



CITY OF NOVI
Administrative ePacket
August 31, 2023

Public Safety (Police/Fire)

Infrastructure (Roads/Water/Sewer)

Economic Development (City Revenue/Job Growth)

[Sale of West Oaks Shopping Center](#)

Citizen-Focused Government (Shared Services/Customer Services)

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Natural Areas & Features and Community Character (Community that Preserves)

Fiscally Responsible Government (Maintain)

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[Senior Summit with State Senator Rosemary Bayer](#)

Capital Improvement Program

City Council Only or Confidential

CRAIN'S DETROIT BUSINESS

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Real Estate

Owner of 8 Michigan shopping centers sold to competitor in \$2B deal

By Kirk Pinho

Mayor and Council –

Owners of West Oaks have sold, FYI

- Victor



A real estate investment trust once based in Farmington Hills has been sold to a competitor in a \$2 billion all-stock deal.

New York City-based shopping center REIT RPT Realty (NYSE: RPT) — which until 2018 was Ramco-Gershenson Properties Trust — is being sold to Jericho, N.Y.-based REIT Kimco Realty, the companies announced Monday.

Kimco said the deal, which has yet to close, would bring its enterprise value to \$22 billion. The company also said the deal is expected to boost earnings, give Kimco an added

presence in Sun Belt and coastal markets and access to RPT's existing joint venture partners, in particular with Singapore sovereign wealth fund GIC.

RPT's website says it has a portfolio of eight power centers in Michigan totaling about 1.79 million square feet, including: The Clinton Pointe property in Clinton Township; Hunter's Square in Farmington Hills; Southfield Plaza in Southfield; The Shops at Old Orchard in West Bloomfield Township; Troy Marketplace in Troy; the West Oaks I and West Oaks II developments in Novi; and Winchester Center in Rochester Hills.

Five years ago, RPT began [making its move to New York](#) after Brian Harper, president and CEO, took over from Dennis Gershenson, who announced [he was stepping down in December 2017](#) after two decades leading the company.

"Since joining RPT five years ago, the team and I have worked tirelessly to create long-term stakeholder value by curating the portfolio towards coastal and Sun Belt markets, while delivering exceptional leasing results and prudently managing the balance sheet," Harper said in a news release. "After carefully considering the merits of this transaction, we believe that aligning with Kimco, a leader in the grocery-anchored shopping center space, is in the best interest of our stakeholders, given the multiple synergies that can be realized as a combined company. We also believe this transaction delivers an attractive share price premium that offers our shareholders the opportunity to participate in a larger, more liquid and diversified company that is well positioned to deliver long-term value."

RPT's total portfolio is 56 open-air shopping centers — 13 of which are jointly owned — totaling about 13.3 million square feet. Kimco's portfolio has 528 properties, not including RPT's properties.

The release says Kimco "has identified a limited group of Midwest properties" that it expects to sell off "over time."

An email was sent seeking additional details.

By Kirk Pinho

Kirk Pinho is a senior reporter covering commercial real estate. Since joining Crain's Detroit Business in 2013, he has written about leasing, development and property sales in Detroit and its suburbs, as well as the industry's trends, personalities and quirks.

MEMORANDUM



TO: MAYOR GATT AND COUNCIL MEMBERS
FROM: CORTNEY HANSON, CITY CLERK
SUBJECT: EARLY VOTING PARTNERSHIP WITH OAKLAND COUNTY
DATE: AUGUST 31, 2023

In November 2022, voters approved Proposal 2022-2 to add additional provisions to the state constitution related to voting. The Bureau of Election (BOE) is working with counties and municipalities across the state to implement the many changes necessary to meet the new requirements.

One of the biggest changes we are starting to implement is early voting. The Michigan Constitution requires each municipality to have at least one early voting site for statewide and federal elections. The Oakland County Elections Division reached out to all municipalities within Oakland County to inquire about hosting and/or participating in early voting for the upcoming November 7, 2023 Election to pilot the early voting process.

The early voting period begins the second Saturday prior to Election Day and ends the Sunday before an election. To achieve that, the following three options are available to municipalities:

1. Entering into an agreement with the county (and potentially other municipalities) and partnering with the county to conduct early voting.
2. Entering into a municipal agreement and jointly conducting early voting with one or more other municipalities in the same county.
3. Offering early voting as a single municipality.

