPS

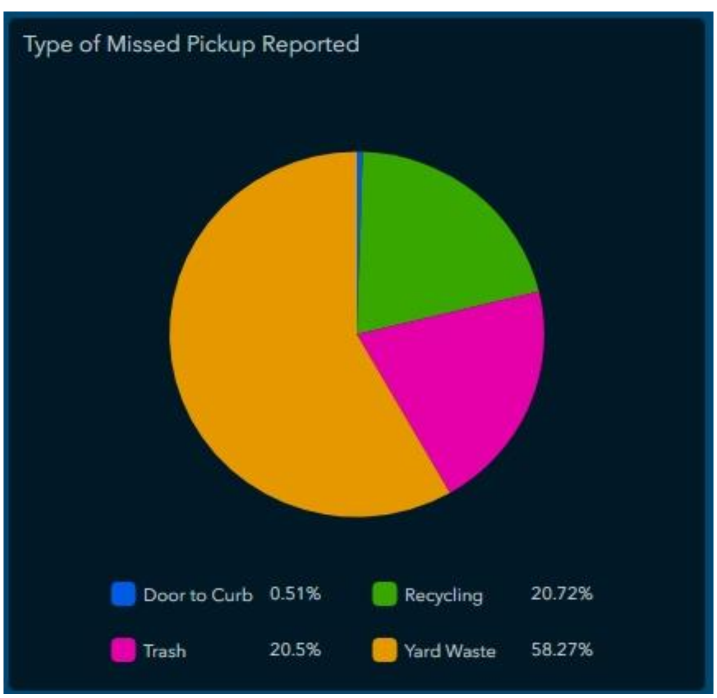
DATE: JULY 3, 2024

This correspondence provides an updated analysis of missed solid waste pickups since Priority Waste assumed responsibility for collection services on July 1, 2024. The data presented reflects performance through the current date and shows notable improvements across all service categories. While early issues were observed with recycling and trash collection, those have largely stabilized since the fall. Yard waste, which was a persistent challenge in the initial months, has also seen a significant decline in missed pickups, particularly after November 2024. These trends suggest that operational adjustments have improved overall service reliability. Staff will continue to monitor performance and collaborate with the Resource Recovery and Recycling Authority of South Oakland County (RRRASOC) to ensure timely resolution of any future issues.

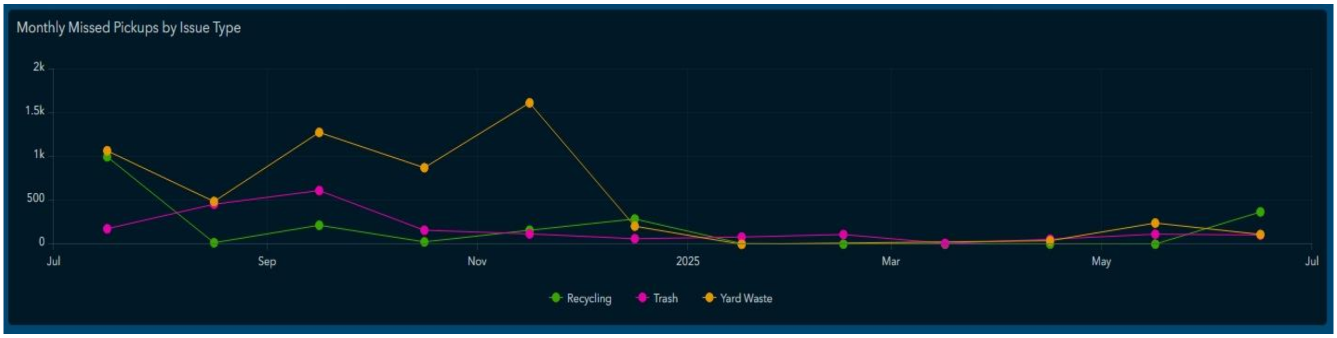
MISSED PICKUP OVERVIEW

Total Missed Pickups
10,207 missed pickups have been reported since July 1, 2024 representing **0.48%** of the **2,144,140 total scheduled pickups** year-to-date.

Collection Types
Missed pickups are heavily concentrated in **yard waste**, which accounts for **58.27%** of reported issues.



Key Insight: Early issues with recycling collection were largely resolved after July, and missed pickups for trash fell to normal levels beginning in October. Yard waste, however, remained a persistent issue through late fall, peaking in November. Since then, missed yard waste pickups have dropped significantly, reaching near-zero levels by January 2025 and remaining low through the spring. **This indicates an improvement in overall service reliability** and suggests that operational adjustments made in late 2024 have had a sustained positive impact across all collection types.

