



CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting
September 28, 2026 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL – Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Martinez, Smith, Staudt

APPROVAL OF AGENDA

PUBLIC HEARINGS

PRESENTATIONS

[Council](#) Goals Update - Danielle Mahoney, Asst. City Manager

REPORTS

1. Manager/Staff
2. Attorney

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

CONSENT AGENDA REMOVALS AND APPROVALS – All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered at the end of the normal Agenda.

MATTERS FOR COUNCIL ACTION

- [1.](#) Consideration of a potential Payment in Lieu of Taxes (PILOT) and Municipal Services Agreement for the Lincoln Avenue Communities affordable housing development at 45500 Grand River Avenue.
- [2.](#) Receive an update on the requested progress with the Novi Ice Arena
- [3.](#) Consideration of awarding a contract to G2 Consulting Group for material testing services in the amount for the Public Safety Facilities projects, subject to final form and approval by the City Manager's and City Attorney's offices.

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – Consent Agenda items which have been removed for discussion and/or action.

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

COMMITTEE REPORTS

MAYOR AND COUNCIL ISSUES

COMMUNICATIONS

CONSENT AGENDA

- A. Approve Minutes of:
September 14, 2026 - Regular Meeting
- B. Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2027, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.
- C. Approval of claims and warrants – Warrant 1210

ADJOURNMENT

SCHEDULED MEETINGS – All Regular Council meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

Council Goals Quarterly Update

CY 2026 Q3 ending September 30

Bi-annual Citizen Survey

As Of September 2026	Target Date Q4 CY2026	Status Green - On track
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Previous Quarter	Key Milestones	What's Next
Contracted with ETC Developed survey tool	Survey sent to 4,000 randomly selected Novi households Online survey available <u>Aug 27 Memo</u>	Results anticipated this fall

City Services & Community Experience

Public Art & Placemaking Strategy

As Of September 2026	Target Date Q4 CY2026	Status Green – On track
Previous Quarter Identified the following risks: timeline, funding, committee membership Knowledge share – McKinney's Public Art Strategy Reviewed existing internal documents from Community Development	Key Milestones Appointed additional members Updated Council Rules Strategy development (working draft)	What's Next Present draft for feedback Identify funding sources Determine Long-Term Intent/Direction of Committee

City-School Collaboration & Community Facilities Planning

As Of

September 2026

Target
Date

Ongoing

Status

Green - On track

Previous Quarter

Held a joint meeting between FAC and Novi School's Capital Committee

Additional conversations to take place when plans are finalized with the new High School pool

Key Milestones

Agreed upon course of action with respect to a transfer of a retention pond to Novi Schools

Agreement facilitating the transfer appeared on the June 22nd Council Agenda

A public hearing to amend the City's master plan, further permitting the transfer, occurred at the PC in September.

What's Next

Continued meetings between the Schools and the City. Current topics up for discussion:

- Layout of High School, Library, and Civic Center Campus
- Potential sharing of a position
- Relocation of the RRRASOC Recycling Center

Economic Development Strategy Reset

As Of September 2026	Target Date Q4 CY2026	Status Green - On track
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Previous Quarter

Scheduled EDC meeting to review and provide feedback on the strategy- October 26

Convened regular working sessions with the Economic Development Team to complete the draft strategy

Connected with Art & Placemaking committee for alignment

Key Milestones

Draft strategy nearly completed and ready for EDC review and feedback

What's Next

Present draft of strategy to the EDC

Incorporate EDC feedback and revise the strategy

Share draft economic development strategy with Council

CIP Millage Renewal

As Of September 2026	Target Date Nov 2026	Status Green - On track
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Previous Quarter	Key Milestones	What's Next
Confirmed November 3 date Ballot language confirmed Developed educational plan	Began educational efforts with public Update on current efforts to date shared with Council in <u>April 23 packet</u>	Community outreach, engagement, and in-person events underway Update on outreach efforts in September 17 admin packet Election + plan forward

Infrastructure & Economic Development

Property Development & Planning

As Of September2026	Target Date Q2 CY2027	Status Green – on track
Previous Quarter Developed list of all City-owned parcels Initial evaluation of needs and challenges to further develop the strategy	Key Milestones Update memo shared with Council in <u>May 14 packet</u> Identified current FS 1 as a potential community vitalization space	What's Next Identify funding sources for certain properties (ITC + Bosco) Council guidance on future redevelopment plans/future uses

Five-Year Compensation & Benefits Costs Strategy

As Of September 2026	Target Date Q2 CY2026	Status Ongoing
Previous Quarter MAPE City Hall + MAPE DPW contracts ratified	Key Milestones High-level summary of projected 5-year total comp shared in April 9 executive packet Updated projection and narrative shared in June 18 Executive Packet	What's Next Command contract ongoing Prepping for Fire FY 27-28 budget prep

Upcoming Council Touchpoints

- Community Survey results – late Fall
- Economic Development Strategy draft
- Public Art Strategy draft
- 2050 tie in to future goals

- Update on labor negotiations
- Property development guidance following CIP
- Next update late Dec/Early Jan



CITY OF NOVI CITY COUNCIL
SEPTEMBER 28, 2026

SUBJECT: Consideration of a potential Payment in Lieu of Taxes (PILOT) and Municipal Services Agreement for the Lincoln Avenue Communities affordable housing development at 45500 Grand River Avenue.

SUBMITTING DEPARTMENT: City Manager's Office

KEY HIGHLIGHTS:

- Lincoln Avenue Communities is proposing a 267-unit mixed-income multifamily development at the former DeMaria site at the northwest corner of Taft Road and Grand River Avenue, with all units income-restricted to households earning no more than 80% of Area Median Income (AMI) and a weighted average not to exceed 60% AMI
- Lincoln Avenue Communities presented the project to City Council on August 10, 2026. Following Council feedback, the Developer revised its request, reducing the term of the proposed tax incentives from 40 years to 30 years and restructuring the proposed PILOT payment rates.
- The Developer is requesting conditional approval of a Payment in Lieu of Taxes (PILOT) and Municipal Services Agreement (MSA) or, in the alternative, MSHDA Housing Tax Increment Financing.
- The City has reviewed no land use plans for this development, so any action by Council can only amount to a tentative or conditional indication that, if the development were approved by the City, a PILOT/MSA along the lines indicated by the applicant could be granted.

BACKGROUND INFORMATION:

Lincoln Avenue Communities (LAC) is an affordable housing developer, owner, and operator proposing to develop a project at 45500 Grand River Avenue and has requested City participation in the project's financing structure through a Payment in Lieu of Taxes (PILOT) and Municipal Services Agreement (MSA), or, alternatively, Housing Tax Increment Financing under the Brownfield Redevelopment Financing Act.

The proposed development is intended to be financed through federal Low-Income Housing Tax Credits (LIHTC), together with funding through the Michigan State Housing Development Authority (MSHDA) and Oakland County.

The Developer initially proposed a 40-year incentive structure. Following its August 10, 2026 presentation to City Council and subsequent Council feedback, the Developer revised its request to a 30-year term and restructured the proposed PILOT and also proposed an MSA payment to the City in addition to the PILOT.

Under the revised proposed PILOT structure now proposed by Lincoln, the property owner proposes to make payments based on shelter rents, defined as rent collected less utility costs paid by the owner. The proposed total annual payment would equal 3% of shelter rents for years 1 through 15 and 10% of shelter rents for years 16 through 30.

One-third of the total payment (1% of shelter rents in years 1–15; 3.33% in years 16–30) is distributed as a standard PILOT payment, pro rata by millage, to all six taxing jurisdictions. The remaining two-thirds (2% of shelter rents in years 1–15; 6.67% in years 16–30) is proposed as an MSA payment that the City would determine distribution of.

The additional MSA payment to the City is now proposed to be made directly to the City for municipal services (unless the City agreed to a payment of a portion of that to another entity). The specific terms of the PILOT and MSA would need to be established through a definitive agreement with the City and in accordance with Michigan law.

As an alternative, the Developer has requested Housing Tax Increment Financing with 90% of the incremental taxable value captured for a 30-year term, subject to the requirements of the Act.

The issue here is one of the order in which the project is reviewed and approved. The City has not reviewed the proposed development plans and certainly has not approved any such plans. Therefore, any approval of a PILOT or MSA would be premature. However, the proposal being presented now is different from that proposed previously, so it is being placed before Council again.

The proposed motion below would be used only if the Council would like to indicate that, if the City approves the development plans for the project, it would consider a PILOT and MSA along the lines outlined by the developer. This action does not limit or affect the City's rights to deny the requested land use approvals if plans are submitted and is not intended to bind the City to approving a PILOT/MSA on specific terms.

RECOMMENDED ACTION: Tentative indication that a Payment in Lieu of Taxes (PILOT) and Municipal Services Agreement for the Lincoln Avenue Communities affordable housing development at 45500 Grand River Avenue that the project arrangement as described above, with a Municipal Services Agreement with distribution to be determined by the City, would be favorably considered if all land use approvals for the project were approved.

MEMORANDUM

PILOT + MSA / TIF Financial Comparison

TO: Novi City Staff and City Council
FROM: Erica Meissner, Director & Kyle Brasser, Vice President and Regional Project Partner
DATE: August 25, 2026
RE: 45500 Grand River Avenue — PILOT + MSA / TIF Financial Comparison

1. Purpose

This memorandum provides financial backup comparing the proposed PILOT + Municipal Services Agreement (MSA) and TIF structures to a standard ad valorem taxation scenario for 45500 Grand River Avenue, requested by the City Council at the August 10, 2026 meeting.

2. Project Description

- The proposed residential program is consistent with that which was presented on August 10. It will include 267 units of income-restricted rental housing with all units reserved for households earning no more than 80% AMI.
- As presented on August 10, a park will be provided for community use. The park program is in development and will include, at minimum, a playground and walking trails. Other programmatic elements, including a terraced open-air amphitheater, are being evaluated for financial feasibility. Long-term ownership and operation of the park have not yet been determined and remain subject to negotiation with the City.
- Note that the project will require improvements to Taft Road and Grand River Avenue. These improvements will be provided by the project and defined through the site plan approval process.

3. Relevant Financing Structure Updates

Per our request, MSHDA has approved a permanent financing structure with a 30-year term and 40-year amortization. Based on their approval of this term, the requested duration of tax relief can be reduced from 40 years to 30 years for both the PILOT + MSA and TIF scenarios.

MSHDA has also confirmed that they will allow for the PILOT + MSA rate and the TIF capture rate to vary over time.

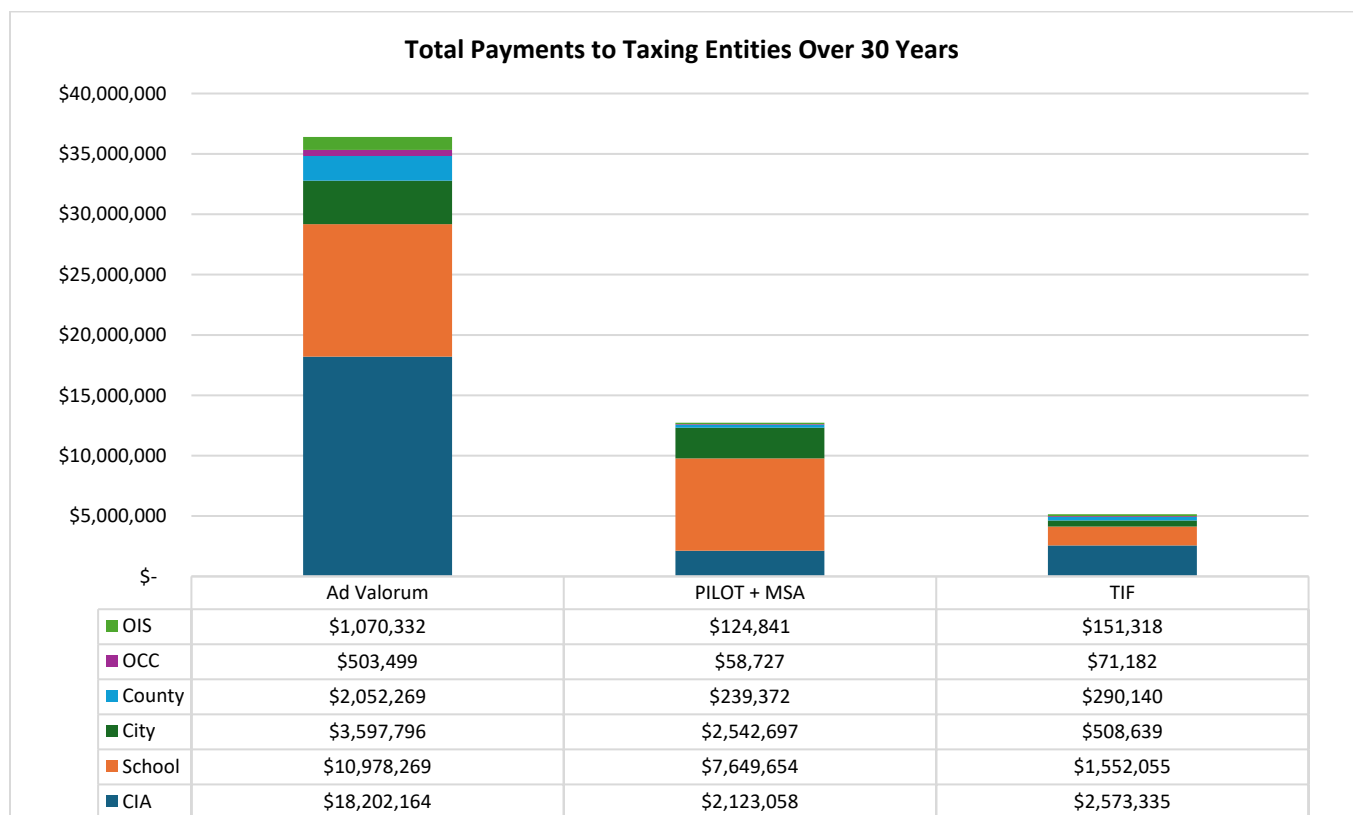
4. Scenarios

The following analysis considers three scenarios: (1) ad valorem taxes, (2) a PILOT + MSA, and (3) TIF.

The ad valorem scenario reflects full, unrestricted taxation. It is included for reference only, as the proposed project — 267 income-restricted units — is not financially feasible without a PILOT or TIF and would not be built under an ad valorem tax structure.

Under the PILOT + MSA scenario, a PILOT is paired with a MSA as conceptualized in the City's August 10, 2026 staff memo. Under the proposed structure, a total payment equal to 3% of shelter rents is required in years 1–15. Thereafter, in years 16–30, the total payment increases to 10% of shelter rents. One-third of the total payment (1% of shelter rents in years 1–15; 3.33% in years 16–30) is distributed as a standard PILOT payment, pro rata by millage, to all six taxing jurisdictions. The remaining two-thirds (2% of shelter rents in years 1–15; 6.67% in years 16–30) is proposed as an MSA payment. For purposes of this analysis, the MSA payment is allocated 75% to Novi Community Schools and 25% to the City of Novi. The City may direct this allocation as it sees fit.

Under the TIF scenario, a TIF with 90% capture is required for the 30-year term. The TIF capture rate must remain constant in order to support deal economics comparable to those produced by the proposed PILOT + MSA structure. This is a result of the property tax reserve MSHDA requires during construction, which reduces available debt capacity relative to the PILOT + MSA structure.



These three scenarios yield the following observations.

- Total 30-year payments to taxing entities: \$12,738,349 under PILOT + MSA; \$5,146,671 under TIF; \$36,404,328 under the ad valorem reference scenario.
- Novi Community Schools: \$7,649,654 (PILOT + MSA) vs. \$1,552,055 (TIF).
- City of Novi: \$2,542,697 (PILOT + MSA) vs. \$508,639 (TIF).
- TIF produces higher payments than PILOT + MSA for CIA, Oakland County, Oakland Community College, and Oakland ISD; the combined difference across those four entities is \$539,978.

Provided with this memo is an Excel workbook detailing each scenario. All assumptions are documented within this workbook.

5. Request

We respectfully request that the City Council consider the proposed PILOT + MSA structure described in this memorandum and take action to grant conditional approval of the payment rates presented above: a total payment equal to 3% of shelter rents in years 1–15 and 10% of shelter rents in years 16–30.

We are not asking the Council to finalize the allocation of those payments at this time. The division of the total payment between the PILOT component and the MSA component, and the allocation of the MSA payment among entities, remain subject to negotiation and would be documented in the definitive PILOT and Municipal Services Agreement. The 3% and 10% rates are the figures that determine the project's financial feasibility and MSHDA's underwriting, and those rates are what we ask the Council to approve at this stage.

Full and final approval of the PILOT + MSA would be contingent upon (i) site plan approval for the project and (ii) receipt of funding through MSHDA's Direct Lending Program. The conditional approval would expire at the earlier to occur of execution of the PILOT + MSA or December 31, 2028.

We look forward to your feedback and welcome any questions that may arise from your review of the submitted materials.

Respectfully submitted,

Erica Meissner

Director, Lincoln Avenue Communities

Kyle Brasser

Vice President and Regional Project Partner, Lincoln Avenue Communities



MEMORANDUM

Mayor and Council –

Please see an update on Lincoln Communities' request for a PILOT arrangement for the property at the NW corner of Taft and Grand River.

- Victor

TO: VICTOR CARDENAS, CITY MANAGER
FROM: REGINA SWICK, ECONOMIC DEVELOPMENT /
SUBJECT: LINCOLN AVENUE UPDATED REQUEST
DATE: SEPTEMBER 16, 2026

This memorandum summarizes the updated Payment in Lieu of Taxes (PILOT) request submitted by Lincoln Avenue Communities, the developer of the current Demaria Construction Headquarters at Grand River and Taft Avenues.

Following feedback from Councilmembers at the August 10th Council meeting, Lincoln Avenue Communities contacted the Michigan State Housing Development Authority (MSHDA) to explore restructuring its PILOT request.

In short, Lincoln is proposing to reduce the PILOT term from 40 years to 30 years and divide the proposed 3%/10% payment between a PILOT and a **Municipal Services Agreement (MSA)**. This structure would increase the City's projected revenue while reducing the amount captured by the CIA compared with a straight PILOT.

Shelter Rents Alone vs. Shelter Rents + MSA

Shelter rents⁽¹⁾ only, with no MSA:

State law requires shelter rents to be distributed among all taxing jurisdictions (City, Schools, County, CIA, and OCC) in the same proportion as they would normally share property tax revenue. Based on Lincoln Avenue's assumptions, if the entire 3%/10% payment were structured as shelter rents, **with no MSA**, the City's 30-year share would be **\$2,517,831**, assuming the CIA doesn't capture shelter rents.

Shelter rents + MSA combined:

Lincoln Avenue has proposed dividing the 3%/10% payment between shelter rents and an MSA. Under the proposal, the PILOT would be 1% in years 1–15 and 3.33% in years 16–30, with the remaining 2% and 6.67%, respectively, structured as an MSA.

Lincoln's original proposal would have allocated 75% of the MSA to Novi Community Schools and 25% to the City. However, the City Attorney's Office has advised that it does not see legal authority for a municipality to redirect MSA revenue to a school district. Based on this guidance, **the City would retain 100% of the MSA**. **Novi Community Schools would continue to receive its statutory share of the PILOT, and its per pupil funding.**

(1) "Annual shelter rent" means the total collections during an agreed annual period from all occupants of a housing project representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants. <https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-125-1411>

The total MSA would be \$8,492,233 over 30 years. Combined with the City's \$839,277 share of the PILOT, the City's total 30-year revenue would be **\$9,331,510**. Importantly, an MSA must be tied to the actual cost of identifiable municipal services provided to the property, such as police, fire, and water/sewer services. Under Michigan case law, an MSA must be proportionate to the cost of those services to function as a service fee rather than an impermissible tax. It cannot simply be structured as an additional revenue source for the City.

Current Ad Valorem (total base)	\$58,059	
	FIRST YEAR TOTALS	30 YEAR TOTALS
Shelter Rents	\$4,475,455	\$181,560,629
Municipal Services Agreement (2%)	\$89,509	\$8,492,233 *
CITY		
Straight PILOT	\$26,538	\$2,517,831
PILOT + MSA	\$98,355	\$9,331,510
<i>*2% years 1-15, 6.67% 16-30 These figures are based on Lincoln's rent assumptions These figures assume the CIA does not capture shelter rents</i>		

How This Affects the CIA

The Corridor Improvement Authority currently captures roughly 50% of the ad valorem taxes generated on this site under its existing TIF plan. Whether that 50% capture carries over to a PILOT structure is not yet resolved.

A CIA's capture authority applies only to specific taxing jurisdictions (Oakland County operating, County Parks & Rec, and OCC). Under a PILOT, the property no longer generates those taxes at all; it generates a service charge instead. The open question is whether the CIA's TIF plan can capture a share of that service charge the same way it captures ad valorem tax today, or whether it has no claim on it.

The City is awaiting formal guidance from the City Attorney on how CIA capture is treated under a PILOT structure

How the Property Will Be Valued

Once construction is complete, the property will still be assessed at its market value for assessment purposes. However, under a PILOT, **the property is exempt from normal ad valorem property taxes for the term of the agreement**. In effect, the property tax bill is replaced by the PILOT (shelter rents) and, if the City negotiates one, an MSA.

Shelter Rents

The project will include 267 units, restricted to households earning between 30% and 80% of Area Median Income (AMI). The unit mix is as follows:

Beds	Units	Income Limit	Comp Mkt Rent	2026 Gross Rent	Utility Allowance	2026 Net Rent
1	5	30%	\$1,825	\$1,573	\$70	\$1,503
2	15	30%	\$2,244	\$1,888	\$86	\$1,802
3	9	30%	\$2,376	\$2,180	\$98	\$2,082
4	3	30%	\$3,000	\$2,432	\$114	\$2,318
1	4	50%	\$1,825	\$983	\$70	\$913
2	13	50%	\$2,244	\$1,180	\$86	\$1,094
3	8	50%	\$2,376	\$1,362	\$98	\$1,264
4	3	50%	\$3,000	\$1,520	\$114	\$1,406
1	21	60%	\$1,825	\$1,179	\$70	\$1,109
2	68	60%	\$2,244	\$1,416	\$86	\$1,330
3	42	60%	\$2,376	\$1,635	\$98	\$1,537
4	15	60%	\$3,000	\$1,824	\$114	\$1,710
1	9	80%	\$1,825	\$1,573	\$70	\$1,503
2	29	80%	\$2,244	\$1,888	\$86	\$1,802
3	17	80%	\$2,376	\$2,180	\$98	\$2,082
4	6	80%	\$3,000	\$2,432	\$114	\$2,318
Total/Weighted Ave		60%	\$2,297	\$1,631	\$90	\$1,541

Rents are set below comparable market rates as a condition of the AMI restrictions required for MSHDA financial support. Based on Lincoln's projections, the weighted average net rent to the property, after the standard utility allowance, is \$1,541 per month, compared to a weighted average comparable market rent of \$2,297 per month.

Planning Department Next Steps

Lincoln has been in contact with the planning department and is now entering the formal planning review process. The steps below outline the full sequence from pre-application through building permits. Lincoln Avenue Communities is currently at Step 1, with its pre-application meeting completed on September 9, 2026.

1. Pre-Application Submittal, Review and Meeting
Completed September 9, 2026
2. Preliminary MDO Submittal and Review
3. Initial Review by Planning Commission and City Council R
Regular meetings, no public hearings involved.
4. Revised Preliminary MDO Submittal based on feedback
5. Planning Commission Public Hearing and Recommendation

6. City Council Decision on Preliminary Site Plan & MDO

7. Final Site Plan Submittal and Review

Administrative review, including Final Site Plan, Electronic Stamping Set & Final Stamping Set approvals.

8. Building permits and Pre-Construction meetings

What Council Is Being Asked to Approve

Lincoln Avenue Communities is asking Council to grant **conditional approval of the 3% and 10% total payment rates**. The specific split between the PILOT and MSA remains open for negotiation, provided the combined payment does not exceed those rates.

According to MSHDA, this conditional approval is sufficient to keep the project moving forward. However, final approval of the PILOT must be in place before Lincoln goes before the MSHDA Board. If final approval is not secured by that time, Lincoln would need to request a waiver from the MSHDA Board.

Additionally, the City Attorney's Office has advised that municipal action in the form of an ordinance would be required for final approval of the workforce housing tax exemption if the project proceeds. The City Attorney is continuing to review the specific requirements and form of municipal action needed.

45500 GRAND RIVER AVE

Lincoln Avenue proposes to remediate and redevelop 45500 Grand River Avenue with 267 units of affordable, workforce housing and a public park.



Gross Rent by AMI Set-Aside (2026)

Unit Type	40% AMI	60% AMI	80% AMI
1 BR / 1 BA	\$786	\$1,179	\$1,573
2 BR / 2 BA	\$944	\$1,416	\$1,888
3 BR / 2 BA	\$1,090	\$1,635	\$2,180
4 BR / 2 BA	\$1,216	\$1,824	\$2,432

Household Income by AMI Set-Aside (2026)

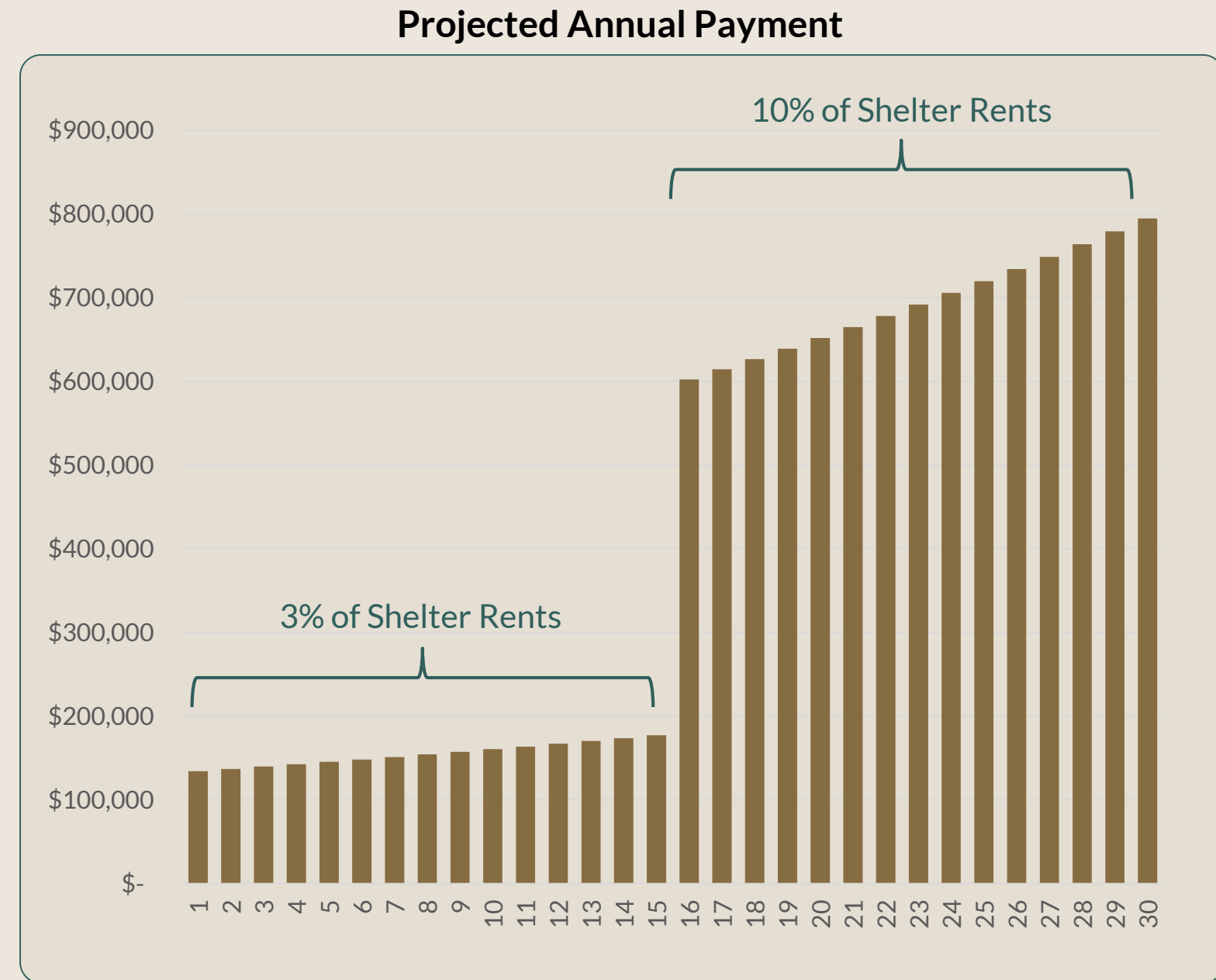
Household Size	40% AMI	60% AMI	80% AMI
1 Person	\$29,360	\$44,040	\$58,720
2 Person	\$33,560	\$50,340	\$67,120
3 Person	\$37,760	\$56,640	\$75,520
4 Person	\$41,920	\$62,880	\$83,840
5 Person	\$45,280	\$67,920	\$90,560

Unit will be reserved for households earning an average of 60% AMI and up to 80% AMI.

Alternative tax treatment – whether it be through a PILOT, MSA, or TIF – is essential to project feasibility. Without the proposed PILOT + MSA, the project will have a funding gap of approximately \$5M.

