



CITY OF NOVI
Administrative ePacket
October 17, 2024

Council Action/Attention

[Sakura Novi Abatement Extension](#)

[Planning Commission Update](#)

Departmental Updates

[The Buzz Report](#)

For Your Information

[Oakland County Parks Millage](#)

[Transit Usage Update - Cardenas](#)



TO: MAYOR AND COUNCIL MEMBERS
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: SAKURA WAY – ABATEMENT EXTENSION
DATE: JULY 27, 2023

Mayor and Council –

We previously let you know back in July Sakura and Robertson Brothers' intention to request of City Council the extension of their Commercial Rehabilitation District abatement from 8 years to the maximum 10. The time is now, and they will appear on the October 28th agenda with a public notice being advertised. Please don't hesitate to contact me with any question you may have.

- Victor

Attached are timelines and issues that the developers of Sakura have provided to the City as they continue to prepare the land for construction. They have been struggling with peat* in the soil, eventually filling the pond. The issues they have encountered have drastically set their timeline back. **They now request that the City Council consider adding two years to their Commercial Rehabilitation District (abatement via PA 210) to the maximum of 10 years.**

An issue that Tom has noted deals with the city's agreement with Sakura for the abatement that specifically says, "*There is no contemplation by the Parties that the eight (8) year period will be extended.*" That specific language relates to the language in the law that :

(3) If the number of years determined by the legislative body of the qualified local governmental unit for the period a certificate remains in force is less than 10 years, the review of the certificate for the purpose of determining an extension shall be based upon factors, criteria, and objectives that shall be placed in writing, determined and approved at the time the certificate is approved by resolution of the legislative body of the qualified local governmental unit and sent, by certified mail, to the applicant, the assessor of the local tax collecting unit in which the qualified facility is located, and the commission.

So the agreement didn't include the sorts of factors or criteria for an extension that the statute says it should include. It is probably still possible that there is an avenue to accomplish that; however, if the Council determines (with appropriate findings) that it wants to do so.

I foresee Sakura coming before City Council in August to make this request.

**Peat is the surface organic layer of a soil that consists of partially decomposed organic matter, derived mostly from plant material, which has accumulated under conditions of waterlogging, oxygen deficiency, high acidity and nutrient deficiency.*

Sakura Novi Approval Timeline

2020

4/1/20 - Submittal to EGLE for wetland permit

10/5/20 – Draft EGLE wetland permit received

2021

6/20/21 – **City of Novi** approval of Establishment of CRD District

7/6/21 – Application for CRD Certificate to **City of Novi**

7/26/21 – **City of Novi** Approval of CRD Certificate

7/26/21 – **City of Novi** Approval of Revised Brownfield Plan

8/20/21 – Purchase of Property from **City of Novi**/ECCO Tool

9/21/21 – Submission of CRD Certificate to State

11/9/21 – Completion of Act 381 Work Plan

12/14/21 – State approval of CRD Certificate

12/15/21 – Oakland County Approval of Brownfield Reimbursement Agreement

2022

3/7/22 – Preliminary Site Plan submitted

3/25/22 – Comments received on PSP

5/25/22 – revised PSP submitted

6/16/22 – Comments received on rPSP

7/13/22 – Public hearing on PSP, Planning Commission recommends approval

8/8/22 – City Council approves PSP, and 1st Addendum to PRO Agreement

8/31/22 – Final Revised Act 381 Work Plan (Modified due to multiple meetings w/ EGLE)

9/6/22 – Submission of Final Revised Act 381 Work Plan to EGLE

9/13/22 - Date of submission of LIP application

9/22/22 – EGLE wetland permit credits purchased (fewer credits purchased than specified in the PRO Agreement)

9/22/22 – EGLE Approval of Act 381 Work Plan
9/28/22 - Permit applied for LIP Soil Erosion
10/5/22 – Commencement of Demolition
10/19/22 - Date of 1st submission of final site/engineering plans
10/21/22 - Final EGLE wetland permit received
10/24/22 - Date of receipt of comments on LIP application (Engineering and Wetland denied due to missing information)
10/27/22 - LIP resubmission resubmitted (applicant did not provide the necessary information to address wetland comments from previous review)
11/14/22 – 2nd Addendum to PRO Agreement to City Council to allow applicant to buy fewer wetland credits than specified in the PRO Agreement
11/20/22 – Completion of Demolition
11/29/22 - SESC Approval (City of Novi)
11/30/22 - LIP comments received from City Staff
12/19/22- LIP resubmitted (Electronic plans – grading plans do not match SESC plans submitted) 12/21/22 - Date of receipt of 1st final site/engineering plan submission comments from City Staff