Our office expressed interest in option #1 to enter into an agreement with Oakland County to be an Early Voting Site for City of Novi voters, Novi Township voters, and City of Northville voters who reside in Oakland County. We have met with Oakland County staff to hear their initial plans on operating as an Early Voting Site. The benefits of partnering with Oakland County are considerable. They will provide the resources necessary to conduct early voting, including brand new Verity Print, On-Demand Ballot Printing, devices, voting booths, and supplies. They will also manage the appointment and scheduling of election workers for all 9 early voting days. The State of Michigan will reimburse Oakland County for the cost of 3 election workers per day. In partnering with Oakland County, the cost responsibility to the City of Novi will be minimal in comparison to independently operating an Early Voting Site. Our cost responsibility will include paying for any election workers necessary beyond the 3 that will be covered by the State of Michigan as well as miscellaneous supplies.

A site supervisor, likely the City Clerk, will remain accessible during all early voting hours to assist as needed. The site supervisor will also be responsible for ensuring the polls open and close following BOE procedures and the equipment, ballots, and supplies are kept in a secure location until the polls open again.

Many local municipalities in Oakland County are choosing to partner with Oakland County due to the required amount of time, space, staffing, and resources necessary for each municipality to conduct early voting. Staff will meet with the Oakland County Elections Division on September 11th to review a draft contract to partner with Oakland County for early voting. Once our legal team has reviewed the contract, the Election Commission must approve it before we bring the contract to City Council for consideration at the September 25th Council meeting. If approved, the contract would be effective October 2023 through November 2024. At that time, possible contract renewal will be discussed.

MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: AUGUST TRANSIT UPDATE
DATE: AUGUST 28, 2023

This correspondence aims to provide the latest update on the Administration's work as it pertains to rolling out transit through the County's millage. As a reminder, after the voters approved the County's transit millage last November, the County entered into contracts with four (4) providers: Suburban Mobility Authority for Regional Transportation (SMART), North Oakland Transportation Authority (NOTA), Western Oakland Transportation Authority (WOTA), and the Older Persons' Commission (OPC).

Upon entering into this new arrangement, the County learned that a fifth provider was already providing service: People's Express (PEX). PEX has been operating to the west of Novi in South Lyon, Milford, Milford Township, Wixom, and areas of Livingston County.

City staff has facilitated meetings with SMART, WOTA, and PEX; a summary of staff's meetings is listed below. The constant theme we've identified is the opportunity to expand Novi's senior transit and/or all members of the public by allowing a new provider with more capacity to take on that responsibility, albeit at a small cost to riders:

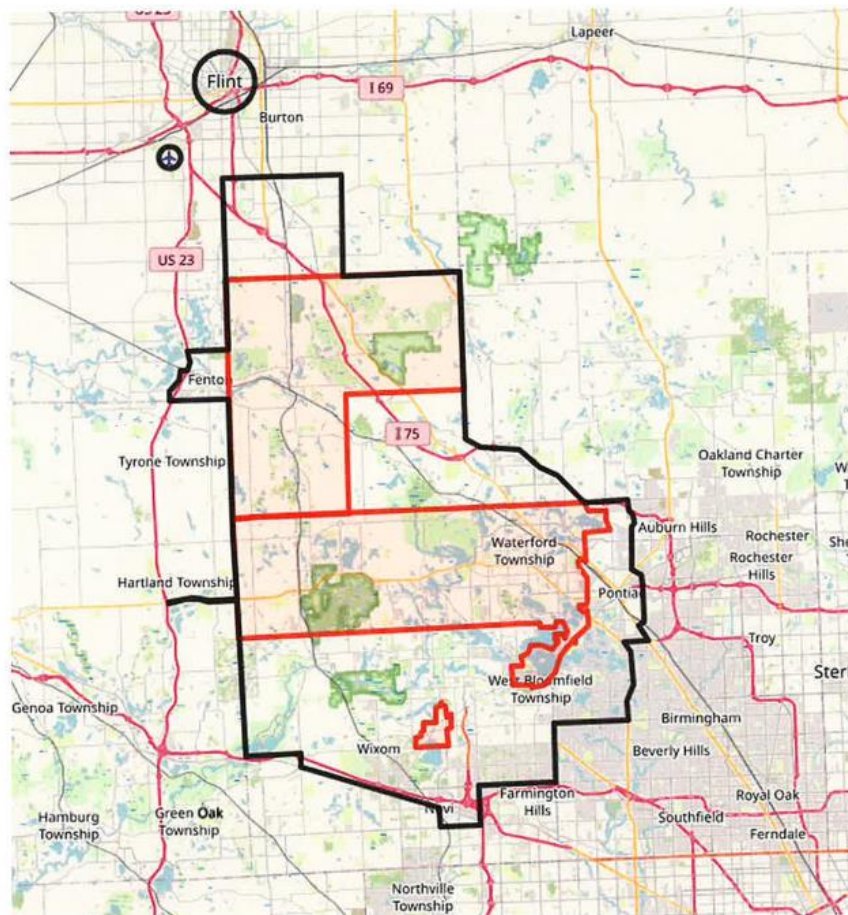
	Senior and ADA Transport	General Public	Service Days	Hours of Operation
Western Oakland Transportation Authority (WOTA),	Yes	No	M-Sat	6 a.m. - 9 p.m. Sat. 9 a.m. - 3 p.m.
People's Express (PEX)	Yes	Yes	M - Sun	M-F 6 a.m. - 9 p.m. Sat. 6 a.m. - 5 p.m. Sun. 9 a.m. - 5 p.m.
SMART	Yes	Yes	Yet to be determined	
City of Novi	Yes	No	M-Sat	8 a.m. - 7 p.m. Sat. 9 a.m. - 3 p.m.

Suburban Mobility Authority for Regional Transportation (SMART)

As previously shared, our meeting with SMART was pertaining to the fixed routes on Grand River and 12 Mile. **SMART promises those will be up and running on September 11, 2023.** Our next meeting will cover their proposal for on-demand transit offerings, commonly referred to as the Flex Connector.

Western Oakland Transportation Authority (WOTA)

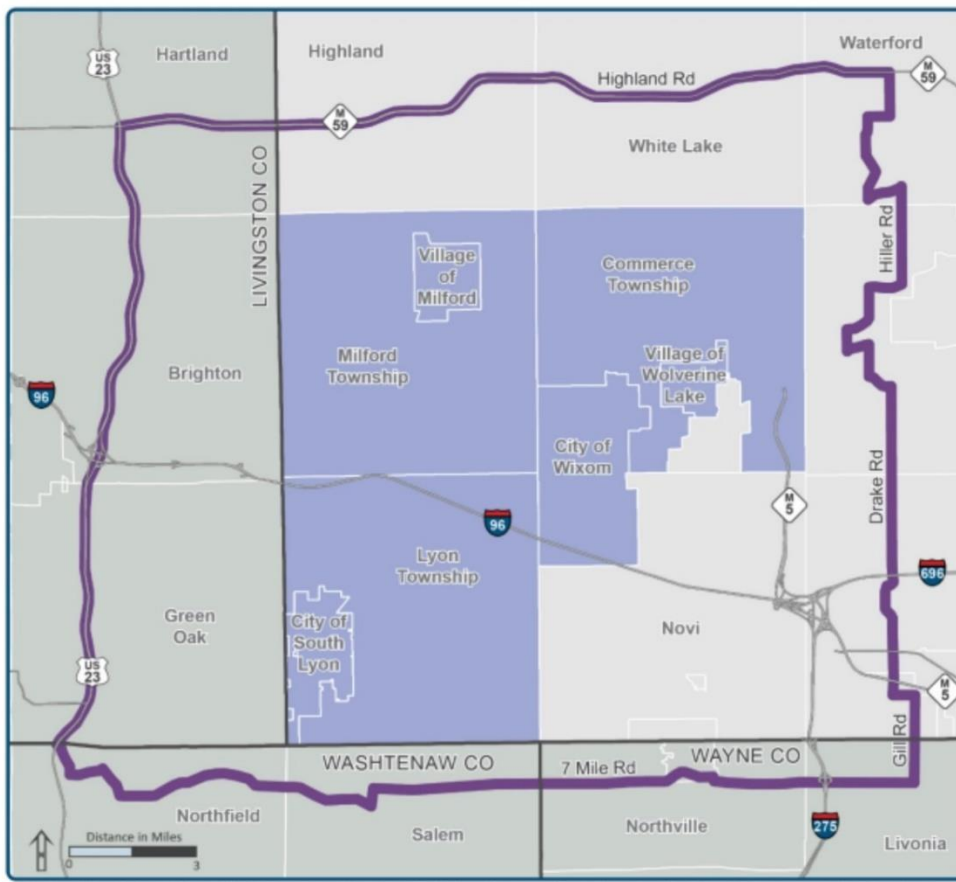
A meeting with the Western Oakland Transportation Authority (WOTA) was held on Wednesday, August 9, 2023 with Kimberly Viener, their Executive Director. WOTA serves seniors (55+), adults with disabilities (18+), veterans, and low-income individuals. WOTA is excited about expanding its service area depending on the needs of the residents of Novi. The anticipated start date (if chosen) would be Tuesday, January 2, 2024, with the hours of operation being Monday through Friday, 6 AM - 9 PM, and Saturday, 9 AM - 3 PM. WOTA wants to hire Novi's existing staff while bringing on additional WOTA drivers. Employment with WOTA includes a benefits package. WOTA would set up a dispatch center in the Novi area and purchase existing Novi vehicles. Residents must schedule two days in advance apart from medical or work-related transportation. Riders will pay a minimum of two dollars (\$2) per stop regardless of destination, and a twenty-dollar punch card will be available for purchase; the punch card includes ten rides with one freebie. The overall goal of the Western Oakland Transportation Authority is to give individuals who use their service a chance to live again.