The key business terms of the PILOT + MSA we are requesting include:

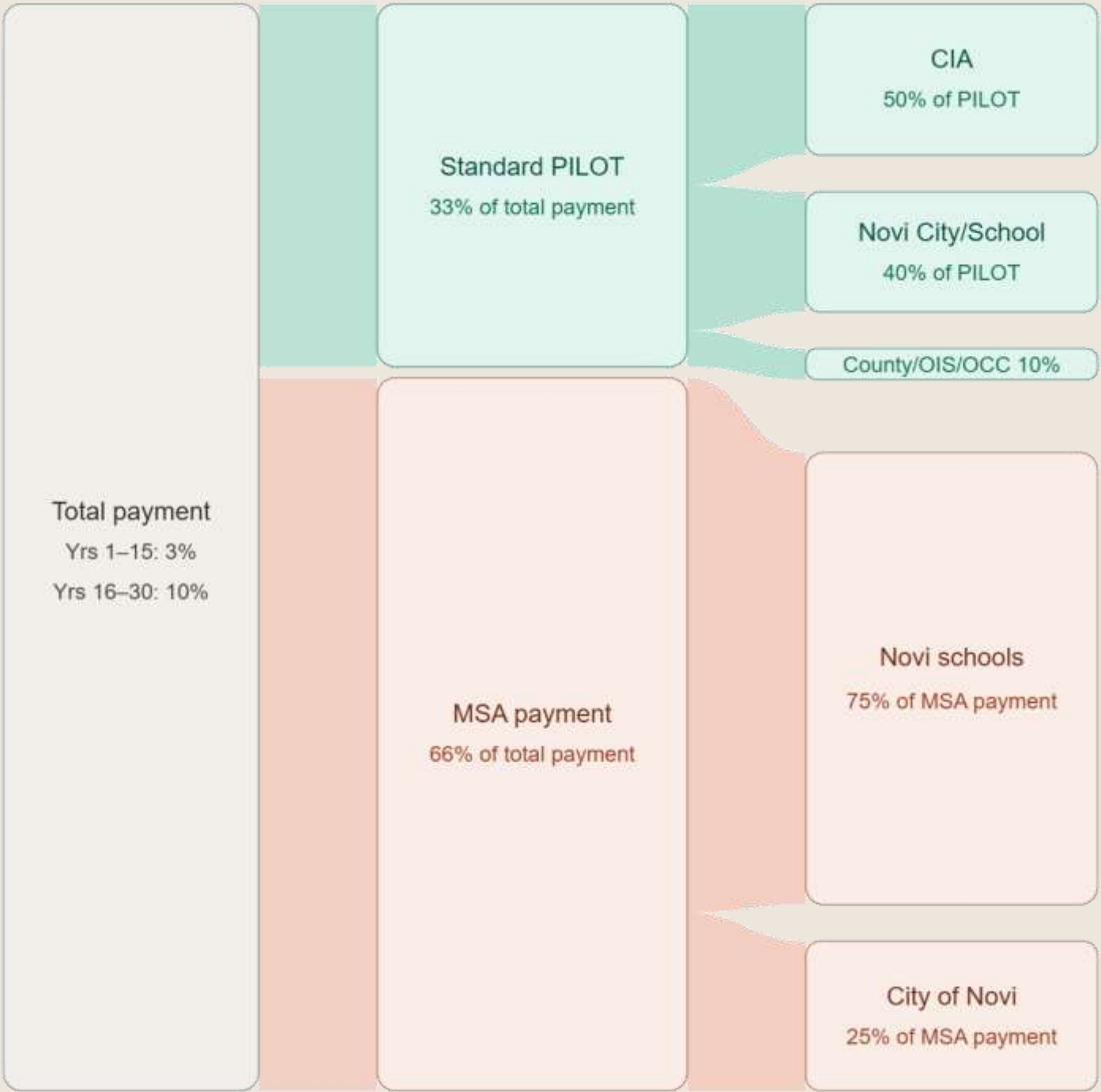
1. 30-years
2. Total payment calculated as a percentage of shelter rents, and that that percentage not exceed 3% for the first 15 years, and 10% for years 16-30.



A Municipal Services Agreement – or MSA – when paired with a PILOT allows for flexibility in how payments are allocated.

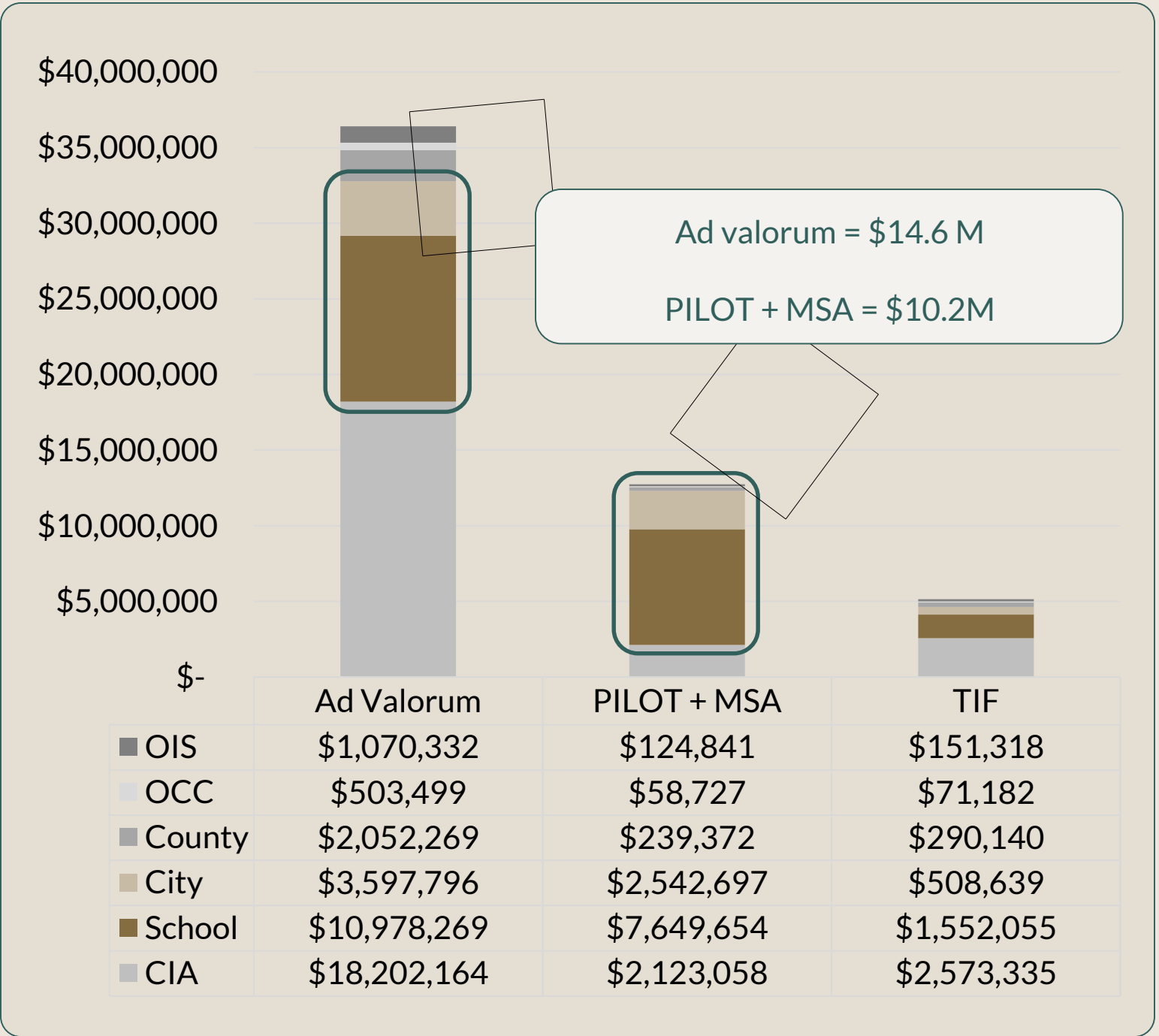
The City of Novi can direct payment however it sees fit between the PILOT and MSA. Likewise, MSA payments can be directed however the City chooses.

Because the City has not yet established how it will direct payments, the image to the right is for representative purposes only.



This example illustrates that total payments to Novi City and Schools under a PILOT + MSA could equal ± 70% of what would otherwise be paid to the Novi City and Schools under ad valorem taxes.

Potential Payments to Taxing Entities Over 30 Years



The proposed PILOT + MSA supports the project's community benefits, which include:

1. The remediation and redevelopment of a nearly 11-acre brownfield in Novi's City West District



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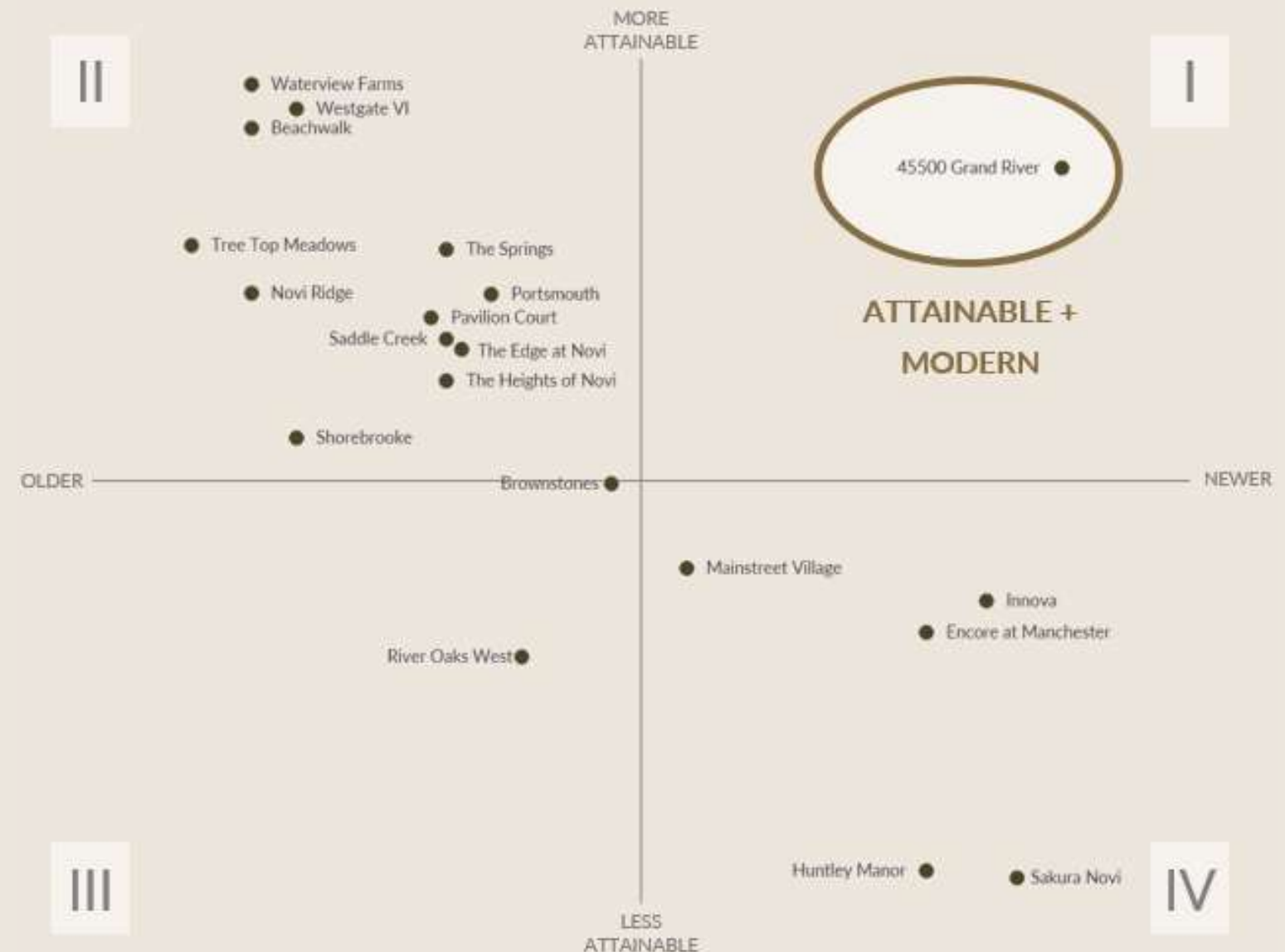
1. The remediation and redevelopment of a nearly 11-acre brownfield in Novi's City West District
2. A new public park with playground, green space, and interconnected walking paths



The proposed PILOT + MSA supports the project's community benefits, which include:

1. The remediation and redevelopment of a nearly 11-acre brownfield in Novi's City West District
2. A new public park with playground, green space, and interconnected walking paths
3. **267 units of high-quality affordable housing that fill a gap in Novi's housing supply**

Novi's Existing Multifamily Housing Landscape



The proposed PILOT + MSA supports the project’s community benefits, which include:

1. The remediation and redevelopment of a nearly 11-acre brownfield in Novi’s City West District
2. A new public park with playground, green space, and interconnected walking paths
3. **267 units of high-quality affordable housing that fill a gap in Novi’s housing supply**

The screenshot shows the Macy's Glassdoor profile. At the top, there's a banner with the text "Be part of an extraordinary story" and two photos of employees. Below the banner, the company name "Macy's" is displayed with a "Follow" button and an "Add a salary" button. The profile is marked as an "Engaged Employer". The navigation bar includes "About", "Reviews", "Pay & benefits" (which is selected), "Jobs", and "Interviews". Below this, a link for "All Macy's salaries" is shown. The main heading is "Total salary range for Macy's Sales Associate in Novi MI". There are three filters: "United States", "All years of experience", and "Annual". The "Total Pay" is displayed as "\$31K - \$37K/yr".

The screenshot shows the Starbucks Glassdoor profile. At the top, there's a banner with the text "Your future. freshly brewed." and a photo of Starbucks employees. Below the banner, the company name "Starbucks" is displayed with a "Follow" button and an "Add a salary" button. The profile is marked as an "Engaged Employer". The navigation bar includes "About", "Reviews", "Pay & benefits" (which is selected), "Jobs", and "Interviews". Below this, a link for "All Starbucks salaries" is shown. The main heading is "Total salary range for Starbucks Shift Supervisor in Novi MI". There are three filters: "United States", "All years of experience", and "Annual". The "Total Pay" is displayed as "\$43K - \$51K/yr".

The screenshot shows the Nordstrom Glassdoor profile. At the top, there's a banner with the text "NORDSTROM FEEL GOOD DOING WHAT YOU LOVE" and the Nordstrom logo. Below the banner, the company name "Nordstrom" is displayed with a "Follow" button and an "Add a salary" button. The profile is marked as an "Engaged Employer". The navigation bar includes "About", "Reviews", "Pay & benefits" (which is selected), "Jobs", and "Interviews". Below this, a link for "All Nordstrom salaries" is shown. The main heading is "Total salary range for Nordstrom Assistant Department Manager in Novi MI". There are three filters: "United States", "All years of experience", and "Annual". The "Total Pay" is displayed as "\$47K - \$66K/yr".

The screenshot shows the Bonefish Grill Glassdoor profile. At the top, there's a banner with the Bonefish Grill logo. Below the banner, the company name "Bonefish Grill" is displayed with a "Follow" button and an "Add a salary" button. The profile is marked as "Is this your company?". The navigation bar includes "About", "Reviews", "Pay & benefits" (which is selected), "Jobs", and "Interviews". Below this, a link for "All Bonefish Grill salaries" is shown. The main heading is "Total salary range for Bonefish Grill Server in Novi MI". There are three filters: "United States", "All years of experience", and "Annual". The "Total Pay" is displayed as "\$46K - \$77K/yr".

The proposed PILOT + MSA supports the project’s community benefits, which include:

- 1. The remediation and redevelopment of a nearly 11-acre brownfield in Novi’s City West District
- 2. A new public park with playground, green space, and interconnected walking paths
- 3. **267 units of high-quality affordable housing that fill a gap in Novi’s housing supply**

Henry Ford Health

Best Place to Work Engaged Employer

About Reviews Pay & benefits Jobs Interviews

All Henry Ford Health salaries

Total salary range for Henry Ford Health Medical Assistant in Novi MI

United States All years of experience Annual

Total Pay

\$40K - \$47K/yr

Scout Motors

Engaged Employer

About Reviews Pay & benefits Jobs Interviews

All Scout Motors salaries

Total salary range for Scout Motors Quality Assurance in Novi MI

United States All years of experience Annual

Total Pay

\$42K - \$63K/yr

ITC Holdings

Is this your company?

About Reviews Pay & benefits Jobs Interviews

All ITC Holdings salaries

Total salary range for ITC Holdings Front Desk Receptionist in Novi MI

United States All years of experience Annual

Total Pay

\$33K - \$48K/yr

#LoveToLearn

Learning Care

Engaged Employer

About Reviews Pay & benefits Jobs Interviews

All Learning Care salaries

Total salary range for Learning Care Payroll Representative in Novi MI

United States All years of experience Annual

Total Pay

\$46K - \$64K/yr

The proposed PILOT + MSA supports the project’s community benefits, which include:

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WAGE SCHEDULE APPENDIX A					
		7/1/2024 2.5%	7/1/2025 5.0%	7/1/2026 4.0%	7/1/2027 4.0%
Level 1	A	64,748.01	67,985.41	70,704.83	73,533.02
	B	29,647	31.129	32.374	33.669
	C	2,490.30	2,614.82	2,719.41	2,828.19
Level 2	A	72,116.68	75,722.41	78,751.31	81,901.36
	B	33,020	34.671	36.058	37.501
	C	2,773.71	2,912.40	3,028.89	3,150.05
Level 3	A	79,524.74	83,500.98	86,841.02	90,314.66
	B	36,412	38.233	39.762	41.353
	C	3,058.64	3,211.57	3,340.04	3,473.64

AGREEMENT BETWEEN
THE CITY OF NOVI AND THE POLICE OFFICERS LABOR COUNCIL



EFFECTIVE JULY 1, 2025 - JUNE 30, 2028

July 1, 2025 - June 30, 2026 (Year 4)						
Classification		Start	1 yr	2 yrs	3 yrs	4 yrs
Fire Protection Officer (96 hour bi-weekly rate)	A	\$ 64,034	\$ 72,181	\$ 80,646	\$ 89,109	\$ 96,646
	H	\$ 25.655	\$ 28.919	\$ 32.310	\$ 35.701	\$ 38,646
	BW	\$ 2,462.85	\$ 2,776.19	\$ 3,101.78	\$ 3,427.28	\$ 3,666.43
Fire Lieutenant (84 hour bi-weekly rate)	A	\$ 98,991	\$ 103,884	4.94%	9.00%	
	H	\$ 45.325	\$ 47.566			
	BW	\$ 3,807.34	\$ 3,995.52			
Fire Captain (84 hour bi-weekly rate)	A	\$ 106,787	\$ 112,461	5.31%	18.00%	
	H	\$ 48.895	\$ 51.493			
	BW	\$ 4,107.18	\$ 4,325.43			
Training Officer (Captain) (80 hour bi-weekly rate)	A	\$ 106,787	\$ 112,461			
	H	\$ 51.340	\$ 54.068			
	BW	\$ 4,107.18	\$ 4,325.43			
Fire Marshal (80 hour bi-weekly rate)	A	\$ 110,234	\$ 114,650			
	H	\$ 52.997	\$ 55.120			
	BW	\$ 4,239.76	\$ 4,409.62			

AGREEMENT

BETWEEN

THE CITY OF NOVI

AND

NOVI PROFESSIONAL FIRE FIGHTERS UNION
LOCAL 3232

JULY 1, 2022 - JUNE 30, 2026

The proposed PILOT + MSA supports the project’s community benefits, which include:

- 1. The remediation and redevelopment of a nearly 11-acre brownfield in Novi’s City West District
- 2. A new public park with playground, green space, and interconnected walking paths
- 3. 267 units of high-quality affordable housing that fill a gap in Novi’s housing supply

AGREEMENT
between
CITY OF NOVI
and
MICHIGAN ASSOCIATION OF PUBLIC EMPLOYEES – DEPARTMENT OF
PUBLIC WORKS/PARKS MAINTENANCE



Effective 7/1/2026 - 6/30/2029

MAPE SALARY AND WAGE SCHEDULE					
JULY 1, 2028 - JUNE 30, 2029					
NON-CLERICAL					
+ 2.25%					
GE	CLASSIFICATION		START	SIX MONTHS	ONE YEAR
9	FIELD OPS OPERATOR I	A	59,507.23	60,053.76	60,593.57
	WATER & SEWER OPERATOR I	H	28.609	28.872	29.132
	PARKS MAINTENANCE I	BW	2,288.74	2,309.76	2,330.52
10	FIELD OPS OPERATOR II	A	64,549.22	65,093.52	65,626.61
	WATER & SEWER OPERATOR II	H	31.033	31.295	31.551
	PARKS MAINTENANCE II	BW	2,482.66	2,503.60	2,524.10
11	FIELD OPS OPERATOR III	A	68,666.15	69,205.96	69,759.21
	WATER & SEWER OPERATOR III	H	33.013	33.272	33.538
	PARKS MAINTENANCE III	BW	2,641.01	2,661.77	2,683.05
12	FIELD OPS OPERATOR IV	A	70,287.83	71,649.68	73,011.54
	WATER & SEWER OPERATOR IV	H	33.792	34.447	35.102
	PARKS MAINTENANCE IV	BW	2,703.38	2,755.76	2,808.14
13	STORMWATER SPECIALIST	A	74,787.77	75,318.63	75,874.12
	SIGN SPECIALIST	H	35.956	36.211	36.478
		BW	2,876.45	2,896.87	2,918.24

NEA Salary Schedule for 2024-25					
Pay Level	BA	BA +15	MA	MA + 15	MA + 30
A	\$56,500	\$57,900	\$59,700	\$60,900	\$62,400
B	\$58,200	\$59,600	\$61,500	\$62,700	\$64,300
C	\$59,900	\$61,400	\$63,300	\$64,600	\$66,200
D	\$61,700	\$63,300	\$65,200	\$66,500	\$68,200
E	\$63,700	\$65,300	\$67,400	\$68,700	\$70,400
F	\$65,800	\$67,500	\$69,600	\$70,900	\$72,700
G	\$68,000	\$69,700	\$71,800	\$73,300	\$75,100
H	\$70,200	\$71,900	\$74,100	\$75,600	\$77,500
I	\$72,800	\$74,600	\$76,900	\$78,500	\$80,400
J	\$75,500	\$77,400	\$79,800	\$81,400	\$83,400
K	\$78,400	\$80,300	\$82,800	\$84,500	\$86,600
L	\$81,300	\$83,300	\$85,900	\$87,600	\$89,800
M	\$84,500	\$86,700	\$89,300	\$91,100	\$93,400
N	\$87,900	\$90,100	\$92,900	\$94,800	\$97,200
O	\$91,400	\$93,700	\$96,600	\$98,600	\$101,000

AGREEMENT
BETWEEN THE
NOVI COMMUNITY SCHOOL DISTRICT
AND THE
NOVI EDUCATION ASSOCIATION
MEA/NEA
July 1, 2023 - June 30, 2026



THANK YOU

PARK CONCEPT - NATURE GATEWAY



LEGEND

- A** TABLED CROSSWALK WITH SPECIALTY PAVING
- B** CIRCULATION / ACCESS CONNECTIONS
- C** WALKING LOOP WITH BOARDWALK BUMP-OUTS
- D** NATIVE PLANTING / STORMWATER FEATURE
- E** LOUNGE SEATING
- F** ORGANIC WALKS
- G** OPEN LAWN
- H** NATURE-THEMED PLAYGROUND
- I** NATIVE SEEDING / PLANTING BUFFER
- J** ARCHITECTURAL FOCAL POINT AT SECONDARY ENTRANCE
- K** GATHERING PLAZA WITH SEATING, SHADE STRUCTURE, AND SCULPTURAL FOCAL POINT
- L** OVERHEAD FOCAL POINT / ANCHORING VISTA



PARK CONCEPT - COMMUNITY GREEN



LEGEND

- A** TABLED CROSSWALK WITH SPECIALTY PAVING
- B** NATURE-THEMED PLAYGROUND
- C** CURVED-BENCH SEATING ZONE WITH SPECIALTY PAVING
- D** CIRCULATION / ACCESS CONNECTIONS
- E** OPEN LAWN
- F** LOUNGE SEATING
- G** NATIVE SEEDING / PLANTING BUFFER
- H** TAPERED WALKS
- I** CURVED-BENCH / PLATFORM GATHERING ZONE
- J** SCULPTURAL / ARCHITECTURAL FOCAL POINT AT CENTRAL ENTRANCE
- K** OVERHEAD FOCAL POINT / ANCHORING VISTA



SCALE 1" = 50'-0"

0' 25'-0" 50'-0" 100'-0" 150'-0"



CITY OF NOVI CITY COUNCIL SEPTEMBER 28, 2026

SUBJECT: Receive an update on the requested progress with the Novi Ice Arena

SUBMITTING DEPARTMENT: PRCS/City Manager

KEY HIGHLIGHTS:

- Per the feedback and direction from the August 10th meeting, the following update has been prepared

BACKGROUND INFORMATION:

At the August 10, 2026 City Council meeting, Council decided to retain the Ice Arena and directed staff to enhance the facility and reassert City ownership. Three primary goals Council wanted City staff to concentrate on:

- Immediately formalize agreements with organizations receiving dedicated space.
- Explore opportunities to increase sponsorship opportunities to support the overall goal of enhancing the facility.
- Appropriately brand the facility to ensure users and visitors alike recognize it as a City facility

User Agreements

The City Attorney's Office has drafted the agreements. Meetings with the groups are scheduled for the week of October 19th. The intent is to bring all agreements together before Council later this year (providing time for groups to approve on their end).

Sponsorships Opportunities

Suburban currently sells dashboard advertising at the Novi Ice Arena, either individually or as part of broader sponsorship packages, with opportunities currently valued at approximately \$1,700 per pair. To explore additional revenue opportunities, Suburban has engaged an experienced third-party firm to assess and value sponsorship assets at its company-owned arenas. Although Novi is not formally part of that study, the similarities among the facilities should provide the City with a useful benchmark for identifying potential sponsorship opportunities and market values without incurring the cost of a separate initial assessment. Once the study is completed in October, City

staff and Suburban can review the findings and discuss a broader sponsorship strategy for the Novi Ice Arena, including available inventory, appropriate sponsor categories, potential naming opportunities, and whether to engage a professional sponsorship sales firm to market those assets.

Branding Efforts

Tours recently occurred to identify opportunities to better incorporate the City of Novi identity, including interior signage, center ice, and other highly visible areas. Staff have also been working with Suburban Sports to strengthen City branding across its communications, including adding the City logo and clearer ownership language to the Ice Arena website and enhancing information on the City's website. In addition, we are refreshing the Novi Ice Arena logo to incorporate "City of Novi Ice Arena," which will ultimately be used across newsletters, promotional materials, digital communications, and throughout the facility.

RECOMMENDED ACTION: Receive an update on the requested progress with the Novi Ice Arena



CITY OF NOVI CITY COUNCIL
SEPTEMBER 28, 2026

SUBJECT: Consideration of awarding a contract to G2 Consulting Group for material testing services in the amount for the Public Safety Facilities projects, subject to final form and approval by the City Manager's and City Attorney's offices.

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- The firm will serve as an independent engineering consultant, observing construction activities and verifying that installations comply with project specifications.
- The proposed fee is within the established project budget for these services.

FINANCIAL IMPACT

	FY 26/27	Total
EXPENDITURE REQUIRED	\$ 301,272	\$301,272
BUDGET		
Public Safety Buildings 464-309-00-977.044	\$301,272	\$301,272
APPROPRIATION REQUIRED	\$	\$
FUND BALANCE IMPACT	\$	\$

BACKGROUND INFORMATION:

On August 18, 2026, a Request for Proposals (RFP) was issued to three (3) qualified Materials Testing firms. The selected firm will serve as an independent engineering consultant, observing construction activities and verifying that installations comply with project specifications. For example, they will confirm proper compaction of subsoils prior to backfilling, obtain and test concrete samples to verify compliance with strength requirements, inspect field welds, and perform other quality assurance activities as required. Depending on the construction details and materials of the final building design, additional testing may be required.

All three invited firms submitted sealed proposals in response to the RFP. The City's Owner's Representative, Plante Moran Realpoint, evaluated proposals based on experience on comparable projects, team qualifications, team availability, acceptance of contract terms, and fee structure. Based on the written proposals, unit pricing, forecasted staffing hours, and overall qualifications, the team recommends awarding the Materials Testing Services contract to G2Consulting Group in an amount not to exceed \$301,272.

The services will be formalized under AIA Agreement C103-2015, subject to final review and approval by the City of Novi's legal counsel. The proposed fee is within the established project budget for these services.

RECOMMENDED ACTION: Approval to award a contract to G2 Consulting Group for material testing services in the amount of \$301,272 for the Public Safety Facilities projects, subject to final form and approval by the City Manager's and City Attorney's offices.

September 16, 2026

Mr. Victor Cardenas
City Manager
City of Novi
45175 Ten Mile Rd.
Novi, Michigan 48375

via email: vcardenas@cityofnovi.org

RE: City of Novi Public Safety Bond Project – Materials Testing Firm Recommendation

Dear Mr. Cardenas,

I am writing to update you on Plante Moran Realpoint's (PMR) progress in our engagement to assist and advise the City of Novi (CoN) in selecting a Materials Testing firm for the CoN Public Safety Project (Project). Together, the City of Novi Selection Advisory Group, consisting of CoN city staff, PMR and CoN legal counsel (the Project Team) have presented a framework to identify, evaluate, and recommend a firm for this Project.

SELECTION PROCESS

This letter summarizes the evaluation process and results for the Materials Testing Services procurement conducted by the City of Novi Selection Advisory Group and PMR in accordance with our engagement agreement.

On August 18, 2026, a Request for Proposals (RFP) was issued to three (3) qualified Materials Testing firms. All three firms submitted sealed proposals in response to the RFP.

Evaluation criteria included experience on comparable projects, team qualifications, team availability, acceptance of contract terms, and fee structure.

RECOMMENDATION

Based on the written proposals, unit pricing, forecasted staffing hours and overall qualifications, the team recommends awarding the Materials Testing Services contract to **G2 Consulting Group in an amount not to exceed \$301,272.**

The services will be formalized under AIA Agreement C103-2015, subject to final review and approval by the City of Novi's legal counsel.

The proposed fee is within the established project budget for these services.

Should you have any questions regarding this recommendation, please do not hesitate to

contact me at (248) 675-9812.

Sincerely,

PLANTE MORAN REALPOINT

A handwritten signature in blue ink, appearing to read "Brian Weber", with a stylized, flowing script.