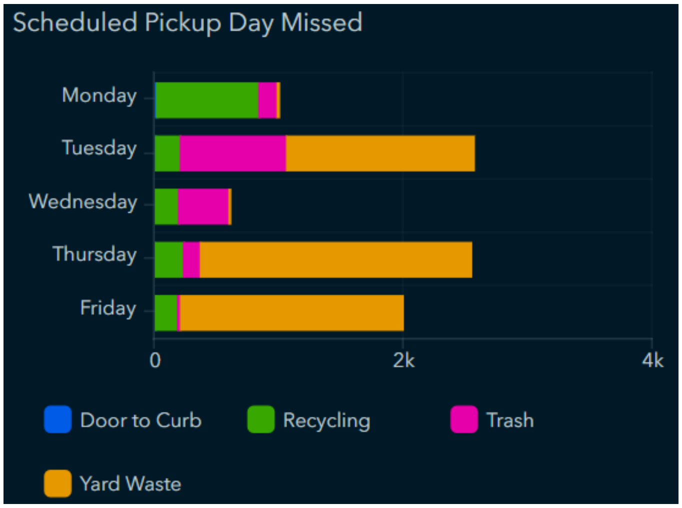


WEEKLY TRENDS

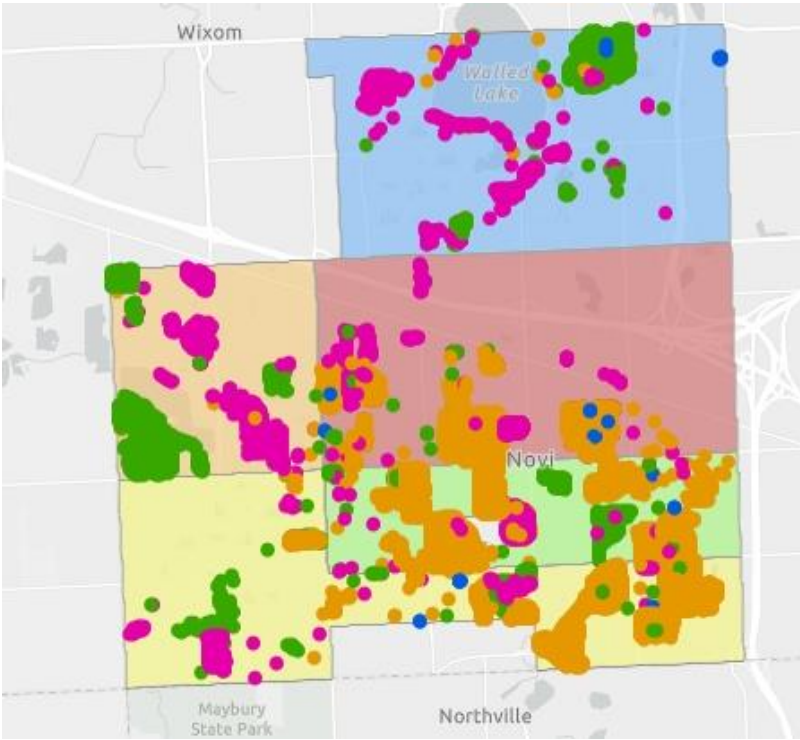
Pickup Days

Tuesdays and Thursdays continue to see the highest number of missed pickups, with yard waste accounting for most of these service issues. Fridays also show elevated totals, while Mondays and Wednesdays remain comparatively lower. This pattern may reflect capacity challenges on busier collection days, particularly for yard waste, or may be influenced by the volume of households scheduled for service on those days. Notably, Wednesday (still the lowest in missed pickups) covers the smallest geographic area, which may contribute to the lower volume of reported issues.

JULY 18TH REPORT 2024



JULY 1ST, 2024-JUNE 30TH, 2025



CONCLUSION

After addressing initial challenges, Priority Waste has achieved stability in recycling and trash collection. However, yard waste collection proved to be a challenge; collection ended last week. They can further enhance waste collection reliability and resident satisfaction by allocating resources to high-demand days, optimizing route schedules, and utilizing dashboard insights for proactive planning.

CITY OF NOVI
SOLID WASTE & RECYCLING
2024 METRICS

HOW WELL ARE WE RECYCLING?