2023

1/31/23 - Oakland County Road Commission
1/11/23 – LIP comments received from City Staff
1/17/23 – LIP Stamping Sets submitted
1/26/23 – Commencement of Environmental Remediation
2/14/23 - Permit received for LIP Soil Erosion (Permit for remainder of site work - received comments on 6/26/23 and will be issued as part of full pre-con with payment of fees)
2/14/23 – NPDES Permit applied for LIP
2/7/23 – LIP approved by the City
2/15/23 – Special LIP pre-con held
2/23/23 - Final site/engineering plan resubmitted (Applicant did not include a response letter until 3/20/23, so the plans were not processed until that was received)
2/23/23 – NPDES Permit received for LIP (Permit for remainder of work to be issued prior to full pre-con)
2/26/23 – Completion of Environmental Remediation

2/27/23 – Issuance of Excavation Summary Report from ERG for remediation activities
3/1/23 - Submitted EGLE water main
3/1/23 – Submitted EGLE sanitary sewer
3/25/23 – Commencement of Clearing Site
4/12/23 - Final site/engineering plan comments sent by City staff
5/5/23 - Final site/engineering plan resubmitted (Applicant did not include an application – received 5/9)
5/10/23 – Completion of Clearing Site
5/15/23 – Oakland County Road Commission approved
6/2/23 - Final site/engineering plan comments received
6/8/23 – Commencement of Mass Grading Site
6/20/23 - Final site/engineering plan Electronic Stamping Set resubmitted (No architectural sheets included – received 6/27)
6/26/23 – EGLE sanitary sewer approved
7/17/23 - Final site/engineering plan comments received (Revisions required by Traffic, Landscape, Fire)
7/20/23 - EGLE water main approved

Sakura Novi



Darian Neubecker <dneubecker@robertsonhomes.com>

To Cardenas, Victor; McCready, Mike

Cc Tim Loughrin; Jim Clarke; Scott Aikens - Robert B. Aikens & Associates, LLC (gscott@rbaikens.com); Phil Kim [kisrg.com]

You replied to this message on 7/24/2023 11:33 AM.



Sakura Final Approvals Timeline.docx
17 KB



Sun 7/23/2023 8:18 AM

Victor attached is a timeline of activities essentially from our closing in August of 2021 until today. This is just a list of milestones as this project has a lot going on as we all know. There were more meetings that I could count with various stakeholders that occurred in the background and not listed here. Robertson has been hosting weekly development meetings for nearly two years now to keep this site on track best we can. In general:

- 1) Spent late fall/winter 2021 working through local/county reviews of brownfield/CRD
- 2) Once brownfield/CRD local/state approvals were in place we then went to state for approvals of CRD/Brownfield in Nov/Dec 2021
- 3) Received our CRD approval late in 2021 and then had numerous meetings with EGLE on brownfield starting in early 2022 and through mid 2022
- 4) Finally got thumbs up from State in August 2022 on Act 381 plan (state version of brownfield plan) and received formal approval in September 2022
- 5) Received our final EGLE approvals for Wetland Mitigation in September 2022 and purchased wetland credits
- 6) Commenced demolition in October 2022 and completed in November 2022
- 7) Commenced environmental remediation in late January 2023 and completed in late February 2023
- 8) Applied for LIP (land improvement permit) permit in late September 2022. Received three rounds of comments from Novi and resubmitted three times and approved in late February 2023
- 9) Applied for final site plan/engineering in late December 2022. Received three rounds of comments from Novi and resubmitted three times and should have our approvals this week
- 10) Commenced Clearing the site in late March 2023 and completed in early May 2023
- 11) Commenced Mass Grading the site in early June 2023 and are about 2 weeks away from completion and then will commence underground utilities with plans to be paving in late September/early October

The mixed-use nature of the site in combination with wetland mitigation/brownfield/CRD/demolition/environmental remediation makes this not a typical 9 to 12 months from land closing to paving development. We have tried to move quickly through the process but this site is complex and has many challenges. When we put this project together what made this viable was some lift from the CRD and we wanted 10 years but understood the concern the City had so we settled on 8 years and we thought that was a fair compromise from all parties. We would just ask in light of that and the scale of the peat mess we are dealing with now which will likely be in range of 700,000 to 1,000,000 when all said and done that we can get an actual 8 years of benefit from CRD.