Brian Weber, Senior Vice President

CC: Greg VanKirk, Plante Moran Realpoint
Todd Fenton, Plante Moran Realpoint

ENCLOSURES: Materials Testing Proposal Summary

**CITY OF NOVI - PUBLIC SAFETY PROGRAM
MATERIAL TESTING SERVICES
REQUEST FOR PROPOSALS SUMMARY**

September 16, 2026

Category	G2 Consulting Group	NTH Consultants	SME	AVERAGES
General Information				
Local Office	Ann Arbor, MI	Northville, MI	Plymouth, MI	
Contact	Tyler Hesse 734.320.1376 thesse@g2consultinggroup.com	David Clark 248.240.8826 dclark@nthconsultants.com	Brennan Thorn 734.454.9900 Brennan.Thorn@sme-usa.com	
Agree to Contract Terms	No Exceptions Noted	Exceptions Noted	No Exceptions Noted	
Familial Disclosure, Iran Sanctions, Non-Collusive, Equal Opportunity and Criminal Background Affidavits	Yes	Yes	Not Provided	
Proposed Fee Information				
Fire Station 02	\$ 53,441	\$ 32,000	\$ 75,000	\$ 53,480
Fire Station 03	\$ 53,441	\$ 32,000	\$ 75,000	\$ 53,480
Public Safety Building	\$ 194,390	\$ 132,000	\$ 275,000	\$ 200,463
Reimbursables				
N.T.E. Allowance	\$ -	\$ -		
Markup on Reimbursables	0%	0%	0%	
Total Proposed Fee including Reimbursables	\$ 301,272	\$ 196,000	\$ 425,000	\$ 307,424
Subconsultants Mark-up %	15%	0%	0%	
Staffing Summary				
Staff Hours	2,336	1,396	2,833	\$ 2,188
Blended Cost/Hour	\$ 129	\$ 140	\$ 150	\$ 140

Program Budget	\$ 350,000
-----------------------	-------------------



August 31, 2026

Mr. Victor Cardenas
City Manager
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

RE: Proposal for Construction Engineering Services
City of Novi 2025 Public Safety Bond Program
G2 Proposal No. 263565

Dear Mr. Cardenas:

This letter will serve as our proposal and agreement to provide construction engineering services associated with the City of Novi 2025 Public Safety Bond Program. We understand the bond includes construction of Fire Station Nos. 2 and 3, as well as a public safety building, which will include a police station, fire station, and a fleet garage. The buildings will be constructed at the following addresses:

- Fire Station No. 2: 42000 W. 13 Mile Road – Novi, Michigan
- Fire Station No. 3: 2275 & 22700 Venture Drive – Novi, Michigan
- Public Safety Building: 42250 11 Mile Road – Novi, Michigan

We understand Fire Station Nos. 2 and 3 will be single-story, slab-on-grade structures with approximate footprints of 13,000 square feet. The public safety building will be a two-story structure with an approximate footprint of 79,000 square feet. Based on the provided RFP, the buildings will be constructed between 2026 and 2029. G2 Consulting Group, LLC (G2) previously performed geotechnical investigations for each of the proposed buildings and issued associated geotechnical reports.

We anticipate special inspection/materials testing services will include observing earthwork operations, proof-rolling, utility installation, concrete inspection for foundations, floor slab, site concrete, and exterior flatwork, masonry and structural steel evaluation, and bituminous paving. Our proposal is based on the project documents provided, our email correspondence, and our experience with similar projects.

QUALIFICATIONS

G2 has performed similar geotechnical investigations at several similar developments throughout southeast Michigan.

- **Livonia Senior Center:** Performed a geotechnical investigation and provided special inspection/materials testing services for building additions and site improvements at the Recreation Center in Livonia, Michigan. The project consisted of constructing two (2) building additions to the existing recreation center, as well as utilities and PCC/bituminous pavements.
- **Northville Township Essential Services Campus:** Performed a geotechnical investigation and provided special inspection/materials testing services for the essential services campus in Northville, Michigan. The project consisted of constructing a combined fire station, police station, department of public works building, and parking garage, with a combined footprint of 95,000 square feet, as well as associated utilities, structural BMPs, and PCC/bituminous pavements.
- **City of Novi Salt Dome:** Performed a geotechnical investigation and provided special inspection/materials testing services for construction of a new salt dome within the Department of Public Works (DPW) campus in Novi, Michigan.
- **Washington Township DPW and Fire Station No. 2:** Performed geotechnical investigations for construction of the DPW facility and Fire Station in Washington Township, Michigan. The DPW facility and Fire Station No. 2 buildings had footprints of 7,500 and 8,300 square feet, respectively. Each development included structural BMPs, utilities, and PCC/bituminous pavements.
- **Ypsilanti District Library:** Performed a geotechnical investigation and provided special inspection/materials testing services for construction of a new library development in Ypsilanti, Michigan. The development consisted of an 8,000 square foot building, as well as associated utilities, structural BMPs, and PCC/bituminous pavements.
- **Fire Station Developments:** G2 has performed geotechnical investigations and special inspection/material testing services for a wide array of fire station developments in Ann Arbor, Auburn Hills, Canton, Chelsea, Dearborn, Dexter, Farmington Hills, Green Oak Township, Highland Township, Madison Heights, Plymouth, Ray Township, Redford Township, Southfield, St. Clair Shores, Superior Township, Warren, Washington Township, Westland, and West Bloomfield, to name a few.
- **16th District Court:** G2 provided geotechnical design services, and all required special inspections for the City of Livonia's 38,600-square-foot, two-story Civic Center complex.

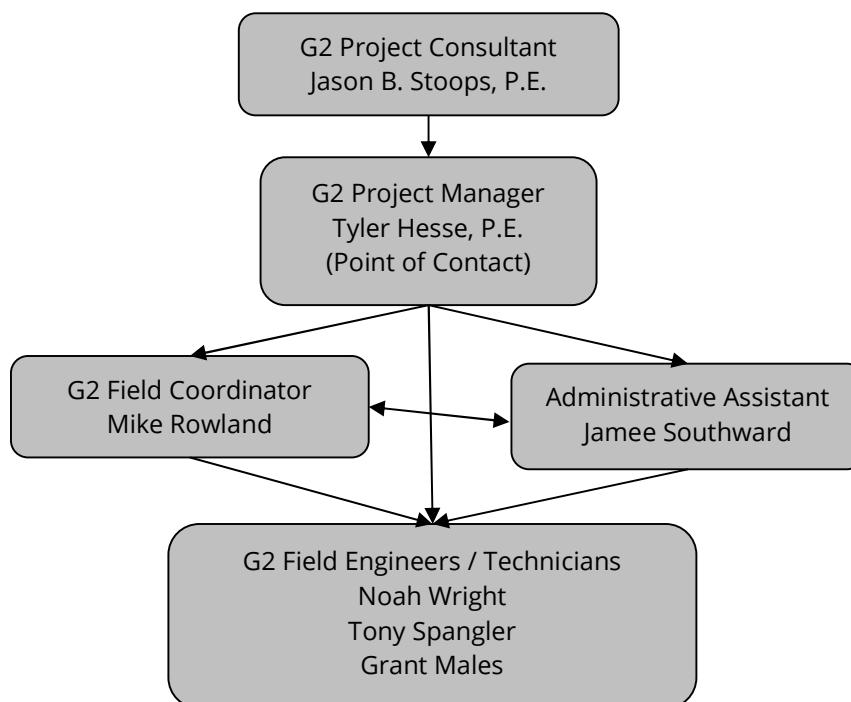
PERSONNEL

We intend to assign a consistent Staff Engineer or Senior Field Technician to observe construction operations for the duration of the project. This will ensure consistency in the services performed during the project and will also provide a regular avenue for communication between construction representatives and G2 Project Management staff. G2's field representatives are trained through various governmental and technical training programs including but not limited to the following:

- American Concrete Institute – Concrete Field Testing – Grade 1
- Michigan Concrete Association – Concrete Field Testing – Level 1
- International Code Council – Soils Special Inspector
- Michigan Department of Transportation – Aggregate Technician
- Ferris State University – Michigan Certified Bituminous Laboratory Technician – Level 1
- Ferris State University – Michigan Density Technology
- International Code Council – Structural Steel and Bolting Special Inspector

- International Code Council – Structural Welding Special Inspector

In addition, G2 staff must adhere to strict in-house training requirements. Technicians are trained on a formal basis where they are required to observe the performance of a given field or laboratory test procedure and subsequently pass both written and performance examinations. Lastly, Tyler S. Hesse, P.E., will serve as the project manager, attend all required site meetings, and provide final review for all field reports. The organizational chart for the project is as follows:



SCOPE OF SERVICES

In general, our construction engineering services shall consist of observing construction activities and advising the contractor as to their conformance with project specifications. In accordance with project specifications, we anticipate the scope of our services shall include, as appropriate, the following items:

Earthwork Operations and Underground Utilities

- Our field representative will observe subgrade preparation, including placement and compaction of engineered fill, subbase, and aggregate base materials. We will observe proof roll operations and make recommendations for stabilizing unsuitable subgrade soils. We will observe trench excavation operations, preparation of the trench bottom, placement of bedding layers, and placement and compaction of trench backfill, as necessary.
- Our field representative will sample and evaluate fill soils, and determine the moisture content and in-place dry density of engineered fill and backfill materials. We will obtain representative samples of fill and backfill materials for laboratory testing. Retained samples will be evaluated for grain size distribution, maximum dry density, and optimum moisture content, as necessary for use in compaction control.

- In order to expedite testing operations and to minimize delays to the contractor, our field representative will use a nuclear moisture-density gauge to observe compliance of fill materials with compaction specifications.

Cast-In-Place Concrete and Site Concrete Work

- Our field representative will observe concrete placement operations, perform appropriate field testing (temperature, slump, air content, unit weight, and yield), mold compression test cylinders, and observe concrete finishing and curing operations.
- Laboratory testing is expected to consist principally of testing concrete cylinders for compressive strength.

Foundation Construction

- We will observe and document construction of RAPs, as necessary.
- We will perform appropriate field tests and make observations to document building foundations have been placed on the recommended bearing soils at the design bearing elevation. Also, the design dimensions of the foundations will be verified and the bearing surface observed to confirm the foundation excavation has been properly cleaned and prepared prior to placement of cast-in-place concrete.

Structural Masonry Operations

- A field representative will observe construction methods implemented by the contractor during structural masonry construction operations per Level 1 inspection requirements. Appropriateness of the construction methods will be observed in accordance with applicable ASTM and Masonry Institute of Michigan standards.
- During construction, frequent samples of the masonry construction materials, including mortar, grout, and masonry block, will be obtained and tested in accordance with applicable standards.

Structural Steel/Steel Joists and Miscellaneous Steel Construction

- G2 is prepared to provide field quality control/quality assurance testing of all structural steel and steel decking to be placed in accordance with project specifications. Our testing services are not for fabrication, but are for verification and evaluation at the point of erection and installation.
- We will provide on-site observation during steel erection operations including structural steel, steel joists, bolted connections, field welding, metal decking and metal framing. Specifically, we will test bolt installation at mechanical connections using a torque-wrench and/or turn-of-nut method. Our personnel will assist in obtaining and providing certified test reports from the steel supplier for shop welds. We will also perform periodic visual inspection of light-gage metal framing to observe materials are in compliance with the applicable project specifications.
- Any full penetration field welds will be evaluated by ultrasonic examination in accordance with Structural Welding Code of the American Welding Society AWS D1.1. This is a specialty test and will be performed by a subcontractor at a higher rate.

Bituminous Paving Operations

- At your request, we will review bituminous mix designs submitted by the contractor and make recommendations for approval or modification as appropriate.
- During paving operations, we will check surface preparation and observe bituminous mixture placement and compaction operations. These services will include visual evaluation of the bituminous mixture delivered to the site, observing the pavement layer thickness, mix temperature, rolling procedures, and density of finished pavement.
- We will undertake a sampling and laboratory-testing program, which will include extractions, sieve analysis, crushed particle analysis, and determination of the Maximum Marshall Density, as appropriate.

PROFESSIONAL FEES AND PROJECT SCHEDULE

G2 staff have extensive experience providing construction observation and quality control testing services for similar projects. In general, we charge fees for our field services as outlined above based on a daily rate of \$900 (up to 8 hours portal to portal) or half day rate of \$555 (up to 4 hours portal to portal). Overtime hours (in excess of 8 hours) will be charged at a rate of \$140 per hour. Weekends and holidays will be charged at a 50 percent premium.

Our daily rate includes the costs for the project as follows:

- On site observation and testing services by our field engineer;
- Project management time (excluding special meetings);
- Administrative fees for processing written observation and test reports;
- Engineering review of test reports; and
- Equipment and materials charges

We charge for laboratory tests according to the rate schedule provided below:

Laboratory Test	Rate (Per Test)
Compressive Strength of Concrete (ASTM C39)	\$ 20.50
Compressive Strength of Grout Specimens	\$ 37.75
Modified Proctor Compaction Test (ASTM D1557)	\$ 405.00
Mortar Proportions (ASTM D780)	\$ 405.00

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Based on our review of the available project documents, we propose to perform the special inspection/material testing services for the following estimated fees:

Fire Station No. 2				
Work Item	Unit	Quantity	Unit Price	Total Price
Earthwork	Full Day	8	\$900.00	\$7,200.00
	Half Day	4	\$555.00	\$2,220.00
Utilities	Full Day	5	\$900.00	\$4,500.00
	Half Day	5	\$555.00	\$2,775.00
Site Concrete	Full Day	8	\$900.00	\$7,200.00
	Half Day	4	\$555.00	\$2,220.00
Foundations	Full Day	6	\$900.00	\$5,400.00
	Half Day	4	\$555.00	\$2,220.00
Floor Slab	Full Day	2	\$900.00	\$1,800.00
	Half Day	1	\$555.00	\$555.00
Structural Steel	Half Day	5	\$555.00	\$2,775.00
Masonry	Half Day	6	\$555.00	\$3,330.00
Asphalt	Full Day	2	\$900.00	\$1,800.00
	Overtime Hour	8	\$140.00	\$1,120.00
Laboratory Testing	Concrete Cylinder	200	\$20.50	\$4,100.00
	Grout Specimen	24	\$37.75	\$906.00
	Cylinder Pick-Up	10	\$170.00	\$1,700.00
	Mortar Proportions	2	\$405.00	\$810.00
	Modified Proctor	2	\$405.00	\$810.00
Estimated Total				\$53,441.00

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Fire Station No. 3				
Work Item	Unit	Quantity	Unit Price	Total Price
Earthwork	Full Day	8	\$900.00	\$7,200.00
	Half Day	4	\$555.00	\$2,220.00
Utilities	Full Day	5	\$900.00	\$4,500.00
	Half Day	5	\$555.00	\$2,775.00
Site Concrete	Full Day	8	\$900.00	\$7,200.00
	Half Day	4	\$555.00	\$2,220.00
Foundations	Full Day	6	\$900.00	\$5,400.00
	Half Day	4	\$555.00	\$2,220.00
Floor Slab	Full Day	2	\$900.00	\$1,800.00
	Half Day	1	\$555.00	\$555.00
Structural Steel	Half Day	5	\$555.00	\$2,775.00
Masonry	Half Day	6	\$555.00	\$3,330.00
Asphalt	Full Day	2	\$900.00	\$1,800.00
	Overtime Hour	8	\$140.00	\$1,120.00
Laboratory Testing	Concrete Cylinder	200	\$20.50	\$4,100.00
	Grout Specimen	24	\$37.75	\$906.00
	Cylinder Pick-Up	10	\$170.00	\$1,700.00
	Mortar Proportions	2	\$405.00	\$810.00
	Modified Proctor	2	\$405.00	\$810.00
Estimated Total				\$53,441.00

(This space has intentionally been left blank)

Public Safety Building				
Work Item	Unit	Quantity	Unit Price	Total Price
Earthwork	Full Day	30	\$900.00	\$27,000.00
	Half Day	15	\$555.00	\$8,325.00
Utilities	Full Day	25	\$900.00	\$22,500.00
	Half Day	10	\$555.00	\$5,550.00
Site Concrete	Full Day	30	\$900.00	\$27,000.00
	Half Day	15	\$555.00	\$8,325.00
Foundations	Full Day	20	\$900.00	\$18,000.00
	Half Day	15	\$555.00	\$8,325.00
Floor Slab	Full Day	12	\$900.00	\$10,800.00
Structural Steel	Half Day	20	\$555.00	\$11,100.00
Masonry	Half Day	20	\$555.00	\$11,100.00
Asphalt	Full Day	6	\$900.00	\$5,400.00
	Overtime Hour	12	\$140.00	\$1,680.00
Laboratory Testing	Concrete Cylinder	800	\$20.50	\$16,400.00
	Grout Specimen	100	\$37.75	\$3,775.00
	Cylinder Pick-Up	25	\$170.00	\$4,250.00
	Mortar Proportions	8	\$405.00	\$3,240.00
	Modified Proctor	4	\$405.00	\$1,620.00
Estimated Total				\$194,390.00

We understand that construction will begin in 2026 and is expected to extend through 2029. The rates listed above are valid throughout the 2029 construction season. We will increase our daily rates and lab testing by 3 percent per year for subsequent construction seasons.

The fees are based on the anticipated material inspection requirements. G2's field time is governed by the contractor and their progress. G2 can provide an updated budget estimate once a detailed contractor milestone schedule is available.

Should the scope of our services change or construction operations require additional or less time on-site by G2 or our sub consultants due to delays, slow operations, or less required testing services, fees will be charged accordingly. Once drawings are issued, G2 should be notified to re-evaluate the provided budget.

GENERAL CONDITIONS

General conditions relating to the performance of our services are presented in the attached General Conditions and are made part of this proposal. As authorization to proceed, please have one copy of the proposal executed by an authorized representative of the party responsible for payment of services and return it to G2. A signed copy of this proposal must be received before work is initiated. The prices discussed in this proposal remain valid for a

period of 60 days from the date of this proposal. After 60 days, we reserve the right to revise our prices. If there are any questions regarding the proposal, please contact us.

We appreciate the opportunity to be of service to the City of Novi and look forward to working with you on this project. If you have any questions regarding our proposed scope of services or any other matter pertaining to the project, please do not hesitate to call.

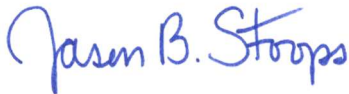
Respectfully,

G2 Consulting Group, LLC

Tyler S. Hesse, P.E.
Project Manager



Mohamad K. Khalil
Project Consultant



Jason B. Stoops, P.E.
Managing Principal

TSH/MKK/JBS/tsh

Encl: Materials Testing Services Proposal Form
 Familial Disclosure Statements
 Iran Disclosure Statement
 Non-Collusive Affidavit
 Equal Opportunity Form
 Criminal Background Disclosure Affidavit
 Fee and Rate Schedule
 General Conditions

ACCEPTED FOR CITY OF NOVI:

BY: _____

DATE: _____

Material Testing Services Proposal Form

FIRM:

G2 Consulting Group, LLC

FIRM'S ADDRESS:

1350 Eisenhower Place - Ann Arbor, Michigan 48108

FIRM'S MAIN CONTACT FOR PROPOSAL:

Tyler Heese, PE

MAIN CONTACT'S PHONE NUMBER:

734-320-1376

MAIN CONTACT'S EMAIL ADDRESS:

theese@g2consultinggroup.com

All proposals submitted may not be withdrawn and shall be irrevocable for a minimum period as defined in this RFP.

A. COST PROPOSAL

- a. Estimate of Not-to-Exceed Fees for Scope of Services as described and required in the RFP and AIA C103-2015 as modified:

- | | |
|---------------------------|----------------------|
| a. Fire Station 02 | \$ <u>53,441.00</u> |
| b. Fire Station 03 | \$ <u>53,441.00</u> |
| c. Public Safety Building | \$ <u>194,310.00</u> |

- b. Billable Hourly Rate Schedule

<u>Position</u>	<u>Hourly Rate</u>
Principal	\$ <u>302</u>
Project Engineer / Manager	\$ <u>252</u>
Senior Engineering Technician	\$ <u>131</u>
Technician I	\$ <u>102</u>
Technician II	\$ <u>122</u>
Technician III	\$ _____
Lab Technician	\$ <u>137.0</u>
Staff Professional / Engineer	\$ <u>154</u>
Senior Staff Professional / Engineer	\$ <u>165</u>
Project Professional / Engineer	\$ <u>194</u>
Administrative Assistant	\$ <u>108</u>
Testing Full-Daily Rate	\$ <u>900</u>
Testing Half-Day Rate	\$ <u>555</u>
_____	\$ _____

_____	\$ _____
_____	\$ _____
_____	\$ _____

c. Unit Prices

<u>Item</u>	<u>Price per Test</u>
Concrete Cylinders	\$ <u>20.50</u>
Cylinder Pick-Ups	\$ <u>170</u>
Bituminous Extraction	\$ <u>378</u>
Proctor Compaction Test	\$ <u>405</u>
Grain Size Analysis	\$ <u>162</u>
Masonry Mortar / Grout	\$ <u>37.75</u>
<u>Mortar Proportions</u>	\$ <u>405</u>
<u>Bituminous Sample Pick-Up</u>	\$ <u>325</u>
_____	\$ _____
_____	\$ _____

The hourly rates shall be fixed through 12/31/2029 and may be increased a maximum of 3% per year thereafter.

d. Reimbursables:

Provide a list of items for which you would require reimbursement and the percentage mark-up, if any, which you would add to reimbursable expenses. In addition, please provide a not-to-exceed allowance for reimbursable expenses on this project.

Markup on reimbursables: \$

Not-to-exceed reimbursable allowance: \$

B. SUB-CONSULTANTS

a. List all anticipated sub-consultants:

STRUCTURAL

In the event additional consultants are required to complete this project, please state your percentage markup, if any, for including the services of additional consultants under your primary contract: 15 %

C. ADDENDA

- a. This proposal includes information for the following addenda:

ADDENDA NO.	_____	DATED	_____
ADDENDA NO.	_____	DATED	_____
ADDENDA NO.	_____	DATED	_____
ADDENDA NO.	_____	DATED	_____

D. CONTRACTUAL TERMS

- a. If selected as the material testing consultant, I agree to the contractual terms as provided in the RFP as noted below:

☒ AIA C103-2015 Edition, as modified

☐ Exceptions to amended C103-2015*

*Attach SPECIFIC proposed alternate contract language in Section 2

I have read and I understand the responsibilities required of the consultant under the terms of this RFP and the proposed Agreement. If selected, our firm will be able to fulfill the requirements.

SIGNATURE

Dated this 20 day of August, 2026 .

FIRM NAME:

62 Consulting Group, LLC

BY:

Tyler Hesse
Signature

Project Manager
Position/Title

Tyler Hesse, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 20th day of August, 2026.

NOTARY PUBLIC:

Jamee M. Marra

MY COMMISSION EXPIRES:

4-18-28

Proposal Checklist

- ☐ Bid Proposal Form (this document)
- ☐ Familial Disclosure Statements
- ☐ Iran Disclosure Statement
- ☐ Non-Collusive Affidavit
- ☐ Equal Opportunity Form
- ☐ Criminal Background Disclosure Affidavit

JAMEE M. MARRA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires April 18, 2028
Acting in the County of Washtenaw

Familial Disclosure Affidavit

The undersigned, the owner or authorized officer of the below named firm (the "Firm"), pursuant to the familial disclosure requirement provided in the City of Novi (the "Owner") request for proposals for Material Testing services, hereby represents and warrants that, except as provided below, no familial relationships exist between the owner or any employee of the Firm, and any member of the Board of Commissioners or the City of Novi Administration.

LIST OF ANY FAMILIAL RELATIONSHIPS

SIGNATURE

Dated this 20 day of August, 2026.

FIRM NAME: G2 Consulting Group, LLC

BY: Tyler Hesse
Signature

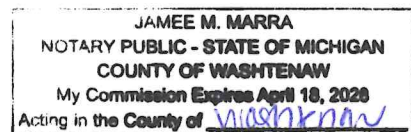
Project Manager
Position/Title

Tyler Hesse, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 20th day of August, 2026, in the county of Washtenaw and the state of Michigan.

NOTARY PUBLIC: JAMEE M. MARRA

MY COMMISSION EXPIRES: 4-18-28



Iran Disclosure Affidavit

AFFIDAVIT OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT

MICHIGAN PUBLIC ACT NO. 517 OF 2012

The undersigned, the owner or authorized officer of the below named firm (the "Firm"), pursuant to the compliance certification requirement provided in the City of Novi (the "Owner") request for proposals for Material Testing services (the "RFP"), hereby certifies, represents, and warrants that the Firm (including its officers, directors, and employees) is not an "Iran linked business" within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the "Act"), and that in the event Firm is awarded a contract as a result of the aforementioned RFP, the Firm will not become an "Iran linked business" at any time during the course of performing the scope of work or any services under the contract.

The Firm further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than two hundred fifty thousand dollars (\$250,000.00) or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the Township's investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date it is determined that the person has submitted the false certification.

SIGNATURE

Dated this 20 day of August, 2026.

FIRM NAME:

62 Consulting Group, LLC

BY:

Tyler Helt
Signature

Project Manager
Position/Title

Tyler Hesse, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

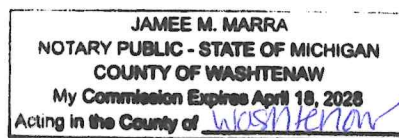
Subscribed and sworn before me this 20th day of August, 2026, in the county of Washtenaw and the state of Michigan.

NOTARY PUBLIC:

Jamie M. Marra

MY COMMISSION EXPIRES:

4.18.28



Non-Collusive Affidavit

Tyler Hesse, being duly sworn, deposes and says that:

1. The proposal has been arrived at by the firm independently and has been submitted without collusion with, and without any agreement, understanding, or planned common course of action with, any other vendor of materials, supplies, equipment, or services described in the request for proposals, designed to limit independent bidding or competition; and,
2. The contents of the proposal have not been communicated by the firm or its employees or agents to any person not an employee or agent of the firm or its surety on any bond furnished with the proposal and will not be communicated to any such person prior to the official opening of the proposal.

Tyler Hesse

Signature of Firm

STATE OF Michigan)
)ss.

COUNTY OF Washtenaw)

This instrument was acknowledged before me on the 20th day of August, 2026, by
Jamee M. Marra.

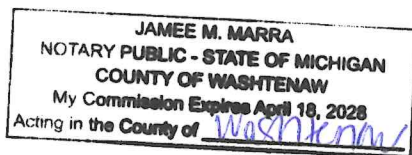
Jamee M. Marra

_____, Notary Public

Washtenaw County, Michigan

My Commission Expires: 4-18-28

Acting in the County of: Washtenaw



Equal Opportunity Form

It is the publicly stated policy of 62 Consulting Group, LLC not to discriminate against any employee, applicant for employment, contractor, or material supplier, because of race, religion, national origin, ancestry, or sex. With regard to employment, such non-discrimination includes, but is not limited to, our (my) policies of recruitment, recruitment advertising, selection for apprenticeships or other training, rates of pay, promotion, transfer, lay-off, or termination.

In all advertising for employment, subcontractors, or suppliers we (I) shall state all applicants or respondents will receive consideration without regard to race, religion, color, national origin, ancestry, or sex.

We (I) understand that any contract for the City of Novi shall be in consideration of our maintaining the above-mentioned non-discrimination policy.

We (I) understand that we (I) may be required to submit further information covering the race, color, and work classification for our employees and those of subcontractors to be employed on this project.

SIGNATURE

Dated this 20 day of August, 2026.

FIRM NAME:

62 Consulting Group, LLC

BY:

Tyler Hesse
Name (printed)

Tyler Hesse
Signature

Project Manager
Position/Title

Criminal Background Affidavit

The undersigned, the owner or authorized officer of the below-named firm (the "Firm"), pursuant to the criminal background compliance certification requirements of the City of Novi (the "Owner") hereby represents and warrants that the Firm has performed and/or will perform sufficient criminal background checks, including at a minimum, an Internet Criminal History Tool ("ICHAT") (or equivalent for non-Michigan residents) for all of its owners, employees, agents, representatives, contractors, and/or other personnel who will be on the Owner premises related to the project to carry out the services contemplated by the contract documents. The Firm further hereby certifies that no owner, employee, agent, representative, contractor, and/or other personnel of the Firm will be on the Owner premises related to the project if they are a registered criminal sexual offender under the Sex Offenders Registration Act, Public Act 295 of 1994, or have been convicted of "Listed Offense" as defined under Section 722 of the Sex Offenders Registration Act, MCL 28.722.

The Firm further acknowledges that if it is found to have submitted a false certification or otherwise fails to comply with the requirements of this certification, the Owner may immediately terminate the contract.

SIGNATURE

Dated this 20 day of August, 2026.

FIRM NAME:

62 Consulting Group, LLC

BY:

Tyler Howe
Signature

Project Manager
Position/Title

Tyler Hesse, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

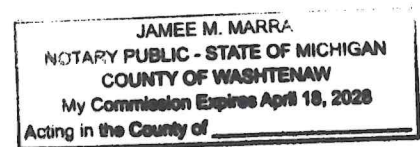
Subscribed and sworn before me this 20th day of August, 2020, in the county of Washtenaw and the state of Michigan.

NOTARY PUBLIC:

Jamee M. Marra

MY COMMISSION EXPIRES:

4.18.28



GENERAL CONDITIONS

PUBLIC LIABILITY INSURANCE

We represent and warrant that we and our agents, staff and consultants employed by us are protected by worker's compensation insurance and that we have coverage under public liability and property damage insurance policies which we deem to be adequate. Certificates for all such policies of insurance can be provided to the client upon request. Within the limits and conditions of such insurance, we agree to indemnify and save clients harmless from and against any loss, damage or liability arising from any negligent acts by us, our agents, staff or consultants employed by us. We shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. We shall not be responsible for any loss, damage or liability arising from any negligent acts by our client, its agents, staff and other consultants employed by client.

LIMITATION OF PROFESSIONAL LIABILITY

In performing our professional services, we will use that degree of care and skill ordinarily exercised under similar circumstances by members of our profession. No warranty, express or implied, is made or intended by our proposal for consulting services, by our furnishing oral or written reports, or by our observation of work. Client recognizes that actual conditions may vary from those encountered at the location where borings, surveys or explorations are made by us or provided by others, and that our data, interpretations and recommendations are based solely on the information available to the client. We will be responsible for those data, interpretations and recommendations, but shall not be responsible for the interpretation by others of the information developed. Client also recognizes that monitoring of construction by a qualified engineer is essential to verify that designs are appropriate for actual site conditions.

Should we or any of our professional employees be found to have been negligent in the performance of professional services or to have made and breached any expressed or implied warranty, the client agrees that the maximum aggregate amount of our liability and/or that of said professional employees shall be limited to \$25,000.00 or the amount of the fee paid us for professional services on this project, whichever amount is greater.