4,094 TONS
Materials Recycled

1.2 TONS
Materials Reused

73 TONS
HHW Properly Managed

2,973 TONS
Yard Waste Composted

7,141
TOTAL TONS UTILIZED

14,120
TOTAL TONS LANDFILLED

21,261 TONS
TOTAL SOLID WASTE

33.6%
TOTAL RECYCLING RATE IN NOVI, 2024

23%
TOTAL RECYCLING RATE IN MICHIGAN

NOVI HAD A **HIGHER** RESIDENTIAL RECYCLING RATE THAN THE MICHIGAN AVERAGE.

HOW MUCH DID IT COST?
(per capita)

$113.70
SOUTHEAST MICHIGAN
(regional average)

THE CITY OF NOVI SPENT ABOUT **ONE THIRD** AS MUCH AS THE REGIONAL AVERAGE!

$34.85
CITY OF NOVI

ENVIRONMENTAL IMPACTS

41,347 MILLION BTU
409 ANNUAL HOUSEHOLD EQUIVALENTS
Energy Saved

10,001 METRIC TONS
Reduced CO2e

30,959
Trees Saved

4,637 TONS
17.3 TONS
Reduced Air/Waterborne Emissions

RRRASOC | THE RECYCLING AUTHORITY

July 11, 2025

cityofnovi.org

Better Roads Ahead

CONSTRUCTION NOTICE:

Neighborhood Roads Program – Chip Seal Program

The City of Novi's contractor (Highway Maintenance and Construction Company) and consulting engineer (AECOM-Great Lakes) recently placed a Chip Seal layer on **North Haven Street**. The Chip Seal was placed outside of the direction of the City. This is just a temporary situation. The Contractor is going to return later this summer to remove the Chip Seal and top layer of existing asphalt and repave the asphalt street. In the meantime, however, the Contractor is going to place a fog seal on North Haven to help keep dust down and to lock in the stone that was placed. The Contractor plans to return to perform the Fog Seal during the week of July 14th. There is minimal impact to traffic while this work is being done, but the Fog Seal can take up to 3 hours to dry and be accessible to traffic. If you will be returning home during the drying period, we ask that you park at an alternate location until the road can be driven on to avoid you carrying the fog seal coat onto your driveway.

Some other items to note:

- Bring your trash and recycling carts to the curb as normal and the contractor will ensure it is picked up and the carts are returned.
- Residents, especially children, should refrain from entering, walking, or playing in and around the work zone.
- Residents should expect construction noise and dust during daytime hours. The City's Work Hours – Noise Ordinance is 7am to 7pm, Monday through Saturday.
- Any residents with special needs (Example: wheel chair access, medical deliveries and/or appointments, etc.) should contact the Construction Engineer/Inspector or the City of Novi (contact information located at the bottom of this notice).

We understand the impact this road work has on our residents and we want to stay in constant communication with you throughout the duration of the project. Additional information and valuable answers to "Frequently Asked Questions" can be found at **cityofnovi.org/BetterRoadsAhead.** You also are encouraged to join the "2025 Novi Road Construction" group on Facebook.

City of Novi – Community Relations Team: 248-735-5628 or communityrelations@cityofnovi.org

Construction Engineer/Inspector (AECOM-Great Lakes) – Dominic Conti, 248-396-1631

We appreciate your patience and understanding and will work to be as accommodating as possible throughout the duration of the project. Thank you.

JUNE BOND EDUCATION SUMMARY

IN THE MEDIA & IN PERSON

Mayor and Council –

Please see the information below. It was supposed to accompany a memo last week but was omitted accidentally.

- Victor

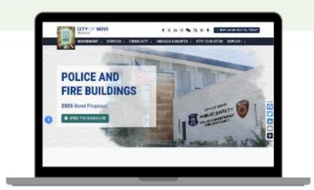
7 HOA Meetings

6 Public Meetings
HOA Leaders Picnic, Meadowbrook Commons, Novi Dems, 3 Info Sessions at Police & Fire Stations

DIGITAL MARKETING

1,008 visits

cityofnovi.org/2025Bond



5 Social Media Posts

12,627 views

8,007 reach

61 interactions

1 E-newsletter

8,810 sends

5,083 opens

305 link clicks

PRINT MARKETING

6 Banners Installed

Banners located at Civic Center, Fuerst Park, Pavilion Shore Park & Fire Stations 1, 2, and 4