I did speak with Eric Helzer (Advanced Redevelopment Solutions) and there is a straightforward process to address this situation if there is support. We would just ask for some help here if possible. Victor if you could call me to discuss next week that would be great. Thanks again Victor.

Darian



Darian L. Neubecker | Chief Operating Officer

Robertson Brothers Homes | [6905 Telegraph Road, Suite 200 | Bloomfield Hills, MI 48301](https://www.robertsonhomes.com)

Direct: 248.282.1430 | Cell: 989.400.0515 | Fax: 248.282.1431 | www.robertsonhomes.com

**AGREEMENT CONCERNING
ACT 210 COMMERCIAL REHABILITATION ABATEMENT
(SAKURA NOVI)**

The City of Novi ("City"), located at 45175 W. Ten Mile Road, Novi, MI 48375, and Sakura Novi Land Development, LLC, a Michigan Limited Liability Company ("Company"), located at 350 North Old Woodward Ave. Ste 300, Birmingham, MI 48009 ("the Parties"), agree as follows:

Recitals

- A. After due notice and deliberation, and taking into consideration the statements received by the City Council at a hearing held on June 21, 2021, the City Council adopted a Resolution creating a Commercial Rehabilitation District (the "District") pursuant to Act 210 of the Public Acts of 2005, as amended (the "Act 210"), for the property described on the Legal Description attached and made a part of this Agreement (the "Property"), located approximately at 42750 Grand River Avenue, Novi, Michigan.
- B. The Company submitted an application ("Application") for issuance of a Commercial Rehabilitation Exemption Certificate ("Certificate") for the Property, as provided for in Act 210. The Application was formally received by the City on June ___, 2021. The Application is incorporated as part of this Agreement by reference.
- C. The Company represented in its application that it will construct a mixed-use commercial and multiple-family residential development as approved by the City, and only as approved by the City, on the Property (the "Building Investment") and that (1) the Property is Commercial Property as defined in Act 210, and (2) the mixed-use commercial and multi-family residential development is a Qualified Facility as defined in Act 210.
- D. The City and the Company desire to enter into this Agreement for the purpose of setting forth the terms and conditions under which the Certificate shall be approved and issued by the State Tax Commission for the Property proposed to be exempt from *ad valorem* real property taxes.

NOW THEREFORE, in consideration of the foregoing, the Parties now enter into this Agreement.

Terms and Conditions

1. Subject to and in accordance with the Recitals set forth above, on July 26, 2021 the City Council adopted a Resolution approving the Company's Application for an abatement of real property taxes related to the Building Investment under Act 210 (the "Resolution") for a period not to exceed eight (8) years, subject to the Recitations in the approval Resolution and the provisions of this Agreement. A copy of the Resolution is attached and is incorporated into this Agreement. At the end of the eight (8) year abatement period the Property shall be subject to full *ad valorem* taxation. There is no contemplation by the Parties that the eight (8) year period will be extended.
2. In consideration of an eight (8) year abatement of real property taxes, for the 2022 through 2029 tax years (imposed based upon taxable values as of December 31, 2021 through December 31, 2028) (the "Abatement Period"), the Company represents and warrants that it will build and maintain the Building Investment for the entire Abatement Period, subject to the assignment provisions below. The Company further agrees as follows with respect to the Building Investment:
 - a. That the Building Investment shall be in accordance with and at all times in material compliance with the Planned Rezoning Overlay (PRO) Plan and Agreement conditionally approved by the City Council on May 24, 2021, subject to any amendments approved by the City Council, and with all other applicable City ordinance requirements.
 - b. That the cost of the construction of the Building Investment is estimated to be in the range of \$40,000,000 to \$50,000,000, and that the design elevations, materials, and quality of tenant/occupant will be and remain of such quality or greater and as proposed and depicted in the Company's application materials and more particularly the approved PRO Plan and PRO Agreement approved by the City; provided, however, that while such amount is the estimated minimum amount of investment in the mixed-use commercial and multi-family residential development, the Parties acknowledge that it will not be determinative of value for purposes of the commercial rehabilitation tax, which shall be established by applicable valuation methods as provided by law and subject to challenge by the Company in accordance with the law.
 - c. That property taxes for the Building Investment will be timely paid and that there will be no outstanding fines or liens by the Company with regard to the property at issue during the Abatement Period (subject to a reasonable notice and cure period).