WAIVER OF LIMITATION OF PROFESSIONAL LIABILITY

In the event the client is unwilling or unable to limit liability in accordance with the provisions set forth in the paragraph hereinbefore, we agree to waive this limitation upon written notice from the client received within ten (10) days after date of contract, and client agrees to pay us a sum equivalent to ten (10) percent additional of the total fee to be charged for the professional services, said sum to be called "Waiver of Limitation of Liability Charge". This charge will in no way be construed as being a charge for insurance of any type, but will be increased consideration for the greater risk involved in performing work in which there is no limitation of liability.

RIGHT OF ENTRY

The client will provide for right of our entry and all necessary equipment, in order for us to complete the work. While we will take reasonable precautions to minimize any damage to the property, it is understood by client that in the normal course of work some damage may occur, the correction of which is not part of this agreement.

DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client represents that client has made a reasonable effort to evaluate if hazardous materials including gases are on or near the project site, and that client has informed us of client's findings relative to the possible presence of such materials.

Hazardous materials may exist at a site where there is no reason to believe they could or should be present. We and client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. We and client also agree that the discovery of unanticipated hazardous materials may make it necessary for us to take immediate measures to protect health and safety. Client agrees to compensate us for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials.

We agree to notify client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold us harmless for any and all consequences of disclosures made by us which are required by governing law. In the event the project site is not owned by client,

client recognizes that it is client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

Notwithstanding any other provisions of the agreement, client waives any claim against us and, to the maximum extent permitted by law, agrees to defend, indemnify, and save us harmless from any claim, liability, and/or defense costs for injury or loss arising from our discovery of unanticipated hazardous materials or suspected hazardous materials, including, but not limited to, any costs created by delays of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by us which are found to be contaminated.

UTILITIES

In the prosecution of the work, we will take reasonable precaution to avoid damage or injury to subterranean structures or utilities. The client agrees to hold us harmless for any damages to subterranean structures which are not called to our attention and correctly shown or described on the documents furnished.

OWNERSHIP OF DOCUMENTS

All reports, drawings, plans, specifications, field data, field notes, calculations, estimates and other documents we prepare, as instruments of service, shall remain our property. Client agrees that all reports and other work furnished to the client or his agents, which is not paid for, will be returned upon demand and will not be used by the client for any purpose whatever. We will retain pertinent records relating to the services performed for a period of five (5) years following submission of the report, during which period the records will be made available to the client at reasonable times for a reasonable fee.

RESOLUTION OF DISPUTES

All claims, disputes and other matters in controversy arising out of or in any way related to this agreement will be submitted to Alternative Dispute Resolution (ADR) before and as a condition precedent to other remedies provided by law. If and to the extent we have agreed on methods for resolving such disputes, then such methods will be set forth in the "Alternate Dispute Resolution Agreement" which, if attached, is incorporated into and made a part of this agreement. If no specific ADR procedures are set forth in the agreement, then it shall be understood that the parties shall submit disputes to mediation as a condition precedent to litigation.

If a dispute at law arises from matters related to the services provided under this agreement and that dispute requires litigation instead of ADR as provided above, then:

- (1) the claim will be brought and tried in the judicial jurisdiction of the court where our principal place of business is located and the client waives the right to remove the action to any other judicial jurisdiction, and
- (2) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim-related expenses.

TERMINATION

This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, we shall be paid for services performed to the termination notice date plus reasonable termination expenses.

In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this agreement, we may complete such analyses and records as are necessary to complete our files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all our direct costs in completing such analyses, records and reports.

ASSIGNS

Neither the client nor our firm may delegate, assign, sublet or transfer its duties or interest in this agreement without the written consent of the party.

TECHNICAL PROPOSAL

**City of Novi -
Material Testing Services:
2025 Public Safety Bond
Program**

**September 1, 2026
NTH Proposal No.:
26003699**



David Clark

Project Director

NTH Consultants, Ltd.

41780 Six Mile Road; Suite 200

Northville, MI 48168





TABLE OF CONTENTS

Cover Letter

Section 1: Proposal Forms

Section 2: Clarifications and Exceptions

Section 3: Additional Information

- A.** Project Understanding
- B.** Proposed Project Team
- C.** Past Project Experience





Brian Weber
Plante Moran Realpoint
3215 W. Big Beaver Road
Troy, MI 48084

September 1, 2026
NTH Proposal No.: 26003699

**RE: Request for Proposal
Material Testing Services**

Dear Mr. Weber:

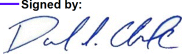
We are pleased to submit our proposal to Plante Moran Realpoint (PMR) and the City of Novi for Material Testing Services as a part of the 2025 Public Safety Bond Program based in Novi, MI. NTH understands that this program is to include a new centralized Public Safety Headquarters that will co-locate the Novi Police Station and Fire Station #1. As well as the construction of two new fire department facilities to replace Fire Stations #2 and #3, and renovations and improvements to Fire Station #4. NTH Consultants, Ltd. (NTH) brings extensive experience in material testing, with prior experience providing these services for a bond program with Livonia Public Schools.

We have reviewed the Scope of Work and are confident in our ability to successfully support the City of Novi's Public Safety Bond Program. What you can expect from NTH:

- ✓ **Trusted Advisors to Lead the Way:** Our proposed project director David Clark, brings over 26 years of experience in construction quality control and assurance, and engineering support services. His extensive experience encompasses a wide range of building materials and construction systems, including shallow and deep concrete foundations, soil stabilization, masonry, structural steel, fireproofing and firestopping systems, and asphalt and concrete pavements. Anthony Sinatra will serve as the assigned Project Manager. With more than 21 years of experience working with municipalities on capital improvement projects, Anthony is well-versed in coordinating with owner's representatives, city staff, and project teams to support successful project delivery.
- ✓ **Exceptional Local Client Service:** With our headquarters based in Northville and laboratory in Livonia, our team is in close proximity to the project. NTH takes a proactive and personal approach, anticipating potential challenges and collaborating closely to deliver effective, reliable solutions on time and within budget. Our understanding of the regulatory landscape and dedication to client satisfaction has fostered long-term partnerships and a reputation for excellence, as we consistently exceed the expectations of our clients.
- ✓ **Outstanding Safety Record and Performance:** Safety is our top priority, and we equip our employee-owners with the training and tools needed to ensure everyone returns home safely to their families. With an experience modification rate 18% below the industry average (0.82), we are committed to bringing this strong safety culture to all PMR projects.

We are confident that NTH will exceed your expectations and are committed to providing the highest quality of service. We appreciate this opportunity to submit our proposal for your consideration and look forward to continuing our relationship with PMR. Please contact David Clark at (248) 240-8826, if you have any questions or require additional information. We look forward to working with you on this project.

Sincerely,
NTH Consultants, Ltd.

Signed by:


B43A1F816D5241A...
David Clark
Project Director
dclark@nthconsultants.com
248.240.8826

SECTION 1

Proposal Forms



Material Testing Services Proposal Form

FIRM: NTH Consultants, Ltd.
41780 Six Mile Rd, Suite 200,
 FIRM'S ADDRESS: Northville, MI 48168

FIRM'S MAIN CONTACT FOR PROPOSAL: David Clark
 MAIN CONTACT'S PHONE NUMBER: 248-240-8826
 MAIN CONTACT'S EMAIL ADDRESS: dclark@nthconsultants.com

All proposals submitted may not be withdrawn and shall be irrevocable for a minimum period as defined in this RFP.

A. COST PROPOSAL

- a. Estimate of Not-to-Exceed Fees for Scope of Services as described and required in the RFP and AIA C103-2015 as modified:

a. Fire Station 02	<u>\$32,000</u>
b. Fire Station 03	<u>\$32,000</u>
c. Public Safety Building	<u>\$132,000</u>

- b. Billable Hourly Rate Schedule

<u>Position</u>	<u>Hourly Rate</u>
Principal	<u>\$225</u>
Project Engineer / Manager	<u>\$195</u>
Senior Engineering Technician	<u>\$105</u>
Technician I	<u>\$65</u>
Technician II	<u>\$75</u>
Technician III	<u>\$85</u>
Lab Technician	<u>\$85</u>

Staff Professional / Engineer	\$125	
Senior Staff Professional / Engineer	\$135	
Project Professional / Engineer	\$165	
Administrative Assistant	\$85	
Testing Full-Daily Rate	\$860	
Testing Half-Day Rate	\$540	
Sr. Testing Full-Day Rate		\$1115
Sr. Testing Half-Day Rate		\$670
	\$	
	\$	

c. Unit Prices

<u>Item</u>	<u>Price per Test</u>	
Concrete Cylinders	\$24	
Cylinder Pick-Ups	\$200	
Bituminous Extraction	\$295	
Proctor Compaction Test	\$230	
Grain Size Analysis	\$110	
Masonry Mortar / Grout	\$28	
<u>Vehicle Usage</u>		\$30
<u>Troxler</u>	\$50	
<u>HMA Gradation</u>		\$105
	\$	

The hourly rates shall be fixed through 12/31/2029 and may be increased a maximum of 3% per year thereafter.

d. Reimbursables:

Provide a list of items for which you would require reimbursement and the percentage mark-up, if any, which you would add to reimbursable expenses. In addition, please provide a not-to-exceed allowance for reimbursable expenses on this project.

Markup on reimbursables: \$0

Not-to-exceed reimbursable allowance: \$0

B. SUB-CONSULTANTS

- a. List all anticipated sub-consultants:

STRUCTURAL	N/A

In the event additional consultants are required to complete this project, please state your percentage markup, if any, for including the services of additional consultants under your primary contract: _____%

C. ADDENDA

- a. This proposal includes information for the following addenda:

ADDENDA NO.	N/A	DATED	
ADDENDA NO.		DATED	
ADDENDA NO.		DATED	
ADDENDA NO.		DATED	

D. CONTRACTUAL TERMS

- a. If selected as the material testing consultant, I agree to the contractual terms as provided in the RFP as noted below:

- ☐ AIA C103-2015 Edition, as modified
☒ Exceptions to amended C103-2015*

*Attach SPECIFIC proposed alternate contract language in Section 2

I have read and I understand the responsibilities required of the consultant under the terms of this RFP and the proposed Agreement. If selected, our firm will be able to fulfill the requirements.

SIGNATURE

Dated this 31st day of August, 2026 .

FIRM NAME: NTH Consultants, Ltd.

BY:

Signed by:

 0099ADB0450E147D...
 Signature

David Clark | Sr. Principal Professional
 Position/Title

David Clark, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 31st day of August, 2026.

NOTARY PUBLIC:



MY COMMISSION EXPIRES:

01/22/2031



Familial Disclosure Affidavit

The undersigned, the owner or authorized officer of the below named firm (the "Firm"), pursuant to the familial disclosure requirement provided in the City of Novi (the "Owner") request for proposals for Material Testing services, hereby represents and warrants that, except as provided below, no familial relationships exist between the owner or any employee of the Firm, and any member of the Board of Commissioners or the City of Novi Administration.

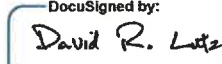
LIST OF ANY FAMILIAL RELATIONSHIPS

N/A

SIGNATURE

Dated this 26th day of August, 2026.

FIRM NAME: NTH Consultants, Ltd.

BY: 
2BF41F0D0F4749B...
Signature

David Lutz, P.E. | Sr. Vice President
Position/Title

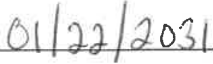
David Lutz, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2026, in the county of Wayne and the state of Michigan.

NOTARY PUBLIC:



MY COMMISSION EXPIRES:



Iran Disclosure Affidavit

AFFIDAVIT OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT

MICHIGAN PUBLIC ACT NO. 517 OF 2012

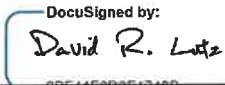
The undersigned, the owner or authorized officer of the below named firm (the “Firm”), pursuant to the compliance certification requirement provided in the City of Novi (the “Owner”) request for proposals for Material Testing services (the “RFP”), hereby certifies, represents, and warrants that the Firm (including its officers, directors, and employees) is not an “Iran linked business” within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the “Act”), and that in the event Firm is awarded a contract as a result of the aforementioned RFP, the Firm will not become an “Iran linked business” at any time during the course of performing the scope of work or any services under the contract.

The Firm further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than two hundred fifty thousand dollars (\$250,000.00) or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the Township’s investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date it is determined that the person has submitted the false certification.

SIGNATURE

Dated this 26th day of August, 2026.

FIRM NAME: NTH Consultants, Ltd.

BY: 
 2BF41F0D0F4749B...
 Signature

David Lutz, P.E. | Sr. Vice President

Position / Title

David Lotz, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2026, in the county of Wayne and the state of Michigan.

NOTARY PUBLIC:

Michelle Kitzinger

MY COMMISSION EXPIRES:

01/22/2031



Non-Collusive Affidavit

David Lutz, P.E. _____, being duly sworn, deposes and says that:

1. The proposal has been arrived at by the firm independently and has been submitted without collusion with, and without any agreement, understanding, or planned common course of action with, any other vendor of materials, supplies, equipment, or services described in the request for proposals, designed to limit independent bidding or competition; and,

2. The contents of the proposal have not been communicated by the firm or its employees or agents to any person not an employee or agent of the firm or its surety on any bond furnished with the proposal and will not be communicated to any such person prior to the official opening of the proposal.

DocuSigned by:
David R. Lutz
2BE41F0D0E4749B

Signature of Firm

STATE OF Michigan)

)ss.

COUNTY OF Wayne)

This instrument was acknowledged before me on the 26th day of August, 2026, by
David Lutz.

Michelle Kitzinger

Michelle Kitzinger, Notary Public

Wayne County, Michigan

My Commission Expires: 01/22/2031

Acting in the County of: Wayne



Equal Opportunity Form

It is the publicly stated policy of NTH Consultants, Ltd. not to discriminate against any employee, applicant for employment, contractor, or material supplier, because of race, religion, national origin, ancestry, or sex. With regard to employment, such non-discrimination includes, but is not limited to, our (my) policies of recruitment, recruitment advertising, selection for apprenticeships or other training, rates of pay, promotion, transfer, lay-off, or termination.

In all advertising for employment, subcontractors, or suppliers we (I) shall state all applicants or respondents will receive consideration without regard to race, religion, color, national origin, ancestry, or sex.

We (I) understand that any contract for the City of Novi shall be in consideration of our maintaining the above-mentioned non-discrimination policy.

We (I) understand that we (I) may be required to submit further information covering the race, color, and work classification for our employees and those of subcontractors to be employed on this project.

SIGNATURE

Dated this 26th day of August, 2026.

FIRM NAME: NTH Consultants, Ltd.

BY: David Lutz, P.E.
Name (printed)

DocuSigned by:
David R. Lutz
2BF41F0D0F4746B...
Signature

Sr. Vice President

Position / Title

Criminal Background Affidavit

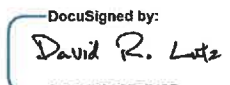
The undersigned, the owner or authorized officer of the below-named firm (the "Firm"), pursuant to the criminal background compliance certification requirements of the City of Novi (the "Owner") hereby represents and warrants that the Firm has performed and/or will perform sufficient criminal background checks, including at a minimum, an Internet Criminal History Tool ("ICHAT") (or equivalent for non-Michigan residents) for all of its owners, employees, agents, representatives, contractors, and/or other personnel who will be on the Owner premises related to the project to carry out the services contemplated by the contract documents. The Firm further hereby certifies that no owner, employee, agent, representative, contractor, and/or other personnel of the Firm will be on the Owner premises related to the project if they are a registered criminal sexual offender under the Sex Offenders Registration Act, Public Act 295 of 1994, or have been convicted of "Listed Offense" as defined under Section 722 of the Sex Offenders Registration Act, MCL 28.722.

The Firm further acknowledges that if it is found to have submitted a false certification or otherwise fails to comply with the requirements of this certification, the Owner may immediately terminate the contract.

SIGNATURE

Dated this 26th day of August, 2026.

FIRM NAME: NTH Consultants, Ltd.

BY: 
2BF41F0B0F4749B...
Signature

David Lutz, P.E. | Sr. Vice President
Position/Title

David Lutz, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2026, in the county of Wayne and the state of Michigan.

NOTARY PUBLIC:

Michelle Kitzinger

MY COMMISSION EXPIRES:

01/22/2031



SECTION 2

Clarifications and Exceptions



Section 2. Clarifications and Exceptions

NTH respectfully requests that Section 6.1.3, Waiver of Consequential Damages, be reinstated in its original form. This provision provides a mutual waiver of consequential damages between the Owner and Consultant and is a standard risk-allocation provision commonly included in professional services agreements. NTH recommends undeleting Section 6.1.3 and retaining the mutual waiver of consequential damages language

SECTION 3

Additional Information



Section 3. Additional Information

Project Understanding

NTH understands that the City of Novi is undertaking a significant public safety improvement program funded through the 2025 Public Safety Bond Program, including the new construction of Fire Station No. 2, Fire Station No. 3, and a new Public Safety Building that will support police, fire, and fleet operations. The construction will consist of foundation installation, concrete slabs, structural steel framing, masonry walls, underground utilities, and site pavements. NTH also understands that this work will require close coordination with the City of Novi, Plante Moran Realpoint, the Construction Manager, and the design team to support project schedules, maintain clear communication, promptly identify and report nonconforming conditions, and help facilitate timely resolution of construction-related issues across multiple active project sites.

Project Approach

NTH will provide responsive, technically sound material testing and engineering services for the City of Novi's 2025 Public Safety Bond Program, including Fire Station No. 2, Fire Station No. 3, and the Public Safety Building. Our approach is built around early coordination, qualified field representation, timely testing, clear reporting, and practical recommendations that support the Owner, Owner's Representative, Construction Manager, Architect/Engineer of Record, and authorities having jurisdiction throughout construction.

Project Team and Lines of Communication

David Clark will serve as Project Director and will provide executive oversight, senior technical review, and resource allocation for the duration of the program. Anthony Sinatra will serve as Project Manager and will be the primary point of contact for day-to-day coordination with the City of Novi, Plante Moran Realpoint, the Construction Manager, and the design team. Peter Stoermer will serve as a Senior Technician and will provide experienced, consistent field leadership for testing and observation activities, supported by additional qualified field technicians as project demands require.

The Project Manager will maintain regular communication with the construction team to confirm testing needs, schedule field staff, review reports, and promptly elevate issues requiring engineering input. Field technicians will coordinate daily site access with the Owner and/or Construction Manager, observe the work in progress, complete required field tests, document conditions encountered, and communicate potential deficiencies or nonconforming work immediately.

Startup, Scope Confirmation, and Testing Plan

At the outset of the assignment, NTH will review the available drawings and specifications, geotechnical reports when issued, applicable addenda, and project schedules. We will participate in a kickoff meeting with the Owner, Owner's Representative, Architect/Engineer of Record, and Construction Manager to confirm required inspections, testing frequencies, reporting protocols, distribution lists, and procedures for addressing nonconforming results. Based on this review, we will develop a project-specific testing plan aligned with the construction sequence for each facility.

Scope of Services

NTH will furnish the labor, equipment, transportation, laboratory support, documentation, and professional review necessary to perform field and laboratory testing in accordance with project requirements, applicable codes, ASTM standards, and other recognized industry standards. The scope will include observations, sampling, field testing, laboratory testing, engineering evaluation, and recommendations for soils, aggregate base, concrete, masonry, structural framing, and asphalt paving. More specifically NTH will perform the following services:

Soils, Backfill Materials and Aggregate Base -

Our field representative will observe cut and fill operations as well as proof rolling operations for subgrade preparation prior to placement of slabs and pavements, evaluate fill soils, evaluate suitability of the subgrade for support of underground utilities, and determine the moisture content and in-place dry density of engineered fill and backfill materials. Our field representative will use a nuclear moisture-density gauge to verify compliance of fill materials with compaction specifications. More specifically, we propose to perform the following services as required/appropriate:

1. Testing of off-site materials intended for fill purposes to determine compliance with project specifications.
2. Determine maximum density and optimum moisture content (Modified Proctor test, ASTM D 1557) for each of the fill material groups.
3. Grain-size analysis of granular materials per ASTM to determine suitability of material for free-drainage backfill, filter materials, drains, etc., for each fill material type.
4. Observe subgrade proof rolling to determine unstable/unsuitable subgrade areas.
5. Observe repairs performed on the unstable subgrade such as undercutting, placement of geotextile fabric, placement and compaction of stone and/or other engineered fill.
6. In-place density/moisture tests to establish the degree of compaction of fill materials during the course of engineered fill placement.
3. Observe and document concrete placement, consolidation, finishing and curing procedures.
4. Review reinforcing steel placement
5. Perform the following field concrete tests:
 - Slump (ASTM C 143) at the rate determined by the project specifications. Perform slump tests at the discharge end and at the truck, if concrete is pumped.
 - Temperature at the rate determined by the project specifications.
 - Air content (ASTM C 183 or C 231) at the rate determined by the project specifications.
 - Unit weight and yield (ASTM C 138) at the rate determined by the project specifications.
 - One set of five compressive strength cylinders (ASTM C 31), at the rate/frequency determined by the project specifications.
7. Perform the following laboratory tests:
 - Compressive strength tests at the rate determined by the project specifications. One at seven days; three at 28 days; and one spare.

Shallow Foundation Construction -

Our experienced field representative will observe, test, and evaluate the bearing soils at the bottom of excavations for support of shallow foundations. To assess the suitability of bearing materials, our field representative will use Housel penetrometers, pocket penetrometers, or other appropriate testing devices as dictated by the encountered soil conditions. Specifically, we propose to perform the following services:

1. Classifying bearing soils and verifying that soil descriptions compare with those indicated in the geotechnical report and/or the project documents.
2. Observing placement of reinforcing steel including grades, bar sizes, lap splices, clearance, spacing, support, and any field changes made and authorized by the structural engineer.

Concrete Placement –

Our field representative will observe and verify the placement of reinforcing steel, observe concrete placement operations, perform appropriate field-testing and mold compression test cylinders. We will also perform the necessary related and/or follow up services including:

1. Review the contractors' proposed materials and mix design for compliance with project specifications, if requested.
2. Observe mix cycle, concrete age, and delivery tickets.

Masonry –

We will review the contractor's procedures for compliance with the project specifications regarding storage of materials, masonry installation, mortar preparation and handling, grouting and weather protection. We will also review the contractor's mix design for mortar and grout. During construction, we will observe construction of masonry walls for conformity with the project specifications, and sample and test mortar/grout specimens in accordance with Project Specifications.

Structural Steel -

Our Certified Weld Inspector (CWI) will perform a variety of tasks, including the review of: prequalification certificates of welding operators and welding procedures; provide visual inspections of welds; random checks of dimensions; performance of nondestructive testing; observation of field erection procedures; checking tension of high strength bolts (if needed); and calibrating impact wrenches when used, or verifying the turn-of-the-nut method. Field welded connections will be visually reviewed for size and quality. Fillet welds as well as full penetration structural welds will be examined by ultrasonic testing, if required. Full and partial penetration welds will be tested by ultrasonic testing methods, in accordance with the project specifications.

Asphalt Paving – Upon completion of the proof rolling, subgrade preparation and base material placement, our field representative will observe asphalt placement operations including visual evaluation of asphalt delivered to the site, monitor layer thickness, mix temperatures, and rolling procedures. We will perform in-place density tests on the finished pavement to verify compliance with the compaction specifications. Extraction testing, and sieve analysis will be performed to compare the results to the mix design criteria.

Reports and Recommendations

NTH utilizes SpectraQest software for Field and Laboratory Test Reports production and the Construction Hive Platform for submission. This software and platform allow for seamless tracking, report writing, QC review, and final submission.

Daily Summary Field and Field Test Reports will be completed per visit and will state ASTM, AASHTO, or MTM methods used, name of technician who performed the work, a description of the contractor's operations, equipment used, conformance to project documents, standards and specifications, and the name of the report QC reviewer.

Laboratory Concrete Test Reports will be completed per sample with the test results and will state ASTM, AASHTO, or MTM methods used, the name of the certified technician who performed the work, the name of the report QC reviewer, and conformance to the project documents.

The reports will be published electronically to the Construction Hive Platform and an email notification will be sent to the City of Novi approved project team representatives for their review and use. Daily field reports will be submitted between 24 hours and 7 days of the field visit. Lab test results will be submitted within 48 hours of the completion of the test.

Unexpected conditions, potential deficiencies or nonconforming work will be reported immediately to the Construction Manager, Plante Moran Realpoint, and the City of Novi via phone or email conversations. NTH will make recommendations based on the requirements of the project documents, specifications and past experiences. Design related issues will be directed to the Engineer/ Architect of Record and NTH will provide consultation as requested.

The construction related issues will be documented in the field and laboratory reports along with the applicable specification or drawing detail as well as any recommendations, conversations, and corrective actions performed.

Quality Control, Safety, and Schedule Responsiveness

NTH's quality control process will include assignment of qualified personnel, use of appropriate calibrated equipment, technical review of reports, and senior-level involvement for issues requiring engineering judgment. Our equipment and lab management staff ensure routine calibrations are performed as required and logs are maintained. Technician certifications are renewed when required and the staff is regularly trained on standards updates, proper test method performance and technical writing. Reports are reviewed by the Project Manager for completeness and accuracy prior to being submitted.

Our field staff will comply with site-specific safety requirements and will coordinate daily activities to avoid interfering with Owner operations, construction progress, emergency access, or public safety functions. NTH field staff will participate in site safety orientations or meetings as required. NTH also provides in house safety toolboxes for all staff monthly to provide continuous refreshers of safety related issues relating to construction sites, contractor activities, vehicle use, weather conditions, housekeeping, and self awareness.

Because the program includes multiple facilities and overlapping construction periods, NTH will assign field resource flexibly to support short-notice testing requests, critical placements, and schedule-driven construction activities.

Program Continuity and Closeout

NTH will maintain continuity across all three projects by using consistent management, reporting procedures, field documentation standards, and communication protocols. As each facility nears completion, we will support closeout by confirming that required reports have been issued, outstanding testing items have been addressed, and final documentation is organized for the Owner's records. This approach will provide the City of Novi with clear, independent confirmation that materials and construction activities have been observed and tested in accordance with the RFP, project documents, and applicable standards.

Project Experience

NTH has performed construction materials testing and engineering consulting services for several clients and projects, including Plante Moran Realpoint and public safety buildings for community development. We have attached project description sheets for the following projects:

[Livonia Public Schools 2021 Bond Program](#)
[Tiger Garage 2 Construction Materials Testing](#)
[Detroit Police Department 5th Precinct Adaptive Re-Use](#)

In addition to those NTH has provided consulting services for municipalities when issues arise. The City of Pontiac identified concrete floor slab and CMU block wall settlement in the former Fire Station #2 facility and retained NTH to investigate including concrete sounding, GPR, coring, DCP, shallow borings, sewer clean out and CCTV, and monitoring. The root cause of the settlement was identified and repair recommendations developed.

Fees

NTH fees and not-to-exceed estimates are provided on the attached Material Testing Services Proposal Form. Time for the field technicians will be charged on a time and material basis and will include time on site as well as travel time from portal (NTH Laboratory in Livonia,

Michigan) to portal (project site). Overtime will be charged at 1.33 times the hourly rate of the technician for hours worked over 8 hours on weekdays and any hours worked on Saturday, Sunday or Holidays.

NTH only charges for actual work performed and typically uses the hourly and unit rates provided. This is to avoid overcharges to the client that half day and full day rates can result in.

Should unit rates for technician time be the preferred method, the provided half-day, full-day, and cylinder pickup rates are inclusive of the technician time, vehicle use, Troxler use, and routine project management for coordination and report review. Overtime would be charged accordingly using the technician's hourly rate. Time for project manager or director outside of routine tech related work for attendance at meetings, construction related issues or engineering consultations would be charged using the hourly rates provided.

The not-to-exceed value was determined based on the scope of services in the Request for Proposal and NTH's experience on related projects using the assumed breakdown of anticipated hours work by field technicians from Quarter 4 of 2026 to Quarter 2 of 2029 listed below:

FIRE STATION NO. 2	
LABOR	HOURS
Technician II	153
Senior Technician	52
Project Manager	20
Project Director	4

FIRE STATION NO. 3	
LABOR	HOURS
Technician II	153
Senior Technician	52
Project Manager	20
Project Director	4

PUBLIC SAFETY BUILDING (POLICE, FIRE, FLEET GARAGE)	
LABOR	HOURS
Technician II	629
Senior Technician	212
Project Manager	82
Project Director	15

Below is an organizational chart that describes the our team and their roles, with detailed resumes of our key staff following. NTH guarantees that the professionals proposed for this project will serve in their designated roles for the duration of the engagement.

// **NTH Organizational Chart**

 **Key Staff**





EDUCATION:

Mott Community College;
AS, Building and Construction
Technologies
AS, General Studies
University of Michigan - Flint;
Operations Management

PROFESSIONAL LICENSES / CERTIFICATIONS:

Certified Welding Inspector
ICC Special Inspector - General
ICC Special Inspector - Masonry

David Clark

PROJECT DIRECTOR

David Clark has 26 years of experience in construction quality control, quality assurance, and engineering support services. He has managed quality programs for projects throughout the Midwest, overseeing technical issues, staffing, scheduling, and deliverables. Mr. Clark's expertise includes foundations, soil stabilization, masonry, structural steel, fireproofing, firestopping systems, and asphalt and concrete pavements. He has supported municipal, government, commercial, industrial, healthcare, utility, petroleum, retail, and nonprofit clients, providing technical leadership and quality oversight on projects of varying size and complexity.

RELEVANT PROJECT EXPERIENCE

As-Needed Construction Materials Testing

City of Troy

Provided construction materials testing for a variety of projects throughout the City of Troy.

Detroit Regional Convention Facility Authority – Huntington Place

Detroit Regional Convention Facility Authority

Provided structural steel and fireproofing inspections throughout the Centers Phase II and III Renovation's in Detroit, MI. The project included a 40,000 SF ballroom, a new 80 ft. tall atrium, glass curtain wall along the Detroit River, TV Screens and components on the east and north east corner facades.

General Motors – Global Technical Center - 2020 Transformation

Ideal Contracting

Operations Manager leading the way in utilizing Ground Penetrating Radar, Radio Frequency Locators, and other devices to locate utilities and applied them to Topographical Surveys that are used throughout various construction projects on the campus.

Ford Hub Phase 1A and 1B - Corporate Headquarters

Ford Motor Company

Coordinated materials testing for the Ford World Headquarters is a 2.1-million-square-foot, state-of-the-art facility in Dearborn, Michigan, built on part of the former Product Development Center site. While initial employee moves began in late 2025 and parts of the campus opened in August 2026, final build-out phases and full campus completion extend through 2027.