People's Express (PEX)

Staff met with People's Express (PEX), Director Doug Anderson, on Friday, August 18. The organization currently travels through the City of Novi and has been doing so for the past twenty years. PEX does provide transportation into Novi for residents of Lyon, Milford, Milford Twp., and Wixom. PEX would expand services to Novi seniors, adults with disabilities, low-income individuals, and the general public. They currently operate in Milford Township, the Village of Milford, Commerce Township, the Village of Wolverine Lake, the City of Wixom, Lyon Township, the City of South Lyon, and routes into Ann Arbor and Detroit. PEX runs seven days a week and will only run on holidays for life-sustaining medical treatment. Eighty vehicles are in use, and fifteen are on order. A contract with PEX and neighboring communities will start on September 1, 2023.

Additionally, PEX would seek to hire existing Novi staff but will not move the dispatch location from Whitmore Lake. Adept IQ Scheduling will be used as one of their main operating systems to coordinate rides more effectively (same as SMART). The overall goal of People's Express is to provide safe and reliable public transportation to empower all individuals across Michigan to maintain their independence and enhance their quality of life.



Oakland County

A meeting with Eli Cooper, Manager of Transit, was held on Wednesday, August 23, 2023. He shared that Oakland County is pushing for consistency around the County as it relates to operating times, days, and fares. Numerous leaders from across the County came together and identified two dollars maximum for each ride for seniors and citizens with disabilities and four dollars for all other riders. The main point of the meeting was to identify the needs of Novi and what each transportation authority can provide that will support Novi residents long term.

Next Steps

At this point, there are still numerous questions that we will need answers to from the County before moving. As stated previously, staff will meet in the coming weeks with SMART regarding their offering(s) for on-demand services. After that meeting and further conversation with the County, staff will consolidate all the findings and provide a proposal for Council's consideration and recommendations for next steps. Staff will work closely with the City Attorney to provide a recommendation in the coming weeks.



SENIOR SUMMIT

HOSTED BY

State Senator Rosemary Bayer

Friday, Sept. 29

11:30 a.m. to 1:30 p.m.

Novi Civic Center

Banquet Quarter

45175 W. 10 Mile Road

Novi



The summit is a chance to discuss issues affecting seniors, such as:

- Financial empowerment
- Housing and foreclosure prevention
- State, local and non-profit resources and assistance
- Employment and workforce resources
- Scams and security
- REAL ID law and the new voting rights law
- Alzheimer's and dementia resources for patients and caregivers

State Senator Rosemary Bayer
SenatorBayer.com | (855) 347-8013