- d. That the Building Investment and/or Property will bear its appropriate share, if any, for any existing or future payback or special assessments, as determined by the City.
- e. That the use of the Building Investment will not change during the Abatement Period.

Collectively, these representations (a) – (d) shall be referred to as the “Undertakings.”

3. At the end of each calendar year from December 31, 2022 through December 31, 2029, the City shall evaluate the Building Investment to determine whether the Company has materially defaulted on any obligations under Act 210 or under this Agreement, including any of the Undertakings set forth in Paragraph 2 above. The City Council retains all rights to revoke the Certificate by resolution as set forth in Section 12 of Act 210, if it finds that:
 - a. The Company continues to be in default, after a reasonable notice and cure period, of any provisions of this Agreement, including of the Undertakings set forth in Paragraph 2; or
 - b. The Company has not fully and completely complied with PRO Plan and/or PRO Agreement, including, but not limited to, the time periods therein relating to commencement and completion of the work and improvements described therein, and has failed to cure such default after reasonable notice and opportunity to cure.

If any such default is found by the City to exist, other than due to the enactment of laws, regulations, or ordinances by the City that materially impair the Company's ability to operate at the Property, then upon written demand the Company shall pay the City a sum equal to the amount of real property taxes abated for the entire period that the Certificate was in effect (i.e., from the effective date of the Certificate) and the City shall revoke the Certificate. Following receipt of such a written demand from the City, the Company may petition (“Petition”) the City Council to conduct a public hearing to determine if the Company should be excused from all or any default for such reasons as may be presented by the Company to the City and if revocation should not occur. The City Council shall conduct a public hearing within sixty (60) days from the date that the Petition is filed with the City Clerk. The Company's obligation to make any required payment shall be suspended until the City Council has conducted such public hearing regarding the Petition and decided whether to waive some or all of Company's default or the resulting payment obligation.

4. Any all modifications or amendments to this Agreement must be made in writing and approved by the City Council and the Company.
5. The covenants and provisions set forth herein shall bind the successors and assigns of the parties. This Agreement is assignable and transferable by either party, provided that such assignment and transfer by the Company shall be subject to the approval of the City, which shall not be unreasonably withheld. Assignment in whole or in part, to Sakura Novi LLC and/or Sakura Novi Residential LLC (the "Permitted Assignees") shall be considered to be approved by the City, without further action by either party.
6. The Agreement will be interpreted, construed, and enforced in all respects in accordance with the laws of the state of Michigan.
7. The Agreement constitutes the entire understanding of the Parties regarding the abatement of real property taxes in the District and supersedes any other prior writings, agreements, contracts, or understandings between the City and the Company regarding the abatement of real property taxes in the District.
8. The Parties acknowledge that each of them has consulted with attorneys and counselors regarding this Agreement and that the City and the Company have equally participated in the drafting of this Agreement. The Company acknowledge that the terms, conditions, requirements, and obligations of the Certificate and this Agreement are lawful and are reasonable in consideration for the benefits the Company has determined that it will achieve by issuance of the Certificate, and the Company agrees that it shall not be permitted to claim that the City is not authorized by law and/or equity to enforce any provision of this Agreement.
9. The Parties each represent that the undersigned individuals are authorized to execute this Agreement on behalf of the City and the Company.
10. In the event that any portion or provision of this Agreement is deemed to be unlawful or unenforceable, the unlawful or unenforceable provision shall be stricken and the remaining portions and provisions shall be fully enforced.
11. This Agreement shall become effective upon issuance by the Michigan State Tax Commission of a Certificate to the Company with respect to the Property and shall be null and void and of no force and effect whatsoever if no Certificate is issued by the Michigan State Tax Commission. A duly executed copy of this Agreement shall be filed with the Michigan Department of Treasurer. If not otherwise terminated, this Agreement shall expire on January 1, 2030.

12. The Company affirmatively states that it would not proceed with the construction of the Building Investment if this abatement were not granted. The Parties have executed this Agreement as of the date of the last signature below (the "Effective Date").

IN WITNESS WHEREOF, the parties hereto have executed this Agreement Regarding Act 210 Commercial Rehabilitation Abatement.