JW Marriott Detroit Water Square

Colasanti Construction

Coordinated quality control and third-party inspections for the JW Marriott Detroit Water Square is a 25-story, 600-room luxury hotel rising on the former Joe Louis Arena site along the Detroit riverfront. Developed by The Sterling Group, the \$396.5 million tower features direct pedestrian skybridge and tunnel connections to the Huntington Place Convention Center.



EDUCATION:

University of Detroit-Mercy; BS,
Civil Engineering (96 Credit Hrs)

PROFESSIONAL LICENSES / CERTIFICATIONS:

Nuclear Gauge Safety Certified
MDOT Density Certified
ACI/MCA Concrete Level I
Field Manager Training
Computerized Office Technician
HMA Paving Operations
Radiation Safety Officer

Anthony Sinatra

PROJECT MANAGER

Anthony Sinatra has over 21 years of experience in the construction services industry for a variety of projects including sports complexes, schools, manufacturing facilities, MDOT, high rises and municipality infrastructure. Anthony Sinatra's area of expertise includes quality control/assurance testing and observation of concrete, soils, reinforcing steel, masonry, deep/shallow foundations and asphalt along with providing site management services. His professional skills also include the supervision and training of field staff members, report production and review, project meetings and coordination, interpreting plans, proposals, specifications and other project documents and continuing the growth of client relationships.

RELEVANT PROJECT EXPERIENCE

LPS 2021 Bond Program

Livonia Public Schools

Testing and inspection oversight, client and contractor coordination, plan/specification review, budget monitoring, reporting, and site issue resolution.

Kroger D-446

The Kroger Store

Construction materials testing and inspection, ground improvement, foundation, structural steel, masonry, and paving oversight, client and contractor coordination, plan/specification review, budget and invoice management, reporting, and testing staff supervision.

COPA - Home Plate Club

Detroit Tigers

Construction management, micropile, concrete, masonry, and structural steel construction oversight, client and contractor coordination, budget and documentation review, site meeting participation, and non-conformance tracking.

MUOB/Sports Medicine Institute

Olympia Development of Michigan, LLC

Construction materials testing and inspection, drilled pier and foundation oversight, structural steel, concrete, masonry, and utility construction monitoring, plan/specification review, reporting, budget management, and site coordination.

DTMB Michigan State Police Parking Lots

Department of Technology, Management, and Budget

Construction materials testing and inspection, density testing, paving inspection, client and contractor coordination, plan/specification review, budget and invoice management, reporting, and testing staff oversight.



EDUCATION:

Washtenaw Community
College; Math, History, Biology

PROFESSIONAL LICENSES / CERTIFICATIONS:

MDOT Density Certification
MDOT Aggregate Technician
Level 1
MDOT Local Agency HMA
MCA/ACI Concrete Level I
MCA/ACI Concrete Level II
MDOT HMA Paving Operations
MDOT Local Agency Sampling
Storm Water Management –
Construction Site
MDOT Bridge Construction/
Rehabilitation Inspection &
Bridge Paint
MDOT Concrete Paving
Inspection Training Course
NASSCO PACP/LACP/MACP
Certified
Soil Erosion and Sedimentation
Control
Michigan HMA QC/QA
Technician
Confined Space Entry

Peter Stoermer

MATERIAL TESTING LEAD

Peter Stoermer has more than 8 years of experience as a QA/QC field technician and inspector supporting MDOT, local agency, and major commercial construction projects. He is experienced in construction materials testing and inspection, including plastic concrete, in-place density, soils verification, grout testing, reinforcing steel verification, and post-tensioning inspection. Mr. Stoermer is a certified ICC Masonry Special Inspector with extensive knowledge of MDOT plans, specifications, and QA/QC procedures. His expertise also includes HMA paving operations, plant and field sampling, laboratory volumetric testing, settlement and vibration monitoring, and construction site safety compliance for public and private sector clients.

RELEVANT PROJECT EXPERIENCE

Kroger D-446

The Kroger Store

Construction materials testing and inspection, ground improvement, foundation, structural steel, masonry, and paving oversight, client and contractor coordination, plan/specification review, budget and invoice management, reporting, and testing staff supervision.

MUOB/Sports Medicine Institute

Olympia Development of Michigan, LLC

Construction materials testing and inspection, drilled pier and foundation oversight, structural steel, concrete, masonry, and utility construction monitoring, plan/specification review, reporting, budget management, and site coordination.

DTMB Michigan State Police Parking Lots

Department of Technology, Management, and Budget

Construction materials testing and inspection, density testing, paving inspection, client and contractor coordination, plan/specification review, budget and invoice management, reporting, and testing staff oversight.

DTE Corktown Substation

DTE Energy

Construction materials testing and inspection, drilled pier and foundation construction observation, soil and utility backfill testing, reinforcing steel inspection, concrete testing, and pavement construction monitoring.

Barton Dam Right Embankment Remediation

City of Ann Arbor

Earthwork and engineered fill testing, soil sampling, in-place density testing, water quality monitoring, turbidity testing, and construction quality assurance.



Project Description: NTH has provided construction engineering and materials testing services for Livonia Public Schools for nearly 20 years and was selected to support the District's 2021 Bond Program, a multi-year capital improvement initiative that included renovations and upgrades at multiple school facilities, construction of a new Robotics Center addition, and development of a new 72,000-square-foot Early Childhood Center. Services included construction observation and materials testing for earthwork, underground utilities, shallow foundations, cast-in-place concrete, structural steel, masonry, and asphalt paving. NTH performed field and laboratory testing, compaction and density testing, bearing verification, concrete sampling and strength testing, masonry quality assurance, asphalt testing, and structural steel inspections, including Certified Weld Inspector (CWI) services, nondestructive testing, and ultrasonic weld examinations. NTH provided responsive, on-call QA/QC support and coordinated with the project team to verify construction conformance with plans, specifications, and industry standards throughout the bond program.

Project Name:

Livonia Public Schools 2021 Bond Program

Client Name:

Livonia Public Schools

Services:

Construction Observation and Materials Testing Services

NTH Contract Value:

\$291,500

Reference:

Harry Lau,
hlau@livoniapublicschools.org,
(734) 812-8597



Key Project Attributes:

- ✓ Multi-Site Public Bond Program Construction Support
- ✓ Materials Testing & Special Inspections
- ✓ Soil, Aggregate Base & Earthwork Testing
- ✓ Concrete, Masonry & Structural Steel Inspection
- ✓ Asphalt Paving Testing & Quality Assurance
- ✓ Field & Laboratory Testing Services
- ✓ Coordination with Owners, Architects & Construction Teams



Project Name:

Tiger Garage 2

Client Name:

Olympia Development /
Plante Moran

Services:

Construction Materials
Testing

NTH Contract Value:

\$162,690

Reference:

Kevin Donnelly,
kevin.donnelly@
plantemoran.com



Project Description: The project consisted of constructing a five-story parking structure with four stories supported and the lower level on grade. The footprint of the parking structure is approximately 350 feet in the east/west direction and 190 feet in the north/south direction. The project involved various construction operations including earthwork operations, drilled piers (caisson) foundations, installation of steel reinforcement, underground utilities, concrete placement, structural steel, masonry construction, precast concrete and pavement construction. NTH's scope of work included observation of caisson installation, precast concrete and structural steel erection, masonry construction, reinforcing steel, vibration monitoring and testing of backfill, cast in place concrete, fireproofing and asphalt materials. Test for the restoration of sidewalks, concrete curb and new pavement for drop off loop and parking lot were also performed for the adjacent St. John's Episcopal Church.

Key Project Attributes:

- ☑ Material Testing & Special Inspections
- ☑ Soils, Earthwork & Backfill Testing
- ☑ Aggregate Base Evaluation & Compaction Testing
- ☑ Concrete Testing, Sampling & Inspection
- ☑ Masonry Testing & Inspection
- ☑ Structural Framing Inspections
- ☑ Asphalt Pavement Testing & Quality Assurance



Project Description: NTH provided full-service engineering, architectural coordination, and construction administration services for the adaptive reuse of an existing child-care facility into the Detroit Police Department's new 5th Precinct. Beginning with environmental due diligence during property acquisition, NTH led a multidisciplinary team through programming, conceptual design, detailed engineering, permitting, bidding, and construction. Services included development of building, site, and security improvements; mechanical, electrical, plumbing, fire suppression, fire alarm, access control, and security system upgrades; site lighting, drainage, parking lot expansion, and circulation improvements. NTH evaluated existing facility conditions, developed force protection and personnel security enhancements, coordinated stakeholder requirements, prepared construction documents, and assisted with agency permitting. During construction, NTH provided contract administration services including submittal and shop drawing reviews, responses to RFIs, pay application reviews, inspections, punch list development, and project closeout, ensuring the facility was successfully transformed into a modern public safety facility.

Project Name:

Detroit Police Department
5th Precinct Adaptive Re-Use

Client Name:

City of Detroit

Services:

Environmental Due Diligence, Design, Construction Documentation, Construction Administration

NTH Contract Value:

\$257,000

Reference:

Tyrone Clifton,
(313) 224-5504



Key Project Attributes:

- ✓ Public Safety Facility Design & Renovation
- ✓ Adaptive Reuse of Existing Facilities
- ✓ Site Civil Design & Infrastructure Improvements
- ✓ Parking, Access & Traffic Circulation Design
- ✓ Construction Administration & Quality Oversight
- ✓ Multidisciplinary Design Team Management
- ✓ Municipal Client & Public Agency Experience

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, SEPTEMBER 14, 2026, AT 7:00 P.M.**

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Martinez (arrived at 7:06 P.M.), Smith, Staudt

ALSO PRESENT: Victor Cardenas, City Manager
Danielle Mahoney, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 26-09-110 Moved by Casey, seconded by Gurumurthy; MOTION CARRIED: 6-0

To approve the agenda as presented.

Roll call vote on CM 26-09-110	Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer Nays: None Absent: Martinez
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PUBLIC HEARINGS: None

PRESENTATIONS: None

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Scott Gifford said he has been a resident of Novi for 13 years. He said he learned earlier this year that in 2023, Novi acquired 10 Flock camera to monitor the comings and goings of residents and visitors to Novi. Learning about these cameras perked his ears up to stories he was hearing in the national news about them and what he learned made him concerned for the privacy of his family and fellow residents. He learned about other officers in other communities who would use these cameras to stalk romantic partners. He learned about agencies throughout the country using these cameras to conduct surveillance on protests and activists exercising their First Amendment rights. He learned about data from these cameras unintentionally shared with federal immigration agencies, camera feeds that were fully exposed to the internet and errors with these readers leading to wrongful stops and detentions. Learning about what was happening elsewhere in the country made him start to wonder about how they protect the privacy of the residents of Novi. He began by looking for Flock-related policies on the city's website. When he was unable to find them, he obtained a copy of Novi's Flock contract under the Freedom of Information Act. He said it is a short document agreeing just to the

Flock terms of service from their website which state that Novi “grants Flock a limited, irrevocable, perpetual, worldwide license to use and disclose customer data to provide the Flock services and that Flock's liability for any misuse of their data, no matter how large, is limited to a partial refund.” He searched the Novi website for ordinances that protect resident privacy from this technology, similar to those passed recently by Detroit, but he was not able to find any such ordinances. He watched the “Now You Novi” episode on Flock cameras which talked in general terms about privacy, and he emailed Chief Zinser to inquire about policies which he graciously shared with Mr. Gifford. He said while he appreciates that they have a Flock policy in place, and he appreciated Chief Zinser's openness, he is not convinced the policies that he shared with him are adequate to protect against the abuses they've seen elsewhere in the country. They honor license plate inquiries from agencies outside of Novi, including ICE. They do not require proactive audits of proper use, and they do not require IT security audits. Chief Zinser mentioned to Mr. Gifford that they are in the process of revising their policies to address some of these issues which Mr. Gifford welcomes. He knows City Council did not intend to compromise residents' privacy when purchasing these cameras, and from his interview in “Now You Novi,” he knows Police Chief Zinser cares about residents' privacy. What he is asking for is that these good intentions be codified. As part of a planned update to Novi's Flock policies, they should include public input, in particular from groups at heightened risks of privacy violations such as immigrants, domestic violence survivors, and activists. Other communities have used town halls to elicit input like this, and he thinks that would be appropriate here. For accountability, the city should publish a privacy audit showing how their privacy is being safeguarded, similar to how they publish financial audits showing how their money is safeguarded. Finally, they should put enforceable protections into ordinance. There are model ordinances they can follow, including Detroit's, that show how they can require public review, etc.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 26-09-111 Moved by Casey, seconded by Gurumurthy; MOTION CARRIED: 6-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 August 31, 2026 - Regular Meeting
- B. Approval to amend Council Organization Rules and Order of Business.
- C. Approval of a Resolution amending the membership of the City Council Cultural Arts Committee.
- D. Approval of the request of Sri Venkateswara Temple for an Addendum to the Basilian Fathers PRO Agreement, for property located near 11 Mile and Taft Roads.
- E. Consideration to Approve a Purchase Agreement to Sell a Portion of Parcel 22-23-151-029 to Novi Industrial, LLC for \$68,000 for Placement of a Storage Tower.

- F. Approval of a Resolution to close the intersection of Ten Mile and Taft Roads for the 2026 Novi High School Homecoming Parade from 4:30 PM to 6:00 PM on Friday, October 9, 2026.
- G. Approval of a request from Gratus, LLC for a variance from Section 5.6.4 (B)(7) of the Engineering Design Manual to have a pumped stormwater outlet for their underground detention system.
- H. Approval of temporary Traffic Control Order 26-11(T) to establish no parking on Olde Orchard St. and one-way southbound traffic from Grand River Avenue to Ten Mile Road throughout the duration of the road maintenance project.
- I. Approval of a Storm Drainage Facility Maintenance Easement Agreement for Orsa Credit Union as part of the Orsa Credit Union site plan, located on the north side of Grand River Avenue east of Crescent Boulevard (parcel 50-22-15-476-061).
- J. Approval of a Storm Drainage Facility Maintenance Easement Agreement for Novi Holding, LLC as part of the Sheetz site plan, located on the south side of 12 Mile Road west of Haggerty Road (parcel 50-22-13-200-016).
- K. Approval of a sidewalk easement from Novi Holding, LLC as part of the Sheetz site plan, located on the south side of 12 Mile Road west of Haggerty Road (parcel 50-22-13-200-016).
- L. Approval of claims and warrants – Warrant 1209

Roll call vote on CM 26-09-111

Yeas: Gurumurthy, Heintz, Smith, Staudt, Fischer, Casey

Nays: None

Absent: Martinez

MATTERS FOR COUNCIL ACTION:

1. Approval of resolution to authorize Budget Amendment #2027-2.

City Manager Cardenas said both the resolution and the detail for the rollover for this budget amendment should reflect a use of fund balance of \$224,628, bringing the ending fund balance to \$14.4 million. That's due to the rollover dollars that are coming in, so that's increasing expenditures, so that's decreasing the amount in the fund balance. He apologized for that mistake.

Mayor Fischer said overall, it's timing and eventually, this will be put back into fund balance. For right now, they need to show it as a reduction. City Manager Cardenas said that is correct because they are not using any dollars they didn't have budgeted, they're just adding to the budget and that's bringing the expenditures up. Fund balance is a percent of their expenditures. He said because they're adding to it, that's why it's going down a little bit.

Member Martinez arrived at 7:06 p.m.

CM 26-09-112 Moved by Casey, seconded by Martinez: MOTION CARRIED 7-0

Approval of resolution to authorize Budget Amendment #2027-2.

**Roll call vote on CM 26-09-112 Yeas: Heintz, Martinez, Smith, Staudt, Fischer,
Casey, Gurumurthy
Nays: None**

- 2. Consideration of approval of assessment payment to Oakland County for the Caddell Drain Rehabilitation project at the intersection of 9 Mile and Drake Roads, in the amount of \$220,134.**

CM 26-09-113 Moved by Casey, seconded by Smith: MOTION CARRIED 7-0

Approval of assessment payment to Oakland County for the Caddell Drain Rehabilitation project at the intersection of 9 Mile and Drake Roads, in the amount of \$220,134.

**Roll call vote on CM 26-09-113 Yeas: Martinez, Smith, Staudt, Fischer, Casey,
Gurumurthy, Heintz
Nays: None**

- 3. Consideration of approval to award the Southwest Water Main Loop project contract to Bidigare Contractors, Inc., the qualified low bidder, in the amount of \$4,039,390.**

City Manager Cardenas said the scope includes 15,200 feet of 14" high-density main and 12" duct iron water main along portions of Eight Mile, Napier and Beck. The water main will be installed through the ITC Sports Park, providing public water access to parks facilities as they make these improvements. This has been on the part of their water sewer master plan for quite some time, and he applauded the teams for bringing this in under budget.

CM 26-09-114 Moved by Smith, seconded by Casey: MOTION CARRIED 7-0

Approval to award the Southwest Water Main Loop project contract to Bidigare Contractors, Inc., the qualified low bidder in the amount of \$4,039,390.

**Roll call vote on CM 26-09-114 Yeas: Smith, Staudt, Fischer, Casey,
Gurumurthy, Heintz, Martinez
Nays: None**

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS: None

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:09 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Diana Charles
Customer Service Representative

Date approved: September 28, 2026



CITY OF NOVI CITY COUNCIL SEPTEMBER 28, 2026

SUBJECT: Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2027, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- Society Hill is a proposed 312-unit multiple-family development project subject to a 2001 Consent Judgment.
- The judgment allows the applicant to request annual extensions that have been granted by the City Council every year since 2006.
- The applicant is requesting an extension of the approved site plan until October 9, 2027 to allow time for continuing work on a revised site plan package.

BACKGROUND INFORMATION:

Attached is the request from E & M, Inc. for a one-year extension of site plan approval for Society Hill, along with a copy of the general plan. Society Hill is a proposed 312-unit multiple-family project located on about 24 acres of land on the west side of Novi Road, south of Twelve and One-Half Mile Road. The following summary of the 2001 Consent Judgment was provided previously by the applicant's attorney:

The site plan was approved in the normal course by the City and was later included as a part of a Consent Judgment, which resolved the City's condemnation of land to widen Novi Road, a dispute concerning a sewer special assessment district ("SAD 94"), and the City's request for easements along Arena Drive (Arena Drive area dedication was adjacent to property owned by the same developer). Under the terms of the Consent Judgment, E & M conveyed the Novi Road land to the City, agreed to complete the SAD 94 sewer line and granted easements to the City along Arena Drive. The Society Hill site plan approval was extended for five years with a provision for annual City Council extensions thereafter.

The Judgment further provides that, if the site plan approval is not extended, the obligations for E & M to complete the SAD 94 sewer line to Twelve and One-Half Mile Road shall be void, and the City shall be obligated to complete the sewer line as originally planned and routed. Since there is a large wetland complex in this area, a State Wetland Permit would be required.

Review of the status of SAD 94

The City's Engineering Division reviewed the Society Hill Consent Judgment and SAD 94 and associated costs for the construction of the sanitary sewer construction. Total project construction estimates for the remainder of the SAD 94 sanitary sewer would be approximately \$436,500. The City's review also noted that a major obstacle for the City to construct the remainder of the SAD 94 sanitary sewer is that the City does not appear to have any easements on the Society Hill parcels needed to construct the sewer.

The Engineering Division's review further notes that there have been a number of developments in the original SAD 94 service area. The attached map shows the original service area for SAD 94 and the location of the constructed SAD 94 sanitary sewer.

Since the time SAD 94 was first conceived, the following developments have taken place:

- Carlton Forest and Charneth Fen extended the sanitary sewer through those sites to 12-1/2 Mile Road,
- Bolingbrook was approved to extend sanitary sewer from Vista Hills to the area north of 12-1/2 Mile Road (including service to the existing residential parcels west of the development),
- The recent site developments along 12 Mile Road have extended the sanitary sewer to the west from SAD 94,
- Lotus Bank (acquired by Level One Bancorp) extended sanitary sewer from 12 Mile Road north on Dixon for future service to the southern half of Dixon Road, and
- Liberty Park has extended sanitary sewer to Dixon Road to ultimately serve the northern half of Dixon.

With the exception of a few parcels along Dixon Road, which no longer require the SAD 94 sanitary sewer for service, (and for which the Dixon Meadows rezoning with PRO was approved for several parcels), the developer of Society Hill is the only parcel that requires extension of the SAD 94. The sanitary sewer currently terminates at the southwest corner of the proposed development and is available for extension.

The attached map better illustrates the original SAD 94 service area, the existing sanitary sewer in the area, the parcels that are no longer served by SAD 94, and the location of Society Hill.

In short, it appears that the lack of recorded easements stands in the way of the City's construction of the sanitary sewer required under the consent judgment, and it is noted that at this point, the required sanitary sewer construction would primarily serve the

Society Hill Development, as the surrounding properties have provided alternative sanitary service.

Discussions to consider modifications to the approved site plan

In 2023, the applicant indicated that a review of the site plan would be appropriate. Over the last three years, the applicant made progress in developing an alternative site plan package that was granted approval by the City Council at their meeting on August 25, 2025. Since then, the amendment to the consent judgment and associated exhibits were being reviewed for final form and content prior to being entered for approval by the court.

However, the applicant has recently submitted new revisions to the 2025 site plan that are currently under review by the City's staff and consultants. The revised site plan will need to be presented to City Council for revised approval and changes to the Amended Consent Judgment. While the number of units and density remains the same as the plan approved in 2025, there are significant changes to the layout that will impact the list of deviations and potentially other conditions.

In the meantime, the applicant would like to secure an extension of the previous site plan approval at this time, to ensure that there will be adequate time to finalize the submittal packet and prepare a revision to the Consent Judgment for consideration by the City Council.

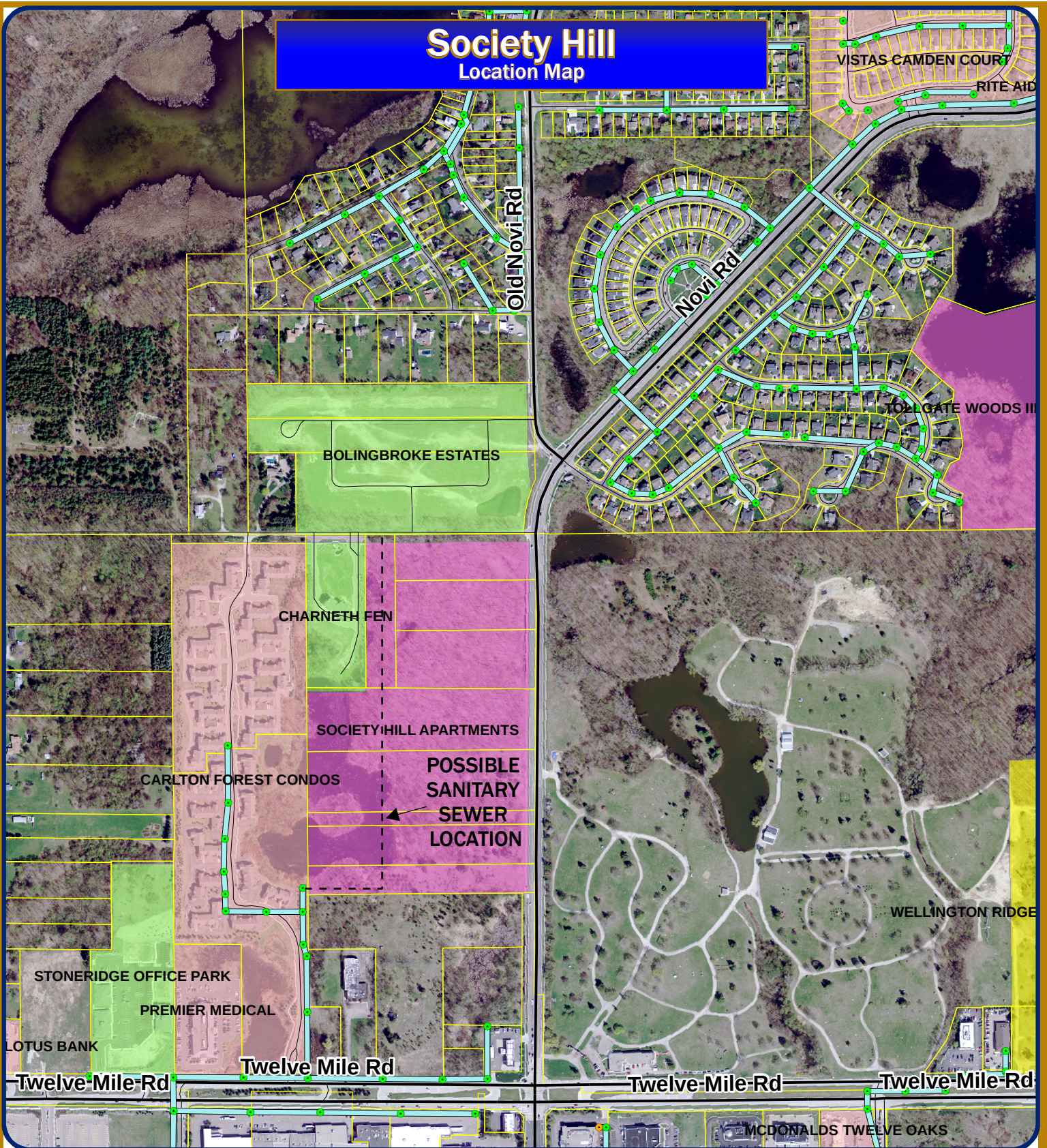
The City Council has granted one-year extensions of the site plan approval each year since 2006. The applicant is now requesting another one-year extension of the site plan approval as provided for in the terms of the Consent Judgment. The Consent Judgment does not provide any limit to the number of extensions that may be granted.

RECOMMENDED ACTION: Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2027, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

**SOCIETY HILL
LOCATION MAP**

Society Hill

Location Map



Map Author: Mark Spencer and Dave Campbell
 Date: Sept. 8, 2011
 Project: SP 95-44
 Version #: 1.0

Map Legend

Sanitary Mains



City of Novi

Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

Feet
 0 125 250 500 750 1,000

1 inch = 616 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

**SAD 94
SANITARY SEWER
LOCATION MAP FOR AREA PROPERTIES**

SAD 94 Sanitary Sewer-Society Hill

Location Map

Proposed Bolingbrooke Development

City Parkland

Twelve 1/2 Mile Rd

Melanie Ln

Novi Rd

Carlton Way Dr

Twelve Mile Rd

Twelve Mile Rd

Twelve Mile Rd

Legend

— SAD 94 Sanitary Sewer

SAD 94 Service Area

Parcels No Longer Served by SAD 94

Society Hill Parcels

SanitaryMains

8.0"

10.0"

12.0"

Map Author: Brian Coburn
Date: 9/6/12
Project:
Version #:

MAP INTERPRETATION NOTICE

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City of Novi

Engineering Division
Department of Public Services
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

0 95 190 380 570 760
Feet

1 inch = 458 feet

**E&M LETTER
REQUEST FOR SOCIETY HILL
FINAL SITE PLAN APPROVAL EXTENSION**

E&M

32605 West Twelve Mile Road, Suite 290
Farmington Hills, Michigan 48334
Telephone (248) 705-0911
Facsimile (248) 553-9594

09/8/2026

VIA EMAIL

Honorable Justin Fischer, Mayor and Members of the City Council
c/o Lindsay Bell, Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Extension of Society Hill (E&M Inc.) Final Site Plan Approval - Expiring October 9, 2026

Dear Mayor Fischer and Members of the City Council:

We are writing to request a one (1) year extension of the final site plan approval for the Society Hill project, which will be expiring October 9, 2026. This request is made in accordance with Paragraph 9.B of the Consent Judgement entered October 9, 2001 in the *City of Novi vs. To/tee Structures and E&M, Inc.* (Oakland Circuit Court No. 95-502489-CC) and follows a subsequent one (1) year extension approved by City Council at the August 25, 2025 City Council Meeting (excerpt from minutes attached).

E&M asks that the City Council place this request on the consent agenda at the upcoming City Council meeting on September 14, 2026. Your time in this matter is much appreciated. Should you require any additional information, I can be reached at 248.640.8720.

Sincerely,



Jordan Sasson

Enclosures

CC: Victor Cardenas, City Manager (c/o Barbara McBeth)
Charles Boulard, Community Development Director
Henry Sasson, E&M Holdings
Richard Guido, Sequel Companies
Alan Greene, Dykema Gossett
Tom Schultz, Rosati Schultz Joppich & Amtsbuechler

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, AUGUST 25, 2025, AT 7:00 P.M.**

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

Member Smith added under Mayor and Council issues for the Parks and Recreation Committee to develop a plan for Shawood Lake and Island.

CM 25-08-109 Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0

To approve the agenda as amended.

**Roll call vote on CM 25-08-109 Yeas: Casey, Gurumurthy, Heintz, Smith,
Thomas, Staudt, and Fischer
Nays: None**

PRESENTATIONS:

1. Public Safety Buildings Bond Next Steps - Plante Moran Realpoint, PFM, & Miller Canfield

Todd Fenton, Vice President Plante Moran Realpoint, said that the City designed a fantastic educational plan, implemented it, and now got it on the board to be discussed. He said he is going to go through a very brief summary of where they are at in terms of what the project is, the location of it, and then moving forward to the site due to diligent activities. He said they are going to be performing procurement with an architect, engineer, and construction manager. He said then, they will get into a preliminary design and a construction timeline, which will segue into a little bit of a discussion on the bond issuance. Which, he said, has been informative for the timing on a lot of this program. He said on August 5, 2025, Novi voters approved \$120 million public safety bond proposal. He said \$20 million of that money is a road project extending Lee Begole from Crescent to the North. He said they're building one public safety building, which comprises of a new police station and fire station, and is a \$72 million project in and of itself. He said Fire Stations 2 & 3 are approximately \$13 million; the sites are the same 14,500 square feet and then improvements are about \$2 million that haven't been programmed yet. He said that they will be building that into the budget as they move forward on Fire Station 4. He said that it's \$100 million for public safety facilities. He said the design and construction schedule that was presented in January and then reiterated in March is about 60 months. He said the majority of the \$80 million is 2028, and that's how they staggered a 60-month construction timeline. He said PFM will be discussing the possibility of how they could actually accelerate the timeline. He said they see pathways to be

will be well executed. She said she has a great deal of faith in the staff and fellow Council members. She said it's wonderful and would like to shout out the Novi residents who are students because they are the best.