SAKURA NOVI LAND DEVELOPMENT, LLC,
a Michigan limited liability company

By: _____
Geoffrey Scott Aikens, Trustee of
the Geoffrey Scott Aikens Trust
u/a/d December 10, 2011

CITY OF NOVI, MICHIGAN,
a Michigan municipal corporation

By: _____
Robert J. Gatt, Mayor

By: _____
Courtney Hanson, City Clerk

Sakura Novi
PA 210 Current Estimates
As of June 15, 2021

Estimated Frozen Commercial Rehab Value				\$ 1,500,000	\$ 10,000,000	\$ 17,570,939	\$ 17,570,939	\$ 17,574,187	\$ 17,716,079	\$ 17,861,376	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
	Mileage	2022	2023	2024	2025	2026	2027	2028	2029		
Novi - General City	4.7505	\$ -	\$ 7,126	\$ 47,505	\$ 83,471	\$ 83,471	\$ 83,486	\$ 84,160	\$ 84,850	\$	474,069
Novi - Streets	1.4197	\$ -	\$ 2,130	\$ 14,197	\$ 24,945	\$ 24,945	\$ 24,950	\$ 25,152	\$ 25,358	\$	141,677
Novi - Police/Fire	1.3518	\$ -	\$ 2,028	\$ 13,518	\$ 23,752	\$ 23,752	\$ 23,757	\$ 23,949	\$ 24,145	\$	134,901
Novi - Capital Improvement	0.9514	\$ -	\$ 1,427	\$ 9,514	\$ 16,717	\$ 16,717	\$ 16,720	\$ 16,855	\$ 16,993	\$	94,944
Novi - Library	0.7303	\$ -	\$ 1,095	\$ 7,303	\$ 12,832	\$ 12,832	\$ 12,834	\$ 12,938	\$ 13,044	\$	72,879
Novi - Drains	0.6101	\$ -	\$ 915	\$ 6,101	\$ 10,720	\$ 10,720	\$ 10,722	\$ 10,809	\$ 10,897	\$	60,884
Novi - Parks & Rec	0.3648	\$ -	\$ 547	\$ 3,648	\$ 6,410	\$ 6,410	\$ 6,411	\$ 6,463	\$ 6,516	\$	36,405
Novi - Library Debt	0.3471	\$ -	\$ 521	\$ 3,471	\$ 6,099	\$ 6,099	\$ 6,100	\$ 6,149	\$ 6,200	\$	34,638
Novi - PA359 Econ Dvlp	0.0119	\$ -	\$ 18	\$ 119	\$ 209	\$ 209	\$ 209	\$ 211	\$ 213	\$	1,188
Oak County HCMA	0.2104	\$ -	\$ 316	\$ 2,104	\$ 3,697	\$ 3,697	\$ 3,698	\$ 3,727	\$ 3,758	\$	20,997
Oak ISD Voted	3.0110	\$ -	\$ 4,517	\$ 30,110	\$ 52,906	\$ 52,906	\$ 52,916	\$ 53,343	\$ 53,781	\$	300,478
Oak ISD Alloc	0.1902	\$ -	\$ 285	\$ 1,902	\$ 3,342	\$ 3,342	\$ 3,343	\$ 3,370	\$ 3,397	\$	18,981
Oak County PK & RC	0.3470	\$ -	\$ 521	\$ 3,470	\$ 6,097	\$ 6,097	\$ 6,098	\$ 6,147	\$ 6,198	\$	34,628
Oak County Operating	0.4013	\$ -	\$ 602	\$ 4,013	\$ 7,052	\$ 7,052	\$ 7,053	\$ 7,110	\$ 7,168	\$	40,049
Oak Comm College	1.5057	\$ -	\$ 2,259	\$ 15,057	\$ 26,457	\$ 26,457	\$ 26,461	\$ 26,675	\$ 26,894	\$	150,259
Novi - School Sink	0.4713	\$ -	\$ 707	\$ 4,713	\$ 8,281	\$ 8,281	\$ 8,283	\$ 8,350	\$ 8,418	\$	47,033
Novi - School Debt	6.5000	\$ -	\$ 9,750	\$ 65,000	\$ 114,211	\$ 114,211	\$ 114,232	\$ 115,155	\$ 116,099	\$	648,658
Novi - School Recreation	0.9365	\$ -	\$ 1,405	\$ 9,365	\$ 16,455	\$ 16,455	\$ 16,458	\$ 16,591	\$ 16,727	\$	93,457
Novi - Oak County Zoo	0.0965	\$ -	\$ 145	\$ 965	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,710	\$ 1,724	\$	9,630
Novi - Oak County Art	0.1913	\$ -	\$ 287	\$ 1,913	\$ 3,361	\$ 3,361	\$ 3,362	\$ 3,389	\$ 3,417	\$	19,091
	24.3988										
Estimated Total Developer PA 210 Incentive		\$ -	\$ 36,598	\$ 243,988	\$ 428,710	\$ 428,710	\$ 428,789	\$ 432,251	\$ 435,797	\$	\$2,434,844