Member Smith said he thinks this will be good. He said he thinks it will give students the opportunity to be passionate about a subject rather than just one project, and they can split it up and do other things. He said a person who comes to mind is a beekeeper who came in a while ago. He said that she was extremely passionate about it, this would be a great forum to take something like that and run with it. He said the students here are amazing wherever they are going to school and is looking forward to see what they come up with.

Roll call vote on CM 25-08-112

**Yeas: Smith, Thomas, Staudt, Fischer, Casey,
Gurumurthy, and Heintz**

Nays: None

3. Consideration of proposed Amendment to Consent Judgment in City of Novi v E&M Holdings case (2001) relating to a previously approved multi-family Page 2 development located at 12 Mile and Novi Roads in order to approve an alternate development plan under the terms and conditions of the Amendment.

City Manager Cardenas said this matter has been many years in the making. He said Society Hill is a proposed development that has been located at the northwest corner of 12 Mile and Novi Road originally approved in 1999. He said on their consent judgment entered in between the City and the developer back in 2001, the City last heard from the developer in July of last year. He said since that meeting, staff and the developer have been in regular conversations or negotiations to bring forth a draft version to the 2001 judgment before you this evening. He said the attorney's office and staff members have been on the front lines of these discussions for many months as well as countless meetings. He said that the applicant is also here to provide an update to the plan as presented.

Jordan Sasson, applicant, said he's a taxpayer in the City and his family has been taxpayers for the City for decades. He said they are supportive of the effort that the Council has embarked upon over the last year. He said he commends them for the level of detail and attention they put into the presentation tonight, because it is complicated. He said there is a lot that goes into it with a big project spend, a lot of variables, a lot that can go wrong, and it's hard to know things exactly. He said if the Council continues to put that type of detail and staff continues as well, hopefully all will go well. He said he was present at the meeting to give updates on Society Hill and for Council to consider the action. He said most of their presentation at the meeting has been presented to the Council in the past, but they are here for a project overview of the new plan. He said it is 500 units, 1580 rooms, roughly 2 units of two parking spaces per unit. He said the development consists of a variety of different building typologies ranging from 2 to 5 floors and includes extensive indoor and outdoor amenity programs. He said there will be a lot of preserved woodland and wetland areas, open space, a lot of biking and hiking trails,

amenity areas, swimming pools, and active amenities. He said other key components include garage parking, electric vehicle spaces, and outdoor spaces for the units. He said one of the things they are most excited about in addition to bringing the project to life is what it can also do to further encourage and stimulate additional economic redevelopment of a really robust commercial core in the City. He said hopefully through additional density in residential units within the City, they will encourage additional spend access for the businesses that call Novi their home. He said as a reminder, so yeah probably this is the site plan that is subject to the consent judgment today and it was approved back in 1999. He said it is a series of traditional garden style two- and three-story apartment buildings with a central clubhouse. He said the new site plan they presented last year has notable differences in terms of layout and building typologies. He said you can see what the left side of the plan or the southern part which more midrise apartments and the product of four and five stories with essential amenities in the middle. He said the smaller buildings on the north side along 12 Mile are a series of townhomes, 2.5 to 3 story townhomes with attached garages. He flipped through slides to give the Council an idea of architecture and design. He referenced the front lobby entrance, where the amenities, woodlands and wetlands, and playgrounds will be. He said the town homes will have black shingle roofs, and for the three-story town homes, the garages will be located in the back of the front entries. He said the two-and-a-half-story town homes will have a two-car garage. He said the indoor amenities would be all inclusive of all the customary amenities that you would see in a modern apartment including a fitness center, business center, dining lounge, game lounge, and one of the buildings would have a rooftop terrace. He said outdoor amenity Programs include swimming pools, sports courts, children's playgrounds, biking and running trails that connect throughout the sites, gazebo seats, plazas to overlook what needs, dog runs etcetera. He said to highlight the natural features in green space they're going to maximize the view corridors of the preserved wetlands noticeably on the West northeast corner of the sites. He said the overall site plan results in almost 7 acres of active open space. He said one of the things they focused on a lot is where they are located and what to do to try and enhance the things around them. He said there is a bus stop at 12 Mile and Novi Road, some existing sidewalks along the stretch of Novi Rd. that they will be improving as part of the redevelopment including along the city parcel. He said that they are improving the sidewalk connectivity and also the trails within their site. He said that they would provide good access in the north, southeast, and west directions to the parks and recreation space notably along Lakeshore Park. He said to the commercial core, the major hubs around the site are the mall, West Oak shopping center and Fountain Walk.

Mayor Fischer said this has been a long-standing discussion with a lot of complexities. He said he has some questions for the City Attorney to help give the framework of this project before discussing it with City Council. He said typically when the Council discusses developments in the city, they are proposed as rezonings, planned rezonings, overlays. He said obviously this case is very different it is a site plan that's already been approved under a consent judgment. He asked the City Attorney to give a little bit more context and clarify why this process is different than something they have dealt with since 2001 or 1999 with brief background.

City Attorney Shultz said this project definitely has a more convoluted history than any other project then he has seen his time. He said that this is mostly because of the consent judgment that's in place and was approved in 2001. He said the consent judgment kind of froze the property in time back in 1999. He said the development itself actually dates back to 1995, but the initial set of approvals came in 1996 when City Council rezoned the property from RA, which is essentially their least dense district, to RM1, which is multiple family along with a potential for a PD option. He said later that year and went to the Planning Commission and City Council approved. He said it was updated a few years later in 1998-1999 and that plan is the one in place today. Remember when he said the details of what the plan include are in the Council packet, and the planning review letter. He said they did get a number of reasons why that plan did not get developed. He said he thinks the most prominent tools are that starting in 1995, the City determined there was a need to widen Novi Road. He said that they ended up condemning some property along the frontage along this property, and there was a disagreement between the city and the property owner at the time about whether or not the city's compensation offer was sufficient. He said there was a pretty decent sized gap between what the city offered and what the developer thought it was worth. He said the other thing was that the city was trying to deal with the SAD 94 issue in 1999-2000. He said he knows they all know about it, but the City started an SAD project to bring sewer to the area, got partially completed but had not finished at all and didn't believe that it had enough money to be finished. He said those discussions were percolating at the same time. He said the developer was here in 1996-1999, but what ultimately happened in this city is they settled both of those issues with the 2001 consent judgment that they are looking at now. He said what that judgment does most importantly for tonight's discussion, it gave the developer basically a five-year extension on the 1999 plan which made it good until 2006. He said every year after that, they come in for extensions which they are permitted to ask for. He said the judgment also essentially says that the city would not have to pay any more for the eminent domain acquisition of the right of way along Novi Rd. He said importantly for tonight's discussion it also said the city would not have to build the rest of the said 94 sewer as long as it never denies one of those annual applications to extend the 1999 site plan. He said that is the general background history that everyone is and intimately familiar with. Mayor Fischer asked if since 2006, the City Council has approved the 1999 plan to avoid the obligation to build SAD 94 under the consent judgment. Mayor Fischer asked if that was an accurate Explanation in layman's non legal terms. City Attorney Schultz said he thinks that's generally fair. He said probably the most often discussed part of that conversation every year is that obligation, but also the idea that the sewer has already been extended everywhere around this property anyways. He said if the city wanted to try and deny it how much it would cost, who would it serve, how would it work period he said it's a generally fair statement to say that's the main consideration. He said he doesn't know that 20 years since the 1999 plan that everyone still loved the plan, but there were other issues. Mayor Fischer said part of the motion tonight is to extend the 1999 plan. He asked if they were to deny the 1999 plan in the past or at the meeting, what specific triggers kick in. City Attorney Schultz said if Council denies the extension of the 1999 plan whether it's at that meeting or a meeting after the trigger is the language and the 2001 consent judgment that essentially says the City "shall be obligated to complete

the SAD 94 sewer line to 12 ½ Mile Road as originally planned and routed." He said what that means exactly is probably a bit unclear. He said he thinks the original route was probably through some wetlands, which is probably more problematic today than it would have been then. He said he doesn't think the city spent a whole lot of time beyond speculative discussions about how they would actually do that. He said as it comes up every year there's a better conversation, but they haven't talked about exactly what would happen if the Council decided not to extend the plan. Mayor Fischer asked if there was an idea how much it would cost knowing some of the complications through wetlands and things like that. City attorney Schultz said the city did a recent project with similar length of sewer that cost about \$1.2 million. He said obviously where it's built, flatland or not, there are relative considerations such as whether you need to get easements and right-of-way. He said those things add to the cost. He said generally to build a sewer if you have an easy property, it was \$1.2 million or something similar length a year ago. Mayor Fischer said as far as the 1999 plan, his understanding is that the plan is still in effect and there would be no Council action right now, and the developer could go and build the 1999 plan as soon as tomorrow and asked if that was accurate. City attorney Schultz said yes, they have an extension on that plan through October of this year. He said if it gets extended, the annual extension, then yes. He said there are possibly minor details to sit down and iron out, but the idea is that it is a buildable plan with only some sitting down beforehand. Mayor Fischer said ignoring the 1999 plan and going back to the City building the sewer, the City was to build the sewer for the conservative investment of \$1.2 million; he asked what rights the developer will have to build under the RM1 and PD one option, which it is currently zoned for. City Attorney Schultz said yes, whatever is permitted under the RM designation, multiple families and certainly the PD option, the Council has approved 2 plans with the PD option meaning more height and density. He said they would probably look at RM1 with the PD option, he said meaning significant multiple family developments no matter what they do today. Mayor Fischer said he will hold his more opinion-oriented comments, but because of the long history of this item he wanted to get a couple of comments from the attorney that he is sure other Council members were questioning as well.

Member Smith said his history with this land goes back quite a ways. He said he rides bikes at Lakeshore and has ridden by that land or driven by that land on the way to Lakeshore many times. He said after they lost the land that is now Liberty Park to the Sandstone settlement, he was wondering why the City couldn't replace that with this land. He said that was the early 2000s. He said one of the first things he asked the City Manager after he got elected in 2021 was what was going on with that land. He said that's when he first heard about the consent agreement they were talking about tonight, and the one that's been in the forefront of business for the last couple of years. He said the way he sees it they have four options, and the City Attorney has laid those out pretty well. He said they can deny the request, the 2001 agreement is still valid until October, and they could start building that tomorrow. He said option 2 is the next time the 2001 agreement, if assuming they deny it the next time the 2001 agreement comes up, they could deny it and spend \$1.2 million or more to build a sewer that nobody wants and wouldn't really serve anyone anything. He said E&M holdings would still own the land and can come back with a new plan to build on it. He said neither of these options preserves the land as it is. He said

option 3 is they approve the matter that they have under consideration tonight to update the consent agreement to more modern designs that was presented. He said option four and this is probably the most highly unlikely one is they come up with an agreement to buy the land, he doesn't think either side would be willing. He said he doesn't think E&M wants to sell it and doesn't think the City can't afford to buy it. He said as a City, the only way they can truly preserve the land is to own it. He said reluctantly he is in favor of option 3, which is opening up the consent agreement and changing it. He said he thinks it preserves do you have a little more wetlands. He said the City uses the City-owned parcel just to the south of it for stormwater management. He said it is 4 modern mixes of units. He said he has used the term dead trees walking. He said the land is essentially developed as it sits, it just hasn't happened yet. He said if they're going to do it he wants to make it a good development that is going to be successful and make it worth the loss of the trees on the land. He said he doesn't want it to be something that is not going to bring value to Novi. He said this is preserving more open space on the site, it saves the city from building a sewer to nowhere as well. He said it does take out a few more trees, 276 is his believed net loss of trees, some of which will be replaced on site. He said the rest will go into the tree fund. He said they have a small net increase of trips based on the October 4th traffic study of 475 trips per day. He said the one thing he thinks is really going to help us with it is to provide some of that missing middle housing that the City needs. He said a lot of people are looking to move to different types of housing that provide senior housing, and give places for younger residents to come in. He said we are going to need to support the school system. He said things have changed since he moved to Novi 40-ish years ago, and we need to bring younger people in with kids to support the schools, which is why everyone moves to Novi. He said he will be in favor of this.

Member Thomas said this proposal makes her very sad. She said if we can look at the City land right now, they have a proposal to use City land for stormwater runoff. She said she was wondering if someone could give them background as far as how that came to be, make sure that all of that information is shared and that anyone watching understands how that came to be and what the value is, and how much land there is. City Manager Cardenas said the City acquired the parcel of three acres just south of this planned development through a tax sale under the old tax laws. He said the amount he believes it was purchased for \$30,000 in back taxes and maybe less. He said it was not a very big expenditure that the City shelled out for the parcel. He said the majority of it was wet. He said it was something that the City Council at the time was interested in terms of preserving or maintaining the wetland parcel. He said it then possibly assisting with this development back then in many different incarnations, even back in the day. Member Thomas asked what the current value of that particular property is. City Manager Cardenas said that we have not had that appraised at all but doubts it's much more than what they paid for it because it was not usable in terms of the wetlands. He said they have not looked at the land in terms of value. Member Thomas asked if there was any compensation for the use of the property. City Attorney Schultz said there is no cash payment or anything like that. He said it is a part of the project. Member Thomas said that the City is then giving them that concession, but then as she looks through the proposal, she sees concessions after concessions to build this giant property that she doesn't think fits within the community where it's placed. She said nobody has a lot of

single-family residential homes, and these buildings are significantly larger than anything that would be allowed. She said the buildings are much larger than what they would normally allow to be built but they're allowing concessions and setbacks. She said significant setbacks for buildings and parking. She said we are to the best of her knowledge not meeting the city ordinance for wetland mitigation. She said she thinks this is an instance of very poor negotiation on the city's behalf. She said she was barely in favor of this with the lower units when they started and feels like it has just gotten worse since then. She said she doesn't feel as though this is in line with the community. She said when talking about PUD, there are instances where they don't give PUD's and where they do. She said she is not in favor of this and will not support it.

Mayor Pro Tem Casey asked City Attorney Schultz to talk a little about the process that they're going through right now. She said they're talking about amending a consent judgment. She said if approved there would be approving A preliminary site plan and asked if the City Attorney could talk about what comes next after that. She asked if there would be a continued negotiation. She asked if it would be put in front of a judge. She asked how the rest of the process looked. City Attorney Schultz said If the Council were to approve this tonight, a motion essentially tells the Manager's Office and the Attorney's Office to finalize the document pending minor changes. He said what needs to be done to get that document filed with the Oakland County Circuit Court, meaning pulling together all of the attachments and exhibits. He said once that gets entered that date starts some of the timelines ticking. He said the next big thing is a developer submitting a final site plan application that needs to be done and complete, within two years of the application. He said then there's obvious timelines and the consent judgment for how long the program's preliminary site plan is good. He said the actual approval and entry of the amendment is the approval of the preliminary site plan that also triggers some other dates. He said that's good for five years period he said the wetland permits and woodland permits will all be good for five years. He said at that point they do the regular administrative process to get their final site plan review. He said nothing comes back to City Council staff what does the normal review. He said hopefully within that five year. The preliminary site plan is good, and they will get their final site plan for a 2025 development. He said that triggers other things. Mayor Pro Tem Casey said what she was trying to make sure is that they understood the general steps they are taking and the fact that if it gets approved it's a preliminary site plan. She said it does get filed in the court and then there's other steps besides them just voting this evening. She said that is helpful. She asked the city attorney to talk a little bit more about why there is a five-year timeline for preliminary site plan, at the same time there's a requirement for the developer to submit for approval of a final site plan. She said we've got a two-year window and a five-year window, and they overlap. City Attorney Schultz said the normal process for any Development as they go to the Planning Commission, or in this case the City Council to get their preliminary site plan approval under the ordinance. He said that is good for two years, and then they were able to come in and ask for extensions essentially for the next three years. He said that's a recognizable 5-year period of time. He said the developer made the argument and negotiated this document to include A 5-year approval without having to come back those extra couple of times in terms of when they needed a final site plan. He said a developer can file that or wait to file it till last minute if they feel like it

will be approved. He said it takes a bit of time usually to get to the final site plan, because of all the drawings in construction plans. He said the reason why they said you have to do it two years from the approval is really to make sure they got this started earlier. He said then they might otherwise be obligated to show essentially that they're interested in doing for the development and it would include Council and other discussions to make sure the Council would like it. He said they think if they're going to do it, they want the plan to be passed and make sure they are expanding their effort and doing the things necessary to get the actual final site approval. Mayor Pro Tem Casey asked if there's any process that changes the preliminary site plan that can be requested before moving to the final. She asked if there is any process which changes to the final site plan could be requested after approval. City Attorney Schultz said there's a provision in the document, paragraph 21, which deals with the modifications. He said this lays out what the things our staff might be able to change. He said because of the preliminary site plan and final site plan There was a lot of detail and sometimes you figure out or realize that something was wrong. He said as long as it's relatively minor thing that doesn't change open space or the density or number of rooms the concept behind the document is that staff would normally review that and given the right to say they are comfortable and it's got to go to Council, or if it is a certain kind of change it would automatically come to Council. Mayor Pro Tem Casey asked if the applicants could ask for changes to go to Council. City Attorney Schultz said yes, he would hope that by this time they're not planning on doing too much before the final site plan. Mayor Pro Tem Casey said as she looked through the list of deviations, there were a couple of places, for instance 3, 8, 14, 17, and 20 where staff has some measure of where they don't support a particular piece of the deviation. She said she wants to support staff with those deviations and not accept them as presented but asked for those changes to be made. She asked if a motion was made tonight how does that works as she puts her comments on record that she wants staff's recommendation to be followed. City Attorney Schultz said the answer is a bit more convoluted, but he recommended she explore those with staff before putting that into motion, because he thinks the general answer is if there are things that aren't going to modify the plan as far as the units and layout the developer can accommodate. He said If there are things that are going to require the developer to move things around, lose units, or expend a significant amount of money he believes they would need to give the opportunity to the developer to say if they can or cannot make those changes. He said he's not sure which ones the mayor Pro Tem is looking at, but it depends on how significant they are and if they aren't that significant, they can probably talk through it tonight. Mayor Pro Tem Casey said she doesn't know if they would be significant. She said deviation #3 talks about building setbacks along the western property line. She said the general comment she would make in looking to the developer is to look to ensure appropriate screening and actually even probably going more than required if they are granting a deviation. She said when she looks at the maps, it looks like there are a couple places where the development is close to residence looking at 60-foot setbacks instead of 75. She said when there are multifamily adjacent to multifamily, they don't require fencing or berms. She asked City Planner Barb McBeth If it's 80% or 90% opacity and what the requirement is. City Planner Barb McBeth said for the most part between like uses berms are not required. She said if the property adjacent was altered also multiple family, they wouldn't require a berm or a screening if it is the same use. Mayor Pro Tem Casey

asked if they have anything in the consent judgment that talks about any requirements on screening for that particular northwestern side where the development abuts Charneth Fen. Barb McBeth said that it is also multiple family. She said there is something about the south property line that the consent judgment tries to address. She said that area would be adjacent to single family residential, so a berm would be required along the property line. She said in this case, the discussion between staff and the developer was that there could be a fence along that line. She said that is what the developer has requested just for the portion east of the maintenance building at the very west side of the site. She said that was one area that the consent judgment did discuss. Mayor Pro Tem Casey said it is not discussed in the westward where it was absolutely very close as close as 50-60 feet vs 75. City Planner Barb McBeth said they definitely need a variance for the dimensions. Mayor Pro Tem Casey said to Mr. Sasson that the map shows it is heavily wooded on the property. Mr. Sasson said It is worded on the property and also heavily wooded on Charneth Fen. He said Charneth Fen's entry road happens to run parallel to the property line, so the closest building is west of their road. He said there is also what looks like a wetland in terms of the color, but it's actually their detention basin. He said that the detention was also between the Society Hill property and the closest residential buildings on Charneth Fen's property. He said he doesn't know the distance between the Society Hill buildings and their buildings but it's actually quite far. Mayor Pro Tem Casey asked if in the design plans they did if they had what they are planning to do with the existing woods in the area. Mr. Sasson said there is thinning to accommodate greeting to get to the sidewalk and trails, the short answer is there is some there are also some trees that will continue to remain on the property in their property. Mayor Pro Tem Casey said she would encourage both staff and the developer to do whatever they can to keep as many trees as possible. She said even though there are no requirements, be very conscious of the residents that they are going to be abutting. She said for many of them it will be a front door, and a road in between. She said she would still ask that they do the most they can and that space. She said she's not putting any requirements she's just saying to do the most they can in that space to keep that screening as much as possible. Mr. Sasson said the Mayor Pro Tem asked in the last presentation to work with the staff to ensure there are no objections. He said that there are two landscape ones he will know in advance that they tried very hard to address. He said it's two different deviations that result by the same site condition to be aware of. He said this building has a row of garages along the backside. He said the code requires that you can have 15 consecutive parking spaces without a landscape median of 200 square feet based on the garages and the dimensions of the building. He said there was no way for them to get 200 square feet of landscape median in, but they were able to get a landscape median in it's just not 200 square feet. He said that condition within itself creates the deficiency of one too many parking spaces. He said in addition a shortage of overall building foundation landscaping, it's the same issue on the site. He said they couldn't get the space to work. He said that's a sight constraint more than a disagreement on trying to obviously not get their support. Mayor Pro Tem Casey said those were the other two deviations that she called out as wanting to have conversations on. She said she thinks that is deviation 17, the landscaped islands and parking areas, and deviation 20, the foundational landscaping. She asked City Planner McBeth if she was comfortable. She said if she looks at what's written for deviation 17, it is not supported by staff to have no

more than 15 parking spaces continuous, but landscaped island with the decades canopy tree. Ms. McBeth said that is correct. She said the diligent landscape architect was pushing for that and trying to make sure that we got something at that location. She said at this point they were talking about a conflict with probably a very important sidewalk to one of the main entrances of the building and not enough space in that area. She said planning staff believe that it would be a big modification to the plan and probably would be more difficult. She said they would like to continue to work with the applicant if given the chance maybe some sort of landscaping could be incorporated there some skinny landscaping. She said it is the same premise and conversation for foundation landscaping for deviation 20. Mayor Pro Tem Casey said if she looks at deviation 8, the number of parking spaces, there is a note that talks about A relatively minor deviation to reduce impervious surface area. She said there's a minor deviation to getting the number of spaces that are required and if she's reading it correctly, staff are comfortable with that piece of it. She said there's also a concept of adding carports, which are a plus, but there is a possibility of losing potentially one to two parking spaces for a max of 15. She asked how to get comfortable with that, because the language says attempts should be made to minimize the space lost. City Planner McBeth says staff were comfortable with the smaller deviation associated with the reduced parking overall period she said they were also happy to hear about the idea of carports or garages that might be placed there She said those might be taking up slightly larger space than parking spaces due. She said if given the chance they would want to try to work with the developer and see if there is a way that they can have the carports that would be slightly narrower or be able to accommodate regular parking spaces. She said if not it would be a deviation the City Council would be asked to grant. Mayor Pro Tem Casey said she will leave it with the city planner whom she supports to continue those conversations to do what she can to resolve those deviations as great as possible. Mayor Pro Tem Casey asked Mr. Sasson the number of townhome units with first floor living, AKA primary bedrooms, if there are 16 or 20. Mr. Sasson said there are 16 as of now, oriented in the east west direction. He said the greed falls off pretty hard at that location. He said when they get into their final engineering, if they're able to bring the bedrooms downstairs, it will be their preference too. He said they weren't able to make that floor plan work in that building and keep the dimension. He said it added almost 20 feet of building length, which put them in a tough precarious place with the way the grade fell. He said that is why the number is 16, but it is 2 1/2 story unit buildings that have those units on the ground floor with a primary bedroom. Mayor Pro Tem Casey said as it relates to deviation 14, her expectation is that they will build the fence. She said she thinks what she wants to make clear is the way the deviation is worded, and there is reference in the consent agreement to any possibility that the property they just purchased would be sold. She said why she approved the purchase of that property is to protect the trees, and there was a lovely wetland that she wanted to see US maintain. She said she has no interest and no intent to sell that property. She said she would oppose any decision to try and sell it. She said to understand her expectation is that deviation 14, the fence will be going up on the South side, because she doesn't have any intent to allow an RM to go in there because she is not willing to sell the property. She said when she looks at the plan, they're at maximum density, maximum height in maximum layout that is willing to be considered. She said she's hopeful that this is it, and they're not expecting to see any other material changes

that come in front of us them through the preliminary or final site plan. She said she is looking forward to seeing this as it is, as it stands and through the process. She said she's not expecting, hopefully, any changes to any of those items, but knows that is called out in the consent agreement. She said she believes this to be a better choice for the City than the 1999 plan, because it is a more modern development it's got more of the amenities that are suited to how people live today. She said it has tennis courts, pickleball, basketball, all the amenities that were not present in the 1999 planned. She said she thinks from that perspective it's a plus. She said she thinks the variation in housing styles, even 16 units as first floor living she loves, and even some of the taller buildings are elevator buildings. She said another big win is applying the 2025 current codes to this development in comparison to what was locked in in 1999. She said a great example of that is the 100-year storm detention basin, that matters a lot to her. She said she likes the language and appreciates the work that the city attorney did to get the language in section 21 E, which again eliminates the possibility of additional changes related to the number of units, number of buildings, material changes like that. She said she thinks well the design has a greater height and density than the 1999 plan, it is consistent with the underlying zoning. She said they are not putting anything in there that wouldn't be a possibility Under the current zoning today. City Planner McBeth said that is correct, with deviations. She said some of the buildings are longer than they would normally anticipate, some have parking issues or are a bit lower on parking. She said there are several issues that the Planning Commission or City Council would need to decide on. She said generally speaking they're at the max height and max density. Mayor Pro Tem Casey said she'll be happy to see the elimination of SAD 94 when that comes to pass. She said if they were asked to build that sewer, they're talking about a minimum \$1.2 million and probably much higher with increased construction costs and what else would be required. She said that prices would never go down and would only continue to rise.

Member Gurumurthy said this was one of the toughest agenda items, knowing that if they don't do anything right now, they can start building the 1999 plan. She said she has always been concerned about the number of units, the density in the room increases. She said she's glad to see that anything that changes during the approval process, whether preliminary or final, has to come back to Council. She said she was also happy to see the 16 primary units. She said if there are more opportunities to please go ahead and do a first floor. She said if there is any decrease to that number at all, to come back to Council. Just what the plan was in terms of submitting the final site plan approval. Mr. Sasson said if this gets approved, they will round up consultants who've been waiting to get going. He said it would take a handful of months at the minimum to do the fine engineering. He said one of the things they need to do, and the consent judgment, is to do new soil borings. He said they've got old ones, some new ones and need more. He said they've got a lot of third-party work between consultants and contractors to get going on in order to be in a position to submit to staff. He said it is not a submission that will go in this year because it takes a lot of time to put together, and we're coming into quarter four. He said the hope is to realistically be submitted no later than the end of next year. He said they obviously have up to two years, because there is a lot of variability and engineering cons in constraints they will need to work through. He's one of the good things is that nobody requires a very robust preliminary site plan that is not conceptual at all, so there

is a lot of work that has gone into this already. He said hopefully that gives them the ability to speed it up. He said they have to do engineering in the final site plan, which is engineering and landscaping exercise. He said they're looking to get started on the building architecture and bring everything together at the same time to put them in a position to start not just horizontal work but vertical construction too. He said it's very much like the work that Council is doing on the public safety bond and anyway. He said they have to build roads and do all the design in he needs to do that too. He said they have a lot of that done with there's a lot more detail than needs to go into it and it will take time. He said like the townhome buildings are similar to fire stations 2 and 3, they're smaller and they're easier. He said the bigger buildings are much more complicated and take a lot of effort. He said they need to round the troops and put a team together. He said it's more than a year, but less than two years of design and engineering work to submit and work with Novi to be in a position to get going. He said they are committed to starting tomorrow morning. She said she believes there are benefits that come out. She said in terms of the woodland mitigation, there's a lot of calculation going on. She said one request she has is to work with the city teams about not just going after credits but actually looking at places where they can plant off site in Novi, which would benefit the community. She said to do this instead of going after the credits or paying, because there is a lot of opportunity. She said she agrees with the comments regarding the deviations on islands and parking as well. She said she understands there are some issues with buildings, or they'll walk away or you're not able to plant trees, even though it can be fewer trees. She said her request is to look at other places within the parcel so that you can take a tree and plant it. She said if you're not able to plant trees, make sure it's done somewhere else within the parcel or off site. She said the next thing, that it was unclear how many parking spaces there were, and if it was based on bedrooms. She asked if everybody, even though there were fewer parking spots, got the right to a spot for their unit. Mr. Sasson said the parking count is a global site-wide count, but one of the big things they do is parking distribution so there is a sufficient number of spaces for the units around the building. He said this way you don't have to park a 5-minute walk away from your building, they look at that as guest parking. He said they are looking more granularly when they planned to make sure there's a reasonable expectation of the number of spaces outside and inside of each building, between garage parking and surface parking. Member Gurumurthy said in terms of carports, that is a good thing. She asked what the percentage was that they were planning. Mr. Sasson said they reference it as garage parking, detached garages, or car parts. He said it is their strong preference to include detached garages. He said the reason right now they're asking for the leniency to make the adjustment of the 15 spaces is that they've identified the drawing set that would be an exhibit four or five locations on the site they could do it. He said the reason they don't know at this point in time whether or not it can be done is because of the utilities in the roads. He said a part of the final site plan review is that there is coordination on where those utilities go. He said there's easement requirements in the city that have-to-have clear space on either side of utilities, and they need to work with the electrical company to get the electrical utilities in the road also. He said there is a lot of coordination they still need to do. He said if they put in a garage, detached garage or carport they also need to provide clearance around those utilities in order to provide that. He said he believes they will be able to provide some locations they've identified,

but until they get to that level of coordination they won't know. He said they were asking for the relief to be able to adjust up to 15 parking spaces to give them the flexibility to provide the amenity. He said if they are able to make it work with the ordinance standards and provide the clearances then that is one of the many items they need to embark upon over the next many months with the team. He said if they have the clearance, they're going to put detached garages in. He said if they require more space than carports, we'll be right with the officer they would fall back to carports. He said none of those are visible from Novi Rd, they are all on the back half of the site, the western half of the site, tucked backwards so they are not front facing and you're not staring at them as you drive by. Member Gurumurthy said in terms of the southern property, she would also like to see the fence installed, because the goal is that they want to preserve the properties of the wetland. She said she is glad that if anything changes, they will come back. She said she would like to request with the first-floor bedrooms that they don't reduce that number at all.

Member Heintz confirmed that they either approve this with 22 deviations or deny it. He said he previously did not support this and he didn't think it has moved in a direction to be a more thoughtful development. He said there was a discussion about carports but also there isn't space for trees in the parking areas so there is a deviation. He asked the developer to explain that. Mr. Sasson showed an image of the areas in question and explained there are parking spaces along the road opposite the building but when you cross the road there is an entry door. The dimensions required to make that landscape median with a tree would be much larger than the space allows. He said if they didn't need a sidewalk, they could fit the tree and meet the ordinance requirement, but since they had to have the sidewalk, there was no way to get the tree in the median. He said they preferred to protect the life safety aspect over a single tree at those 3 locations. Member Heintz asked if there were other vegetation options or tree varieties that could be used. Mr. Sasson said they will have shrubs, but the ordinance states a specific type of deciduous tree should be in those islands. He added the code requires 200 square feet of landscaped areas, but they would have to take out the sidewalk and that would not provide safe access to the building. Member Heintz said these deviations are not new requirements and you just aren't abiding by them. Mr. Sasson said every project has a list of deviations based on the design and they try their best. He said they have lowered the number of deviations over the past few years. He said the site is a challenge topographically. He said they think adding garage parking is critical, they have to use the grade and place the buildings in certain locations. Then based on how they need to surface park the site to have ample parking as well as access in more than one location. For safe passage for everyone on the site, when you cross a main road on the site, they need to have a safe entry. Member Heintz said in Mr. Sasson's opening remarks, he used the term "redevelopment" and that caught him off guard because the land is not currently developed. He asked what he meant. Mr. Sasson said they view this as an interesting opportunity to spur redevelopment and reinvestment into a commercial core that has existed for a long time. It's adjacent to three of the largest taxpayers in the city. They are seeing investment with Dick's Sporting Goods moving to the mall, but it's leaving Fountain Walk so there needs to be reinvestment. They hope this will give resources and continued optimism for those owners to continue to invest into the community and help

make those assets better for the next 40 years. When he said redevelopment, he meant reinvestment and redevelopment of a stimulation of encouraged investment into the stock of assets that already exist. Member Heintz said he understands that this property is planned to be developed. He said the important thing to him is to have thoughtful development and he didn't think that happened.

Member Staudt said the first speaker did a good job of encapsulating his views on this and he will support this. He said they overlook the types of investments that people like the Sasson family make in Novi. The taxable value on that property is roughly a million dollars and they have been paying taxes on that for more than 30 years. He asked the City Attorney to clarify that in the event this final site plan goes through the SAD will be dissolved. City Attorney Schultz said yes, when the 2025 final site plan is approved, the SAD 94 obligation goes away. Member Staudt said to give him an example of a \$1.2 million public benefit they've had in the past. City Attorney Schultz said that's never occurred. Member Staudt said he reads social media and people are asking what the benefit is to the City. He said one of the benefits is that we are not going to build a multi-million dollar sewer and that's a huge benefit to the community. He confirmed that the 1999 site plan would disappear also, so the antiquated 1999 plan and a multi-million dollar obligation to build a sewer to nowhere would be gone. He asked the developer about the pond next to the property and whether they intend to maintain water levels in it. He said it can be very shallow and sometimes looks nice but other times it's a big mud pond. Mr. Sasson said it has evolved over the years but was never a pond and only recently turned into a pond. That's the byproduct of all the surrounding developments discharging their storm water back into it. He said the 1999 plan discharged into that pond and one of the benefits of the current plan is that it doesn't discharge into the pond. It's an EGLE and city regulated wetland. They have obligations to control invasive species around it, but no ability to add or take out water from it. There are a lot of tree plantings around it that will remain and it's a big vast open space with a lot of beautiful wildlife. They hope it's viewed as an amenity. Member Staudt confirmed they are going to leave it in its natural habitat. Mr. Sasson said that was correct. Member Staudt asked if his family ever had interest in selling the property. Mr. Sasson said not that he knew of. Member Staudt said there is language in the agreement that talks about acquiring the 10 acres next to the property. The City recently acquired that and they have no interest in selling it. They acquired it to maintain the green space. He asked if they would be willing to remove that provision because it implies the City is willing to sell and we are not. We don't want to give the impression that we are willing to sell that property. Mr. Sasson said they are ok with putting the fence there and he didn't want there to be any expectation of anything. He asked for the right to not put in the fence or remove it if somehow that land turns into a multi-family project. He said the history is that his family has tried to buy that piece of property for 40 years, but the City had the first right of refusal because it was foreclosed. He said if they want to take it out, they can. Member Staudt said in his time on Council they have had to deal with things that have lingered for many years. This is closing the book on that and opening a new chapter for their development. He will support it.

Part I

Approve proposed Amendment to Consent Judgment in *City of Novi v E&M Holdings* case (2001) relating to a previously approved multi-family development located at 12 Mile and Novi Roads in order to approve an alternate development plan under the terms and conditions of the Amendment subject to:

- (1) The requirements of the staff and consultant review letters included herein, unless modified by the Amendment or the Exhibits**
- (2) Final review as to form and content, including the making of necessary modifications or revisions to the Amendment in the interest of the City and to carry out the requirements of any ordinances or other laws and the intent of the Council in approving the proposed Preliminary Site Plan, prior to entry by the Court, by the City Manager and City Attorney**
- (3) Final review and approval of the Exhibits to the Amendment in a manner satisfactory to the City Manager and City Attorney.**
- (4) Undertaking all actions necessary, as determined by the City Attorney's office, to secure entry of the proposed Amendment, including but not limited to submitting the proposed Amendment to the Court by appropriate motion.**
- (5) Entry of the Amendment by the Oakland County Circuit Court.**

This motion is made because the alternate proposed Preliminary Site Plan represents an improvement upon the 1999 Final Site Plan extended for the past 25 years under the Consent Judgment in that:

- (1) The plan contemplates a more modern development type than the 1999 plan.**
- (2) The design, architecture, and façade materials represent an upgrade to the 1999 plan;**
- (3) The proposed residential neighborhood would support healthy lifestyles through the provision of walking trails, sidewalk connections, and open space amenities within the development.**
- (4) The unit sizes and types help the City's goal of providing a wide range of housing options, some of which are not currently available in the City and could appeal to a variety of renters who prioritize minimal maintenance, smaller unit sizes, and natural surroundings.**

- (5) The proposed project will protect and maintain areas of the City's woodlands, wetlands, and natural features in a manner that is consistent and not significantly different from the 1999 plan, or a plan that could otherwise be brought under the PD-1 option on this RM-1 multiple-family zoned property.**

This motion is also made because the proposed Amendment addresses long-outstanding issues with respect to the sanitary sewer extension and eminent domain proceedings reflected in the 2001 Consent Judgment to the benefit of the City and the City Council believes its entry to be in the public interest. This motion is also conditioned on any language relating to the Developer having an option to acquire the adjacent property to the south (the former Bundoff property) being removed from the Amendment.

Part II

Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2026, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

City Attorney Schultz said as the conversation has unfolded about changes from preliminary site plan to final, there may be some changes but the idea behind the language and the consent judgment is those are to be minor and normal. Any significant changes would have to come back to Council. They will be careful as they process the final site plan to make sure that if anything significant changes, they would come back to Council.

Mayor Fischer said everyone understood that language as part of the consent judgment. He said he was happy that it was included and would expect those items to come should staff feel they are substantial per the contract. Mayor Fischer said as he as outlined in the beginning this has been a very long process, and complex issue. He said we have a 25-year-old site plan protected by a consent judgment, and if they don't build, then the city has to build, and if they don't approve the 1999 plan, the city has to build a sewer. He said member Smith did a good job of outlining the different ways and that is how he is viewing this proposal and project as well. He said Member Staudt alluded to this, but he will ask. He asked the applicant how much they expect the plan to pay in taxes this year on the property. Mr. Sasson said they pay about \$35,000 right now. Mayor Fischer said he is under no illusion that they will continue to pay that money as a gift to the City without anticipation of some type of return and development. He said he thinks there's some people that think Society Hill will just go away, and he doesn't think that's the reality. He said to Member Smith's point, they could continue to push forward the 1999 plan but that would be a disservice to the City of Novi and disservice to those around it. He said it is

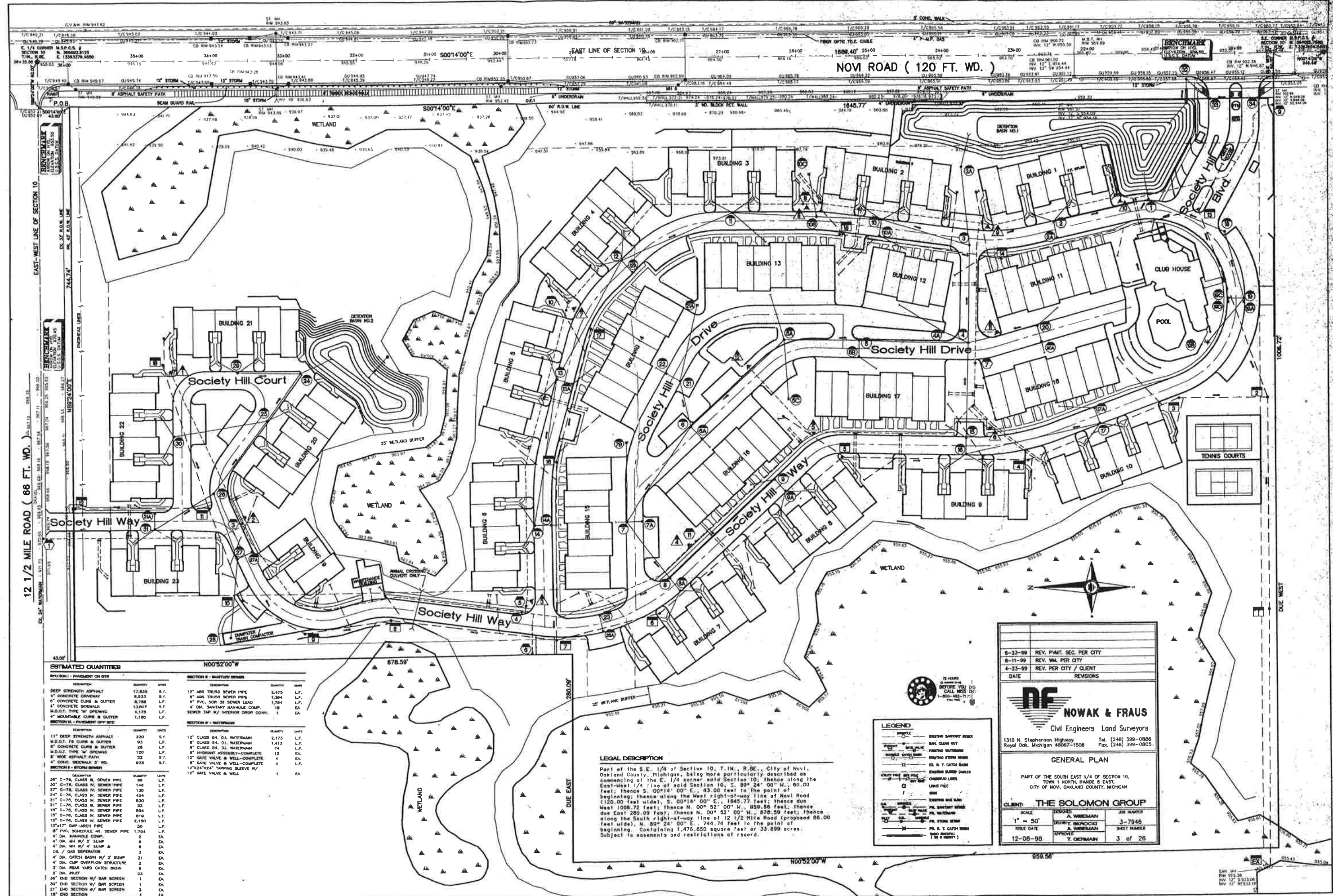
outdated and lacks the amenities of the current plan. He said what he finds ironic about some of the building discussions is that in that 1999 plan it is actually adding more housing stock to more affluent people as opposed to the 2025 plan which has a variety of housing stock including first floor living in master's for seniors. He said it had studio apartments, things that will attract some young professionals. He said they can push for the 1999 plan and continued to push for affluent families, or they could live what they mean about having different diversity in housing stock. He said his other opinion is to deny the plan, and just build the sewer, but he thinks it will cost way more than \$1.2 million. He said he's seen projects in the city escalate in the area they were talking about and would see that number going upwards of three or \$4 million. He said to pay 3 or \$4 million then have to come back with the same plan and get it approved through planning, because that's what's allowed under RM1, and PD doesn't make much sense. He asked why they would pay \$3 or \$4 million when the benefit here could be the savings, a large savings. He said he is in support of going forward with this plan. He said yes, this development has 500 units versus 312 in the 1999 plan, but again it's giving different house stock. He said the average unit goes from 1800 square feet per unit down to about 1200. He said additional amenities such as outdoor space, soccer fields, dog parks, walking trails and others they don't necessarily have in Novi. He said the comment was made that if they're going to lose some of the trees, it might as well be with a plan that is within the best interest of Novi and all who live here. He said one of the most important factors of the judgment is the removal of the 1999 plan, once they get final site plan approval, and the SAD 94. He said that is a big win, because there have been 20-some-odd Councils that have had to continuously approve the 1999 plan, just to avoid the SAD. He said he is very proud and thanks to this Council does not shield away from tough discussions. He said he thinks this is another situation of the Council stepping up and taking a messed-up plan from the 1999 Council that has lingered because of this consent judgment made back in 2001. He said they had a lot thrown at them that they've had no control over, but they were willing to step up, have conversations and negotiate with the City Attorney and city staff for the last two or three years to get to this point. He said it's frustrating when people say there have not been concessions or there haven't been negotiations, because it isn't true. He said that is not how local government and development works. He said he has been working with the staff, as a Council, for two or three years and they are not getting everything they want. He said he knows there are things whether it be in the 1999 plan, the SAD, that they are not happy that they are giving up, and there are setbacks that the city may not be happy with, and there are things that staff will still have some consternation with period he said at the end of the day between the developer, City Council, staff can only mostly get to where they can live with the same general and best interest of the city of Novi it makes him proud. He said he is proud to sit with many of the people at the meeting supporting the project, because it has been a long time coming and there has been a lot of work with it. He thanked the applicant for the efforts they've made.

Roll call vote on CM 25-08-113

Yeas: Staudt, Fischer, Casey, Gurumurthy, Smith

Nays: Heintz, Thomas

**SOCIETY HILL
GENERAL PLAN**

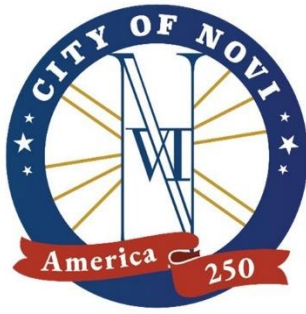


ESTIMATED QUANTITIES		SECTION 1 - PAVEMENT ON SITE	
DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY
DEEP STRENGTH ASPHALT	17,828	12" ABS TRUSS SEWER PIPE	2,475
6" CONCRETE DRIVEWAY	8,533	8" ABS TRUSS SEWER PIPE	1,364
6" CONCRETE CURB & GUTTER	8,788	6" PVC, SDR 35 SEWER LEAD	1,754
4" CONCRETE SIDEWALK	13,827	4" DIA. SANITARY MANHOLE COMP.	18
M.O.D.T. TYPE "W" OPENING	4,178	SEWER TAP W/ INTERIOR DROP CONN.	1
6" MOUNTABLE CURB & GUTTER	1,180		
SECTION 2 - PAVEMENT OFF SITE		SECTION 3 - WATERMAIN	
DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY
12" DEEP STRENGTH ASPHALT	230	12" CLASS 64, D.I. WATERMAIN	2,173
M.O.D.T. FR CURB & GUTTER	93	8" CLASS 64, D.I. WATERMAIN	1,413
6" CONCRETE CURB & GUTTER	28	8" CLASS 64, D.I. WATERMAIN	74
M.O.D.T. TYPE "W" OPENING	120	8" HYDRANT ASSEMBLY-COMPOSITE	12
6" HOSE ASPHALT PATH	22	12" GATE VALVE & WELL-COMPOSITE	4
6" CONG. SIDEWALK 3' WD.	925	8" GATE VALVE & WELL-COMPOSITE	4
SECTION 4 - STORM SEWER		SECTION 5 - WATERMAIN	
DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY
24" C-76, CLASS III, SEWER PIPE	89	12" GATE VALVE & WELL	1
30" C-76, CLASS III, SEWER PIPE	148		
27" C-76, CLASS III, SEWER PIPE	130		
24" C-76, CLASS III, SEWER PIPE	424		
21" C-76, CLASS III, SEWER PIPE	830		
21" C-76, CLASS III, SEWER PIPE	35		
18" C-76, CLASS III, SEWER PIPE	804		
15" C-76, CLASS III, SEWER PIPE	819		
12" C-76, CLASS III, SEWER PIPE	2,150		
12" VIT. CIMP-ARCH PIPE	50		
8" PVC, SCHEDULE 40, SEWER PIPE	1,704		
4" DIA. MANHOLE COMP.	2		
4" DIA. W/ 2' SUMP	8		
4" DIA. W/ 4' SUMP &	6		
4" DIA. GAS SEPARATOR	3		
4" DIA. CATCH BASIN W/ 2' SUMP	21		
4" DIA. CUP OVERFLOW STRUCTURE	2		
3" DIA. REAR YARD CATCH BASIN	8		
2" DIA. RILEY	23		
30" END SECTION W/ BAR SCREEN	1		
30" END SECTION W/ BAR SCREEN	1		
21" END SECTION W/ BAR SCREEN	1		
18" END SECTION	1		

LEGAL DESCRIPTION

Part of the S.E. 1/4 of Section 10, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as commencing at the E. 1/4 corner said Section 10; thence along the East-West 1/4 line of said Section 10, S. 89° 24' 00" W., 60.00 feet; thence S. 00° 14' 00" E., 43.00 feet to the point of beginning; thence along the West right-of-way line of Novi Road (120.00 feet wide), S. 00° 14' 00" E., 1645.77 feet; thence due West 1005.72 feet; thence N. 00° 52' 00" W., 959.56 feet; thence due East 280.09 feet; thence N. 00° 52' 00" W., 878.59 feet; thence along the South right-of-way line of 12 1/2 Mile Road (proposed 86.00 feet wide), N. 89° 24' 00" E., 744.74 feet to the point of beginning. Containing 1,476.650 square feet or 33.899 acres. Subject to assessments and restrictions of record.

LEGEND	
	12" SANITARY SEWER
	8" SANITARY SEWER
	6" SANITARY SEWER
	4" SANITARY SEWER
	3" SANITARY SEWER
	2" SANITARY SEWER
	1" SANITARY SEWER
	1/2" SANITARY SEWER
	1/4" SANITARY SEWER
	1/8" SANITARY SEWER
	1/16" SANITARY SEWER
	1/32" SANITARY SEWER
	1/64" SANITARY SEWER
	1/128" SANITARY SEWER
	1/256" SANITARY SEWER
	1/512" SANITARY SEWER
	1/1024" SANITARY SEWER
	1/2048" SANITARY SEWER
	1/4096" SANITARY SEWER
	1/8192" SANITARY SEWER
	1/16384" SANITARY SEWER
	1/32768" SANITARY SEWER
	1/65536" SANITARY SEWER
	1/131072" SANITARY SEWER
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CITY OF NOVI CITY COUNCIL
SEPTEMBER 28, 2026

SUBJECT: Approval of claims and warrants – Warrant 1210

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

Per Section 8.10 of the City's charter all funds drawn by the treasury department must be approved by City Council. This approval occurs through a warrant system and appears on all City Council's agenda. The most recent Warrant #1210 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1210

CITY OF NOVI
Warrant 1210
Monday, September 28, 2026

Check	Vendor Name	Description	Amount
206501 - 206526	CONSUMERS ENERGY	HEAT	4,683.29
206527	DTE ENERGY	STREET LIGHTING	23,171.81
206528	SOUTHWEST ENFORCEMENT TEAM	APRIL 2025 OT	2,619.03
206529	ADS, INC	INVOICE 2566323	12,587.00
206530	AMAZON.COM SERVICES LLC	INVOICE 2794364273	92.38
206531	ARROW OFFICE SUPPLY CO	INVOICE 439993	79.39
206532	AT&T	ACCOUNT 343948601	207.14
206533	AT&T MOBILITY	ACCOUNT 830154504	320.03
206534	BORIEO, SANDRA	PROFESSIONAL SERVICES	1,872.00
206535	CDW GOVERNMENT LLC	INVOICE AK5483K	4,943.59
206536	COMCAST BUSINESS	ACCOUNT 8529 10 084 0122736	656.14
206537	GREEN, STEVEN	AUGUST 2026 VEHICLE ALLOWANCE	2,926.09
206538	HILTON TRADING CORP	ORDER S94757	404.97
206539	LAWNET-MICHIGAN DEPT OF STATE	HIDTA REIMBURSE RENT	7,814.00
206540	MONTROSE CHARTER TOWNSHIP	JULY 2026 OT LOCAL OFFICERS	7,024.13
206541	OAKLAND COUNTY NARCOTIC ENFORCEMENT	4 - GPS TRACKING DEVICES	8,790.82
206542	OLSEN, RANDALL	INVOICE INV-DF-US-3S7U1D77CWKHABXL79	317.86
206543	SOUTHWEST ENFORCEMENT TEAM	APRIL OT 2026 MICHIGAN STATE POLICE	9,188.94
206544	STATE OF MICHIGAN	INVOICE 551-680148	5,605.14
206545	TRANSUNION RISK AND ALTERNATIVE	INVOICE 342586 91526	11,400.00
206546	VERIZON WIRELESS	ACCOUNT 942421817-00001	2,174.51
206547	WEST MICHIGAN ENFORCEMENT TEAM	REIMBURSE AT&T FIRST NET WIRELESS SERVICE	13,261.93
206548	WEX BANK	INVOICE 114857098	591.45
206549	21ST CENTURY MEDIA	PRINTING AND PUBLISHING	565.66
206550	A AND R PLUMBING LLC	BUILDING MAINTENANCE	8,946.38
206551	ACCURATE PARKING LOT SERVICES, INC	PARKING LOT MAINTENANCE	7,352.50
206552	ADVANCE AUTO PARTS	VEHICLE MAINTENANCE	101.81
206553	AECOM GREAT LAKES, INC	CE SRVS: BECK RD, 11 MILE TO GRAND RIVER	219,100.00
206554	ALLEN, MARSHALL	LIBRARY PROGRAMMING	400.00
206555	AMAZON	COMPUTER SUPPLIES	2,205.62
206556	AMERICAN GENERATORS SALES AND	LIFT STATION MAINTENANCE	3,795.00
206557	AMERICAN HEART ASSOCIATION INC.	CONFERENCE	1,781.00
206558	AMERICAN LIBRARY ASSOCIATION	COMMUNITY PROMOTION	236.82
206559	AMMORI DESIGN	BLDG. BOND REFUND (ESCROW)	500.00
206560	ANAGO OF METRO DETROIT	BUILDING MAINTENANCE	440.00
206561	ANTECO, INC	TREE MAINTENANCE	1,139.00
206562	ARAMARK REFRESHMENT SERVICES	OFFICE SUPPLIES	287.96
206563	ARK ELECTRICAL SOLUTIONS LLC	BUILDING MAINTENANCE	2,685.32
206564	ARTS AS HEALING FOUNDATION INC	HYDRANT DEPOSIT REFUND FOR TACO FEST	2,063.50
206565	ASCAP	MEMBERSHIPS	935.00
206566	AT & T	OPERATING SUPPLIES	195.00
206567	AXON ENTERPRISE, INC.	TASER REPLACEMENTS	59,453.54
206568	BARNHILL III, JOHN H.	ADULT SOFTBALL	164.00
206569	BENITO'S CAFE	WATER LINE MAINTENANCE	172.78
206570	BERTIN, KENNETH M.	ADULT SOFTBALL	82.00
206571	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE INSURANCE	72,605.74
206572	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE INSURANCE	41,494.92
206573	BOUND TREE MEDICAL LLC	SUPPLIES CITY WIDE AED	1,823.09
206574	BRIGHTSOURCE LIGHTING SOLUTIONS LLC	BUILDING MAINTENANCE	1,438.56
206575	BRODART CO.	LIBRARY BOOKS LENDING	6,870.24
206576	BSN SPORTS INC.	YOUTH SOCCER	693.85
206577	BUSINESS ORIENTED SOFTWARE	COMPUTER SUPPLIES	6,564.00
206578	CANON FINANCIAL SERVICES INC	EQUIPMENT RENTAL	5,114.70
206579	CARLETON EQUIPMENT COMPANY, INC.	VEHICLE MAINTENANCE	1,289.01
206580	CARTER'S CEMETERY PRESERVATION	CEM MAINT COUNCIL GOAL REPAIRS	2,790.00
206581	CAVANAUGH, JACK	PER DIEM MICHIGAN ROAD SCHOLAR PROGRAM	80.00

206582	CAVENDISH SQUARE PUBLISHING LLC	LIBRARY BOOKS	204.44
206583	CDW GOVERNMENT LLC	OFFICE SUPPLIES	183.83
206584	CENTER POINT LARGE PRINT	LIBRARY BOOKS	302.64
206585	CINTAS CORP	SUPPLIES UNIFORMS	1,314.90
206586	CIVICPLUS, INC.	SERVICE CHARGES ACTIVE AGREEMENT	22,750.74
206587	CONSUMERS ENERGY	HEAT	159.39
206588	CONSUMERS ENERGY	HEAT	24.13
206589	CORRIGAN RECORD STORAGE LLC	RECORDS STORAGE	2,089.99
206590	COUGAR SALES & RENTAL INC	STORM SEWER MAINTENANCE	984.87
206591	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES	1,109.00
206592	CSM MECHANICAL, LLC	CONSTRUCT: BELLAGIO SANITARY LIFT STATIO	32,751.40
206593	CUTMYTREEDOWN.COM	FORESTRY MAINTENANCE	17,523.60
206594	DETROIT HISTORICAL SOCIETY	HISTORICAL COMMISSION	275.00
206595	DIGICERT, INC	INTERNAL TECHNOLOGY	773.45
206596	DORNBOSS SIGN & SAFETY INC	TRAFFIC CONTROL SIGN REPLACEMENT	283.43
206597	DRL BUILDING CO. LLC	BUILDING MAINTENANCE	680.00
206598	DTE ENERGY	BLDG. BOND REFUND (ESCROW)	3,000.00
206599	DTE ENERGY	BLDG. BOND REFUND (ESCROW)	500.00
206600	ESCHER GLASS LLC	CONTRACTUAL SERVICE	4,987.00
206601	ETNA SUPPLY	STORM SEWER MAINTENANCE	5,028.77
206602	FENDT BUILDERS SUPPLY, INC	STORM SEWER MAINTENANCE	732.60
206603	FERGUSON WATERWORKS #3386	WATER METERS	1,443.28
206604	FIREPENNY	VEHICLE MAINTENANCE	1,785.51
206605	FONSON COMPANY INC.	CONSTRUCT: VILLAGE WOOD RD (CRANDROOKE T	579,740.34
206606	FONSON COMPANY INC.	CONSTRUCT: VILLAGE WOOD RD (CRANDBROOKE	355,080.42
206607	G2 CONSULTING GROUP, LLC.	MATERIAL TESTING: 2026 & 2027 NRP - ASPH	38,360.00
206608	GALE/CENGAGE LEARNING	LIBRARY BOOKS	258.40
206609	GARTHA, JONATHON	CITYWOKS RUG CONFERENCE	373.66
206610	GARY'S CATERING INC	SUPPLIES PRISONER MEALS	175.00
206611	GATHER AND GROW	LIBRARY PROGRAMMING	400.00
206612	GDI SERVICES INC	JANITORIALS CONTRACTS	38,232.00
206613	GORDON FOOD SERVICE PAYMENT PROC.	OPERATING SUPPLIES	53.96
206614	GRAINGER INC, W W	SEWER LINE MAINTENANCE	837.85
206615	GREAT AMERICA FINANCIAL SERVICES	OPERATING SUPPLIES	76.00
206616	GREAT LAKES ACE	OPERATING SUPPLIES	15.99
206617	GREAT LAKES POWER & LIGHTING INC.	STREET LIGHTING MAINTENANCE	1,399.77
206618	GREAT LAKES WATER AUTHORITY	HSP CHARGES	433.71
206619	GUNNERS METERS & PARTS, INC.	WATER LINE MAINTENANCE	2,212.00
206620	GUYOT, MATTHEW D. & SARAH E.	BLDG. BOND REFUND (ESCROW)	500.00
206621	HANS AUTO ELECTRIC	VEHICLE MAINTENANCE	145.00
206622	HEALEY FIRE PROTECTION INC.	BUILDING MAINTENANCE	3,350.00
206623	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES	2,812.44
206624	HOOVER, ALLISSON	SPECIAL EVENTS	255.00
206625	IMAGE 360-SOUTHFIELD	COMMUNITY PROMOTION	200.00
206626	IMS INFRASTRUCTURE MGMT SERVICES	ROAD CONDITION SURVEY	12,645.00
206627	INNER CITY CONTRACTING LLC	BLDG. BOND REFUND (ESCROW)	8,520.00
206628	JACKSON, NOAH	TUITION REIMBURSEMENT	59.36
206629	JCTM PROPERTY MANAGEMENT LLC	2026 SUM TAX REFUND 50-22-11-226-117	5,556.60
206630	JOHN'S SANITATION SERVICE	OPERATING SUPPLIES	1,633.75
206631	JOSHUA C ROBINSON	BLDG. BOND REFUND (ESCROW)	500.00
206632	KAP AND RICH LLC	BLDG. BOND REFUND (ESCROW)	1,800.00
206633	KAP AND RICH LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
206634	KENNEDY INDUSTRIES INC	LIFT STATION MAINTENANCE	16,759.00
206635	KENT COMMUNICATIONS INC	ELECTION SUPPLIES	770.37
206636	KENWHIRL APPLIANCE SERVICE	BUILDING MAINTENANCE	380.00
206637	KESKITALO, STEPHEN SP NEEDS TRUST	2026 SUM TAX REFUND 50-22-25-428-001	528.55
206638	KIESER, KATRINA	PER DIEM NRPA CONFERENCE	223.00
206639	KNIGHT TECHNOLOGY GROUP, INC	COMPUTER SUPPLIES	700.00
206640	LANGUAGE LINE SERVICES	EMERGENCY COMMUNICATION SERVICE	105.81
206641	LIBRARY NETWORK, THE	COMPUTER SUPPLIES	1,832.50
206642	LIQUID CALCIUM CHLORIDE SALES INC.	ROUTINE MAINTENANCE	6,245.60
206643	LONCHAR, EMILY	PERSONAL PROPERTY AUDITOR	3,333.00
206644	LOOMIS	ARMORED CAR SERVICES	780.36
206645	LOOSE, MILAH	PER DIEM NRPA CONFERENCE	223.00