Sakura Novi
PA 210 Current Estimates
As of September 13, 2024

Estimated Commercial Rehab Benefit 2023 Final Millage Rates Used

The "CR" parcels

Actual or Estimated Taxable Value on the CR Parcels:		\$	90,520	\$	95,040	\$	99,790	\$	1,500,000	\$	10,000,000	\$	17,570,939	\$	17,570,939	\$	17,574,187	\$	17,716,079	\$	17,861,376		
		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10			
	Millage	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031			
Novi - General City	4.7505	\$	430	\$	451	\$	474	\$	7,126	\$	47,505	\$	83,471	\$	83,471	\$	83,486	\$	84,160	\$	84,850	\$	474,995
Novi - Streets	1.4197	\$	129	\$	135	\$	142	\$	2,130	\$	14,197	\$	24,945	\$	24,945	\$	24,950	\$	25,152	\$	25,358	\$	141,953
Novi - Police/Fire	1.3518	\$	122	\$	128	\$	135	\$	2,028	\$	13,518	\$	23,752	\$	23,752	\$	23,757	\$	23,949	\$	24,145	\$	135,164
Novi - Capital Improvement	0.9514	\$	86	\$	90	\$	95	\$	1,427	\$	9,514	\$	16,717	\$	16,717	\$	16,720	\$	16,855	\$	16,993	\$	95,129
Novi - Library	0.7303	\$	66	\$	69	\$	73	\$	1,095	\$	7,303	\$	12,832	\$	12,832	\$	12,834	\$	12,938	\$	13,044	\$	73,021
Novi - Drains	0.6113	\$	55	\$	58	\$	61	\$	917	\$	6,113	\$	10,741	\$	10,741	\$	10,743	\$	10,830	\$	10,919	\$	61,123
Novi - Parks & Rec	0.3648	\$	33	\$	35	\$	36	\$	547	\$	3,648	\$	6,410	\$	6,410	\$	6,411	\$	6,463	\$	6,516	\$	36,476
Novi - Library Debt	0.3471	\$	31	\$	33	\$	35	\$	521	\$	3,471	\$	6,099	\$	6,099	\$	6,100	\$	6,149	\$	6,200	\$	34,706
Novi - PA359 Econ Dvlp	0.0107	\$	1	\$	1	\$	1	\$	16	\$	107	\$	188	\$	188	\$	188	\$	190	\$	191	\$	1,070
Oak County HCMA	0.2070	\$	19	\$	20	\$	21	\$	311	\$	2,070	\$	3,637	\$	3,637	\$	3,638	\$	3,667	\$	3,697	\$	20,698
Oak County Transit	0.9500	\$	86	\$	90	\$	95	\$	1,425	\$	9,500	\$	16,692	\$	16,692	\$	16,695	\$	16,830	\$	16,968	\$	94,989
Oak ISD Voted	2.9777	\$	270	\$	283	\$	297	\$	4,467	\$	29,777	\$	52,321	\$	52,321	\$	52,331	\$	52,753	\$	53,186	\$	297,735
Oak ISD Alloc	0.1881	\$	17	\$	18	\$	19	\$	282	\$	1,881	\$	3,305	\$	3,305	\$	3,306	\$	3,332	\$	3,360	\$	18,808
Oak County PK & RC	0.3431	\$	31	\$	33	\$	34	\$	515	\$	3,431	\$	6,029	\$	6,029	\$	6,030	\$	6,078	\$	6,128	\$	34,306
Oak County Operating	3.9686	\$	359	\$	377	\$	396	\$	5,953	\$	39,686	\$	69,732	\$	69,732	\$	69,745	\$	70,308	\$	70,885	\$	396,814
Oak Comm College	1.4891	\$	135	\$	142	\$	149	\$	2,234	\$	14,891	\$	26,165	\$	26,165	\$	26,170	\$	26,381	\$	26,597	\$	148,893
Novi - School Sink	0.4713	\$	43	\$	45	\$	47	\$	707	\$	4,713	\$	8,281	\$	8,281	\$	8,283	\$	8,350	\$	8,418	\$	47,125
Novi - School Debt	6.5000	\$	588	\$	618	\$	649	\$	9,750	\$	65,000	\$	114,211	\$	114,211	\$	114,232	\$	115,155	\$	116,099	\$	649,924
Novi - School Recreation	0.9365	\$	85	\$	89	\$	93	\$	1,405	\$	9,365	\$	16,455	\$	16,455	\$	16,458	\$	16,591	\$	16,727	\$	93,639
Oak County Zoo	0.0945	\$	9	\$	9	\$	9	\$	142	\$	945	\$	1,660	\$	1,660	\$	1,661	\$	1,674	\$	1,688	\$	9,449
Oak County Art	0.1945	\$	18	\$	18	\$	19	\$	292	\$	1,945	\$	3,418	\$	3,418	\$	3,418	\$	3,446	\$	3,474	\$	19,448
	28.8580																						
Estimated Total Developer PA 210 Incentive Incentive to developer		\$	2,612	\$	2,743	\$	2,880	\$	43,287	\$	288,580	\$	507,062	\$	507,062	\$	507,156	\$	511,251	\$	515,444	\$	2,885,464

What the developer pays on the CR parcels:

Commercial Rehab parcel tax calculation:
 {(Current TV - frozen TV) / 1000 X (SOP + 6)
 SOP = school operating millage (18)
 The 6 is the State education tax rate
 The new value will go on the CR parcels.

What developer pays on the CF parcels:

Frozen parcel tax calculation:
 (Frozen TV / 1000) X (current millage rate)

Even through the house and car wash were demolished in Nov. 2022, the improvements remain on the record until the certificate expires.

Upon expiration, the demo'd improvements can be removed when the new improvements are moved back to the ad valorem parcels.

2022 TY

Taxable Value

Sakura Novi LLC

50-CR-21-200-017	\$90,520	CR parcel reflects TV of improvements (car wash, house, pavement) adjusted by frozen value
50-CF-21-200-017	\$60,260	Frozen TV of 22-23-126-018

2023 TY

Sakura Novi LLC

50-CR-21-200-017	\$95,040	CR value adjusts annually with inflation and also additions, if applicable
50-CF-21-200-017	\$60,260	This will remain frozen for life of certificate

2024 TY

Sakura Novi LLC

50-CR-21-200-017	retired	
50-CF-21-200-017	retired	
50-CR-21-300-017	\$0	This will increase when improvements are added
50-CR-21-400-017	\$99,790	CR value adjusts annually with inflation and also additions, if applicable
50-CR-21-500-017	\$0	This will increase when improvements are added
50-CF-21-300-017	\$0	This will always be zero.
50-CF-21-400-017	\$60,260	This will remain frozen for life of certificate
50-CF-21-500-017	\$0	This will always be zero.

Sakura Novi Residential LLC

50-CR-21-600-017	\$0	This will increase when improvements are added
50-CR-21-700-017	\$0	This will increase when improvements are added
50-CF-21-600-017	\$0	This will always be zero.
50-CF-21-700-017	\$0	This will always be zero.

2025 TY - To be determined

Sakura Novi LLC

50-CR-21-300-017	?	
50-CR-21-400-017	?	
50-CR-21-500-017	?	
50-CF-21-300-017	\$0	This will always be zero.
50-CF-21-400-017	\$60,260	This will remain frozen for life of certificate
50-CF-21-500-017	\$0	This will always be zero.

Sakura Novi Residential LLC

50-CR-21-600-017	?	
50-CR-21-700-017	?	
50-CF-21-600-017	\$0	This will always be zero.
50-CF-21-700-017	\$0	This will always be zero.

**CITY OF NOVI NOTICE OF PUBLIC HEARING
CONSIDERATION OF THE EXTENSION OF A
COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE
UNDER P.A. 210 OF 2005, AS AMENDED**

Notice is hereby given that Sakura Novi LLC - a Michigan Limited Liability Company and Sakura Novi Residential LLC – a Michigan Limited Liability Company have submitted a request to the City of Novi for the extension of a Commercial Rehabilitation Exemption Certificate under the “Commercial Rehabilitation Act P.A. 210 of 2005.” through 2031.