206646	LYON MECHANICAL CONTRACTORS, INC.	CONTRACTUAL SERVICES	44,304.28
206647	M-2 AUTO PARTS, INC.	VEHICLE MAINTENANCE	860.58
206648	MACQUEEN EMERGENCY	SCBA SUPPLIES	1,171.88
206649	MAJOR CONSTRUCTION GROUP, INC	WATER LINE MAINTENANCE	99,421.76
206650	MALINOWSKI, JUDITH M.	MEDICAL SERVICE	500.00
206651	MEDSTAR INC	OPERATING SUPPLIES	750.00
206652	MERLO CONSTRUCTION CO, INC.	CONSTRUCT: NOVI RD MEDIAN DRAINAGE IMPRO	314,326.33
206653	MERRITT CIESLAK DESIGN, PLC	SERVER & CAMERA UPDATE	770.00
206654	MICHAEL SVALE	BLDG. BOND REFUND (ESCROW)	500.00
206655	MICHIGAN RURAL WATER	CONFERENCE	1,800.00
206656	MICHIGAN STATE FAIR LLC	HYDRANT DEPOSIT REFUND STATE FAIR	2,932.50
206657	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS	2,304.97
206658	MITCHELL, SABRINA F.	2026 SUM TAX REFUND 50-22-25-426-045	604.85
206659	MMC REMODELING LLC	BLDG. BOND REFUND (ESCROW)	500.00
206660	MPARKS	ADULT SOFTBALL LEAGUE	700.00
206661	MUCK, JEFF	PER DIEM NRPA CONFERENCE	223.00
206662	MUNICIPAL WEB SERVICES, INC	COMMUNITY PROMOTION	880.00
206663	NICE, KIM	HISTORICAL COMMISSION	132.10
206664	NORTHSTAR MAT SERVICE	BUILDING MAINTENANCE	144.64
206665	NORTHVILLE LOCKSMITH INC., THE	PARK BUILDING MAINTENANCE	260.00
206666	NOVI COMMUNITY SCHOOLS	CAMP LAKESHORE	3,345.00
206667	NOVI HOTEL SUITES, LLC	2026 SUM TAX REFUND 50-22-17-400-036	24,824.63
206668	NOVI, CITY OF	CITY'S SHARE OF FEES COLLECTED	2,952.85
206669	OAKLAND COUNTY TREASURER	PROPERTY TAX REVENUE COUNTY CHARGEBACK	3,537.68
206670	ODP BUSINESS SOLUTIONS, LLC	OPERATING SUPPLIES	94.63
206671	OOMA INC	TELEPHONE	219.40
206672	ORCHARD, HILTZ & MC CLIMENT	PROFESSIONAL SERVICES	114,887.44
206673	ORKIN	BUILDING MAINTENANCE	312.75
206674	OSCAR W. LARSON CO.	GASOLINE AND OIL	755.03
206675	OWEN TREE SERVICE INC	FORESTRY MAINTENANCE	18,677.50
206676	PARAGON LABORATORIES, INC.	WATER LINE MAINTENANCE	100.00
206677	PB ACQUISITION COMPANY MICHIGAN LLC	2026 SUM TAZ REFUND 50-22-35-101-040	15,975.22
206678	PENCHURA, LLC	PARK BUILDING MAINTENANCE	3,669.00
206679	PEOPLE'S EXPRESS	OLDER ADULTS TRANSPORTATION	6,620.00
206680	PEPPER & SON INC, J.W.	NOVI CONCERT BAND	199.00
206681	PERFECT CLEANERS OF DETROIT, INC	SUPPLIES UNIFORMS	1,118.25
206682	PHAROAN, ALI	SUPPLIES UNIFORMS	40.28
206683	PINE RIVER GROUP	SUPPLIES	1,440.00
206684	PIONEER MANUFACTURING CO.	GROUPS MAINTENANCE	2,209.01
206685	PRIORITY WASTE LLC	RUBBISH MONTHLY	189,745.64
206686	PROSCREENING, LLC	PROFESSIONAL SERVICES	473.00
206687	QUILL CORPORATION	OFFICE SUPPLIES	377.01
206688	RAY'S WELL DRILLING	GROUPS MAINTENANCE	350.00
206689	RED WING SHOE STORE	SUPPLIES UNIFORMS	817.44
206690	REINDERS INC	LAWN MOWER MAINTENANCE	539.73
206691	RINGLE, TRACIE	PER DIEM NRPA CONFERENCE	223.00
206692	RKA PETROLEUM COS., INC	GASOLINE AND OIL	20,690.32
206693	ROAD COMMISSION FOR OAKLAND COUNTY	TRAFFIC SERVICES	4,438.46
206694	ROMANA CONSTRUCTION INC	BLDG. BOND REFUND (ESCROW)	500.00
206695	ROMULUS COMMUNITY BAPTIST CHURCH	2026 SUM TAZ REFUND 50-22-14-251-030	27.71
206696	ROSATI, SCHULTZ, JOPPICH	LEGAL FEES	14,135.00
206697	ROSS, MICHAEL	ADULT SOFTBALL	82.00
206698	RUNKEL, REBECCA	MILEAGE REIMBURSEMENT	27.00
206699	SAM'S CLUB DIRECT	OPERATING SUPPLIES	605.34
206700	SARADAN CONSTRUCTION INC	HYDRANT DEPOSIT REFUND PP26-21	1,936.00
206701	SCA OF MI, LLC	ROUTINE MAINTENANCE	2,150.00
206702	SHAIEB, ELIZABETH A.	OLDER ADULTS FITNESS	1,728.00
206703	SHAMOUN, JASON W & WILSON	BLDG. BOND REFUND (ESCROW)	500.00
206704	SILVA CUSTOM DESIGN LLC	BLDG. BOND REFUND (ESCROW)	500.00
206705	SITEONE LANDSCAPE SUPPLY, LLC	STORM SEWER MAINTENANCE	836.91
206706	SJZ HOMES	BLDG. BOND REFUND (ESCROW)	400.00
206707	SMART BUSINESS SOURCE LLC	OFFICE SUPPLIES	13.99
206708	SMITH, TYLER	PER DIEM MICHIGAN ROAD SCHOLAR	98.00
206709 - 206712	SPALDING DE DECKER	PROFESSIONAL SERVICES	5,543.00

206713	STATE OF MICHIGAN	COST SHARE: NINE MILE REHABILITATION ROAD	73,079.41
206714	STATE OF MICHIGAN	BUILDING MAINTENANCE	293.55
206715	STATE OF MICHIGAN	LIVSCAN	3,342.00
206716	SUBURBAN LANDSCAPE SUPPLY	STORM SEWER MAINTENANCE	1,188.00
206717	SUPER FLEET MASTERCARD	GASOLINE AND OIL	40.98
206718	SUPERIOR GROUND COVER INC.	GROUNDS MAINTENANCE	9,240.00
206719	SYSTEMP CORPORATION	BUILDING MAINTENANCE	620.00
206720	T-MOBILE USA, INC.	OPERATING SUPPLIES	150.00
206721	TATE, MIKE	PER DIEM MICHIGAN PUBLIC SERVICE	129.00
206722	TEDDY'S LAWN & LANDSCAPE, INC	ROUTINE MAINTENANCE	18,230.00
206723	TELNET WORLDWIDE INC.	TELEPHONE	1,010.92
206724	THOMSON REUTERS - WEST	OUTSIDE DATA PROCESSNG	747.80
206725	THORNTON GROOMS INC	BLDG. PAYMENT REFUND (ESCROW)	66.00
206726	TRUE BLUE INVESTGATIONS LLC	RECRUITMENT	850.00
206727	USA BLUEBOOK	WATER LINE MAINTENANCE	1,291.00
206728	VARIPRO	FLEXIBLE SPENDING	2,755.94
206729	VARSITY LINCOLN, INC	VEHICLE MAINTENANCE	202.36
206730	VERIZON WIRELESS	TELEPHONE	508.24
206731	WEINGARTZ SUPPLY CO INC	ROUTINE MAINTENANCE	762.95
206732	WOODHILL GROUP LLC, THE	PROFESSIONAL SERVICES	3,920.80
206733	YEGANEHLAYEGH, CHITA C	2026 SUM TAX REFUND 50-22-25-208-014	806.52
EFT	FIFTH THIRD	AUGUST PURCHASES	91,574.86

B&H PHOTO 800-606-6969	CR: Video equipment refund	(37.10)
WWW.VOLGISTICS.COM	MAN - Volunteer Software	253.00
AMAZON MARK 5Q31X43C2	FIN: supplies	51.28
AMAZON MKTPL 5Q3MU78V1	Office Supplies	15.19
GRAINGER	DPD MJTF: Supplies	1,875.61
MCINTIRE BUSINESS PROD	Drug Overdose: Supplies	339.72
SAMSClub #6657	PD - SRO	86.36
CANVA 104989-30912697	LIB:Computer software/Licensing	119.40
AMAZON MARK 5Q8BV8CM2	FD: Vehicle Maintenance	44.97
AMAZON MARK 5Q84X8VM1	FD: Operating Supplies	172.98
CS DICKS GC	PRCS: League awards	285.00
AMAZON MKTPL 5Q6MC38L1	DPW-VM	55.08
MICHIGAN STATE PREMIER	PRCS: Program Expenses	50.00
OPENAI CHATGPT SUBSCR	IT - AI tool	20.00
B&H PHOTO 800-606-6969	Headphone Pad Replacement	20.24
AMAZON MKTPL 5Q95F4ID2	DPW-VM	213.75
AMAZON MKTPL 5Q26Z3CP1	I.S. - Supplies	8.98
AMAZON MKTPL 5O48H0UD2	Safety Glasses	16.48
AMAZON MKTPL 5Q7PB9411	Safety Glasses - Dave Johnson	18.99
AFP IMAGIN INC	IS-GIS Conference	325.00
USPS.COM CLICKNSHIP	City Clerk: Postage	19.14
ATT CONS PHONE PMT	FACILITES - Utilities - Telephone	3,678.24
USPS.COM CLICKNSHIP	City Clerk: Postage	19.14
B&H PHOTO 800-606-6969	CR: Video equipment	311.64
CS DICKS GC	PRCS: League awards	210.00
CS DICKS GC	PRCS: League awards	300.00
VISTAPRINT	LIB:Historical Commission	33.98
MICHIGAN LIBRARY ASSOC	LIB:Conferences	265.00
AMERICAN LIBRARY ASSOC	LIB:Membership	332.00
VISTAPRINT	LIB:Operating supplies	27.98
MTU-CASHIERS OFFICE WE	DPW - Conference	175.00
AMAZON MARK 5O0Q739W0	DPW - Operating Supplies	23.49
USPS.COM CLICKNSHIP	City Clerk: Postage	19.14
AMAZON.COM 5O2N24D12	wasp spray	43.25
AMAZON MKTPL 5O2HG2U70	Lunchroom ZEVO	14.97
AMAZON MKTPL 5O9ID6UI0	R/C park bungee straps.	17.59
IN MICHIGAN STATE DEV	PRCS: Program Expenses	1,000.00
ICMA ONLINE	MGR: ICMA Conference Fee	915.00
SAMSClub #6657	CR: catering	134.52
MICROSOFT STORE	LIB:Computer Supplies	(31.79)
MICHIGAN LIBRARY ASSOC	LIB: Conferences	365.00
MICHIGAN LIBRARY ASSOC	LIB:Conferences	365.00
GROUPMAP TECHNOLOGY	IT: Software Subscription	8.00
OPENAI CHATGPT SUBSCR	I.S. - Software	20.00
AMAZON MARK 5O2Q17620	PRCS - OAS Social Supplies	5.39
AMAZON MKTPL 5O1AK4S01	I.S. - Hardware	61.74

D J WSJ	MGR: digital WSJ	44.99
CCI CONSTANT-CONTACT	CR: email marketing	524.00
AMAZON RETA 5081V8BB0	PD - Supplies	29.76
LANDS END W000111808	CR: Logo Wear	20.96
USPS.COM CLICKNSHIP	City Clerk: Postage	19.14
WASHTENAW COMMUNITY	Training	160.00
WASHTENAW COMMUNITY	Training	160.00
AMERICAN LIBRARY ASSOC	LIB:Membership	40.00
CARRIAGE CLEANERS	Supplies	30.00
GRAINGER	CGIC: Supplies	61.85
USPS.COM CLICKNSHIP	City Clerk: Postage	28.71
STAMPS.COM	LIB:Postage	20.99
HERTZ	IFMA Conference	261.16
GRR AIRPORT	IFMA Conference	122.99
DELTA	PD - Confr. Flight	29.99
AMAZON MARK 508GY6020	PRCS - Travel	55.98
DELTA	PD - Confr. Flight	477.81
AMAZON MARK 504WD5111	PRCS - Travel	30.20
AMAZON MARK 506GN9030	PRCS - OAS Social Supplies	29.99
AMAZON MKTPL 503F360L0	Finance: Office Supplies	234.89
USPS.COM CLICKNSHIP	City Clerk: Postage	28.71
AMAZON MARK 5N04E8901	PD - Supplies	(7.98)
RENAISSANCE HOTELS	PD - Lodging	1,464.84
MICROSOFT STORE	LIB:Computer Supplies Equip	31.79
AMAZON MARK 501XK40H0	PD - Supplies	76.64
AMAZON MKTPL 5A5Z18YW1	FD: Vehicle Maintenance	25.98
AMAZON MARK 5076W4N70	FD: Operating Supplies	58.20
AMAZON MARK 5019R0GT1	FD: Vehicle Maintenance	44.97
AMAZON MARK 503DF5ZV2	PRCS: Program Supply	26.15
ADOBE	LIB:Computer Software	(6.30)
APPLE.COM/BILL	CR: iCloud storage	2.99
ADOBE ADOBE	LIB:Computer Software	(6.30)
BEARING SERVICE ADM	DPW-LM	121.52
AMAZON MKTPL 503HD4L00	DPW-LM	58.95
AMAZON MKTPL 5006N6161	DPW-EM	15.98
DELTA	PD - Confr. Flight	29.99
AMAZON.COM 5A20Q27G1	DPW-OS	23.88
CONSTITUTIO	LIB:Historical Commission	99.00
WASHTENAW COMMUNITY	Training	160.00
WASHTENAW COMMUNITY	Training	160.00
AMAZON MKTPL 5A6LF7WS1	DPW-OS	22.99
AMAZON MKTPL 5A40J2IX0	CR: supplies	19.37
AMAZON.COM 5A3TK7RS1	Office supplies	19.98
USPS.COM CLICKNSHIP	City Clerk: Postage	9.57
WWW.MICHIGANCLERKS.ORG	City Clerk: Conferences	525.00
AMAZON MARK 5A8SC1SB2	Supplies	26.99
AMAZON RETA 5A9R84RU0	Supplies	17.64
FEDEX530995662	FD: FedEx	20.23
AMAZON MKTPL 5A9VI4XM2	I.S. - Supplies	17.99
AMAZON MKTPL 5A0K05M62	I.S. - Supplies	16.99
AMAZON MKTPL 5A3F82H22	I.S. - Software	42.74
MICHIGAN ROAD SCHOLAR	MRSP - Tom Constantine	779.00
CONST SW AND SESC PRD	Const SW and SESC - Jim Matties	95.00
MICHIGAN ROAD SCHOLAR	MRSP - Tyler Smith	779.00
SOUTHWEST AIRLINES	IFMA Conference	585.12
MICHIGAN STATE PREMIER	PRCS: Program Expenses	475.00
USPS.COM CLICKNSHIP	City Clerk: Postage	9.57
SHEETZ 2881	PD - Fuel	69.49
N.A.A.L.	PD - Conference	299.00
MICHIGAN STATE PREMIER	PRCS: Program Expenses	475.00
MICHIGAN STATE PREMIER	PRCS: Program Expenses	475.00
MICHIGAN STATE PREMIER	PRCS: Program Expense	475.00
SQ A P IMPRESSIONS, I	CR: engraving	50.00
AMAZON.COM	return sizzling summer supplies	(9.97)
MAD SCIENCE OF DETROIT	PRCS: Program Expense	189.00
MICHIGAN E MI	Meeting registration	135.00
QLT FRAMES UNLIMITED 3	CR: engraving	136.55
AMAZON MARK 5A21W6QC1	Office Supplies	34.74
AMAZON MKTPL 5A0ZF00C2	CR: supplies	49.99
WAVE - LITTLE CONDUCT	CR: train deposit	50.00
JOE'S PRODUCE CO	CR: catering	1,367.00

ANTHROPIC CLAUDE SUB	CM: internal tech	20.00
FUELCLLOUD	DPW-G&O	152.50
AMAZON MARK 5A9734VX1	Office Supplies	78.60
WWW.SOMI.ORG	PD - Registration	30.00
AMAZON MKTPL 5A02T8PK2	I.S. - Supplies	23.95
APWA - MPSI	MPSI - Mike Tate	825.00
AMAZON.COM 5A4BI7H10	Office Supplies	23.05
AMAZON MARK 5A9M25BW1	Clerk - Election supplies	67.07
OPENAI CHATGPT SUBSCR	FIN: software	20.00
USPS.COM CLICKNSHIP	City Clerk: Postage	9.57
SMARTDRAW SOFTWARE LLC	I.S. - Software	597.00
WEB NETWORKSOLUTIONS	I.S. - Domain Renewals	43.98
IN MICHIGAN FIRE INSP	FD: Training Program	1,025.00
SQ KONA ICE OF WESTER	PRCS: Program Expense	432.00
SQ FOAM FUN FACTORY	PRCS: Program Expense	217.50
AMAZON MKTPL 5A4AE4P40	CR: supplies	18.98
AMAZON MKTPL 5A90A5G31	CR: supplies	42.98
STAMPS.COM	LIB:Postage	100.00
SPECTRUM	FACILITES - Utilities - Telephone	9,051.26
USPS.COM CLICKNSHIP	City Clerk: Postage	9.57
AMAZON MKTPL 5A6KH70V1	Clerk - Elections	29.87
MICHIGAN ASSOCIATION O	PD - Dues	125.00
AMAZON MKTPL 5H4MM76L2	DPW-CS	37.82
WCAAO.ORG	Continuing Education	75.00
SPI DIRECTV SERVICE	PD: internet	50.00
MARRIOTT	FD: Conference costs	1,909.86
AMAZON.COM 5H9MP5KX1	Finance: Office Supplies	55.28
USPS.COM CLICKNSHIP	City Clerk: Postage	19.14
AMAZON MARK 5A3IG0J91	PD - Supplies	206.11
LOWES #00907	CGIC: Supplies	395.27
GALLS	CGIC: Supplies	141.32
GRAINGER	CGIC: Supplies	2,174.83
AMAZON MKTPL 5A9151N61	CGIC: Supplies	233.16
SHELL OIL 12823400002	PD - Fuel	34.57
SHELL OIL 12823400002	PD - Fuel	40.03
BENITO S CAFE	PRCS: Program Expense	324.75
AMAZON.COM 5H9LW7K92	Recycle Bin	804.97
HILTON	IFMA Conference	516.52
PHONE CLINIC V	I.S. - Hdw Repair	249.60
GRAINGER	CGIC: Supplies	1,068.63
USPS.COM CLICKNSHIP	City Clerk: Postage	19.14
AMAZON MKTPL 5H3A782I0	I.S. - Supplies	18.99
HILTON	MGR: Conference Accomodations	457.62
AMAZON MKTPLACE PMTS	CR: refund	(15.73)
GRAINGER	CGIC: Supplies	446.61
SQ HERS MARKET&ONEZO	LIB:Program	41.46
SHEETZ 2945	PD - Fuel	50.00
AMAZON MARK 5H9LP1HH1	PRCS - OAS Social Supplies	172.56
USPS.COM CLICKNSHIP	City Clerk: Postage	9.57
MICHIGAN LIBRARY ASSOC	LIB: Conferences	365.00
AMAZON RETA 5H9A33B10	FD: Operating Supplies	70.95
WM SUPERCENTER #5893	PRCS: Program Supplies	37.28
TECHSOUP	LIB:Computer Software	165.23
AMAZON MARK 5H8MP4M60	PRCS - OAS Social Supplies	57.48
AMAZON MKTPL 5H22U5XB1	CR: Office Supplies	31.49
LANDS END W000111808	CR: Logo Wear	153.79
MEIJER STORE #122	PRCS- Program Expenses	85.00
VZWRLSS APOCC VISB	FACILITES - Utilities - Telephone	9,403.33
MICPA	FIN: Webinar KM	39.00
HILTON	MGR: Conference Accomodations	912.25
OLD DOMINION FREIGHT L	DFAT: Services	1,365.11
AMAZON MARK 5H5E37AC1	PD - Supplies	94.47
SAMSClub #6657	DPW-OS	59.94
AMAZON.COM 5H4Z351H2	CR: office supplies	17.83
FBI LEEDA INC	PD - Conference	795.00
EXXEL OUTDOORS, LLC	\$3,518.85	3,518.85
GATSBYS NOVI	PRCS: League prizes	50.00
CMCGLOBAL	CC: Conference Registration Fee	700.00
CRYSTAL MTN - H LODGIN	Meeting Lodging	344.72
BARNES & NOBLE #2648	LIB:Programming	371.01
AMERICAN LIBRARY ASSOC	LIB:Conferences	57.85

AMAZON MKTPL 5H48J3EO0	DPW-VM	27.92
USPS.COM CLICKNSHIP	City Clerk: Postage	9.57
AMAZON MKTPL 5H0A491S0	FIN: supplies	26.99
ROBERT BROOKE & ASSOC	FM: Operating Supplies	32.88
AMAZON MKTPL 5H9JE4072	bug control products	125.14
APWA - MPSI	W&S Conferences, workshops	825.00
AMAZON.COM 5H9I92P01	DPW-OS	140.88
NATIONAL ASSOCIATION O	PD - Dues	50.00
USPS.COM CLICKNSHIP	City Clerk: Postage	9.57
IN ARIZONA LAW ENFORC	PD - SRT	595.00
AMAZON MARK 5H2QY0JQ1	PD - Supplies	54.29
AMAZON MKTPLACE PMTS	return sizzling summer supplies	(15.19)
CRYSTAL MTN - H LODGIN	Conference lodging	386.68
ADOBE ADOBE	LIB:Computer Software	111.27
TECHSOUP	LIB:Computer software/Licensing	1.30
CENTURYLINK LUMEN	FACILITIES - Utilities - Cable	171.85
AMAZON MKTPL 5H3G29ZZ2	FM: Operating Supplies	15.83
PINZ BOWLING CENTER	PRCS: Camp Trip	2,136.00
GETSLING.COM	Scheduling Software	80.24
CMCGLOBAL	MGR: Midwest Japan Conference	700.00
OPENAI CHATGPT SUBSCR	IT: Software Subscription	20.00
TST BUDDY'S PIZZA - N	CR: catering	395.99
AMAZON RETA 568HW9QP0	Office Supplies	91.40
AMAZON MKTPL 5H5PI8CY0	W&S-OS	94.97
AMAZON.COM 5606R98O1	Finance: Office Supplies	141.69
AMAZON MKTPL 569566DE2	FIN: supplies	18.41
FEDEX530201854	W&S: FedEx	24.00
SMARTLINK	Irrigation Controller	275.00
123.NET, INC.	FACILITES - Utilities - Telephone	4,063.75
AMAZON.COM 5H3ZR0OF0	Finance: Office Supplies	331.51
AMAZON RETA 5H0YA6CH0	PD - Supplies	10.71
MPARKS	PRCS: Workshop	390.00
AMAZON.COM 564BR0BB0	DPW-Tools	90.17
AMAZON MARK 5657M9HM0	Office Supplies	82.09
U-HAULNOVI FEED LLC	Clerk - Election supplies	80.92
EMBASSY SUITES	IS-GIS Seminar	373.66
U-HAULNOVI FEED LLC	Clerks election supplies	333.55
U-HAULNOVI FEED LLC	Clerks - Election Supplies	82.11
EVOLVE EYECARE	MGR: Accidental Purchase	40.00
TARGET T-1465	LIB:Programs	213.99
WAL-MART #5893	Supplies	72.43
FEDEX530006518	PD: FedEx	19.80
AMAZON.COM 568K72582	Finance: Office Supplies	24.28
AMAZON MKTPL 560ZD6HG0	DPW-OS	9.99
TARGET T-1465	LIB:Programming	298.18
U-HAULNOVI FEED LLC	Clerks Election supplies	333.55
INTERNATIONAL ASSOCIAT	PD - Conference	(200.00)
SAMS CLUB.COM	PD - Community	854.20
INTERNATIONAL ASSOCIAT	PD - Conference	700.00
INTERNATIONAL ASSOCIAT	PD - Conference	700.00
INTERNATIONAL ASSOCIAT	PD - Conference	(200.00)
AMAZON MKTPL 566GZ11V1	CR: supplies	15.73
FEDEX529927548	W&S: FedEx	19.07
WM SUPERCENTER #5893	PRCS - OAS Event Supplies	66.35
SAMS CLUB.COM	PD - Community	15.85
LAW ENFORCEMENT SEMINA	PD - Training	445.00
AMAZON MKTPL 566HF4TQ1	DPW-OS	60.14
AMAZON MARK 566I643O2	PRCS - OAS Event Supplies	14.77
WAL-MART #5893	PRCS: Program Supplies	169.52
MISENIORCENTERS.ORG	OAS - MASC Annual Conference	300.00
AVTECH SOFTWARE, INC.	Credit	(23.94)
DELTA	PD Conference Travel	536.80
FEDEX529748681	PD: FedEx	30.97
AMAZON.COM 560SI94K1	FM: Operating Supplies	89.98
WAL-MART #5048	PD - Community	26.12
AMAZON.COM 568OC3NE1	PD-VM	4.74
AMAZON.COM 568H36AQ0	DPW-OS	42.06
AMAZON.COM 567TX03T2	Finance: Office Supplies	76.93
BENITO S CAFE	City Clerk: Election	467.75
COMMAND PRESENCE TRAIN	PD - Training	105.55
MICHIGAN STATE PREMIER	PRCS: Program Expenses	50.00

AMAZON MARK 566IZ0JB1	PD - Supplies	98.98
AMAZON MARK 5679P9TP0	PD - Office	211.21
AMAZON MARK 569KO13Z2	PD - Supplies	74.25
CROWN AWARDS INC	PRCS: League awards	59.35
SQ KONA ICE OF WESTER	PD - Community	1,363.00
UDEMY: ONLINE COURSES	IT - Training	23.98
AVTECH SOFTWARE, INC.	Water Sensors	445.37
AMAZON MKTPL 566411F42	FM: Operating Supplies	69.25
SAFETYCULTURE	FM: Memberships and Dues	288.00
BUFFER PLAN	CR: Social Media Mngt	30.00
CARRIAGE CLEANERS	Supplies	108.00
ZEFFY MICHIGAN AVIAN	PRCS: Program Expense	485.00
TARGET T-1465	LIB:Program	125.00
AMAZON MKTPL 5N2HD6Y01	R/C Park umbrellas	353.36
AMAZON WEB SERVICES	IS-Hosting Fee	0.16
AMAZON MKTPL 5N1ES49M1	I.S. - Phone Case	59.00
THE HOME DEPOT #2704	OAS - DME LC Program Supplies	74.98
AMAZON MARK 5N8XP4UP2	FD: Operating Supplies	298.32
UB CFM ACORN (R)	FACILITES - Utilities - Telephone	615.92
AMAZON MARK 5N04E8901	PD - Office	40.16
AMAZON MARK 5N88L67A0	Office Supplies	62.78
MICHIGAN SHIGA SISTER	MGR: Board Membership Fee	17.50
FACEBK WBX3JVDB22	CR: Fire Ads	95.64
USATODAY CO DIGITAL	MGR: Newspaper Subscription	19.99
ANN ARBOR HANDS-ON MUS	PRCS: Camp Trip	910.00
SQ SQUARE HARDWARE	LIB:Computer Supplies	(71.34)
MSU PAYMENT ONLINE	Training	125.00
AMAZON.COM 5N3CT39B2	paper for sizzling summer	19.94
WWW.VOLGISTICS.COM	MAN - Volunteer Software	253.00
HOBBY-LOBBY #645	LIB: Programming	57.93
AMAZON MKTPL O14J63QM3	DPW- OS	34.99
IN DMW SALES & SERVIC	DPW-VM	1,034.38
THOMPSON ART GLASS	FM: Desks, chairs, cubicles	325.00
AMAZON RETA WJ87I0JZ3	OAS: program supplies	169.00
JOE'S PRODUCE CO	CR: catering	375.00
AMAZON MKTPL J72VV6ST3	Office Supplies	63.51

GRAND TOTAL

\$ 2,893,606.49

GENERAL FUND	101	449,300.43
MAJOR STREET FUND	202	206,412.27
LOCAL STREET FUND	203	932,247.80
MUNICIPAL STREET FUND	204	203,818.76
PARKS, REC & CULTURAL SVCS FUND	208	55,405.87
DRAIN FUND	211	420,517.48
TREE FUND	213	8,625.63
RUBBISH COLLECTION FUND	226	189,460.64
LIBRARY FUND	271	54,126.22
LIBRARY CONTRIBUTION FUND	272	770.00
STREET LIGHTING 204109 - WEST OAKS ST	281	428.78
STREET LIGHTING 204 81 - WEST LAKE DRIVE	286	263.11
STREET LIGHTING 204108 - TOWN CENTER ST	287	1,747.49
PUBLIC SAFETY BUILDINGS CONST. FUND	464	43,125.00
WATER AND SEWER FUND	592	146,319.58
AGENCY FUND	701	28,215.85
CURRENT TAX COLLECTION FUND	703	48,324.08
MI HIDTA	725	104,497.50

GRAND TOTAL

\$ 2,893,606.49