The proposed project consists of the five following parcels:

Parcel Number 1: Tax ID Number 50-22-23-127-001, described as follows:

TIN, R8E, SEC 23, OAKLAND COUNTY CONDOMINIUM PLAN NO 2400,
SAKURA NOVI UNIT 1

Parcel Number 2: Tax ID Number 50-22-23-127-002, described as follows:

TIN, R8E, SEC 23, OAKLAND COUNTY CONDOMINIUM PLAN NO 2400,
SAKURA NOVI UNIT 2

Parcel Number 3: Tax ID Number 50-22-23-127-003, described as follows:

TIN, R8E, SEC 23, OAKLAND COUNTY CONDOMINIUM PLAN NO 2400,
SAKURA NOVI UNIT 3

Parcel Number 4: Tax ID Number 50-22-23-127-004, described as follows:

TIN, R8E, SEC 23, OAKLAND COUNTY CONDOMINIUM PLAN NO 2400,
SAKURA NOVI UNIT 4

Parcel Number 5: Tax ID Number 50-22-23-127-005, described as follows:

TIN, R8E, SEC 23, OAKLAND COUNTY CONDOMINIUM PLAN NO 2400,
SAKURA NOVI UNIT 5

Pursuant to Section 4 (2) of said Act, a public hearing shall be held on October 28, 2024 at 7:00 pm in the Novi City Council Chambers, located at 45175 Ten Mile Road, Novi, Michigan 48375, during which any property owner within the Commercial Rehabilitation District, and any resident or taxpayer of the City of Novi may appear and be heard in relation to the consideration of the extension of the aforementioned Commercial Exemption Certificate.

If you have any comments regarding this proposal, they may be presented in writing or at the public hearing.

Cortney Hanson, MMC, MiPMC III
City Clerk

Publish: 10/24/24



PLANNING COMMISSION AGENDA

CITY OF NOVI
Regular Meeting
October 16, 2024 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
Novi, MI 48375 (248) 347-0475

Mayor and Council –

I wanted to direct your attention to three items that were passed/recommended by the Planning Commission at last night's meeting. All three items;

- City West South
- Feldman Kia
- Sakura East

Will all be appearing before Council in the coming weeks.

- Victor

COMMISSION MEMBERS: Avdoulos, Becker, Dismondy, Lynch, F

The Planning Commission wishes to advise the general public that all remarks shall be limited to three minutes per person during both the Public Hearing and Audience Participation portions of the meeting. Petitioners' presentations shall be limited to ten minutes.

No person, other than a Commission member, shall address an issue for public hearing following the closing of that public hearing by the Chairperson (except during Audience Participation).

The above participation policy is outlined in Sections 3.4 and 3.8 of the Planning Commission By-Laws and Rules of Procedure.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

AUDIENCE PARTICIPATION

CORRESPONDENCE

COMMITTEE REPORTS

CITY PLANNER REPORT

CONSENT AGENDA - REMOVALS AND APPROVALS

PUBLIC HEARINGS

1. 22615 NOVI ROAD WOODLAND PERMIT PBR24-0106

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22615 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 40 regulated woodland trees to build a single-family home.

[Click for this packet item](#)

2. 22649 NOVI ROAD WOODLAND PERMIT PBR24-0093

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22649 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 40 regulated woodland trees to build a

single-family home.

[Click for this packet item](#)

3. 22683 NOVI ROAD WOODLAND PERMIT PBR24-0095

Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22683 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of 23 regulated woodland trees to build a single-family home.

[Click for this packet item](#)

4. CITY WEST ZONING MAP AMENDMENT 18.747

Public hearing and Planning Commission's recommendation to City Council regarding the staff-initiated request to rezone property in Section 16, located east of Beck Road, west of Taft Road on the south side of Grand River Avenue from Office Service, Residential Acreage, and Light Industrial to City West. The subject properties total approximately 106.76 acres.

[Click for this packet item](#)

5. JZ24-32 FELDMAN KIA PRO PLAN WITH REZONING 18.746

Public hearing at the request of Feldman Automotive for initial submittal and eligibility discussion for a Zoning Map Amendment from Non-Center Commercial (NCC) to General Business (B-3) with a Planned Rezoning Overlay. The subject site is approximately 4.88-acres and is located west of Joseph Drive, south of Grand River Avenue (Section 24). The applicant is proposing to develop an automotive dealership with outdoor vehicle inventory, which is not a permitted use in the NCC District.

[Click for this packet item](#)

6. JZ23-41 SAKURA EAST PRO PLAN WITH REZONING 18.743

Public hearing at the request of Sakura Novi LLC for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Light Industrial to Town Center One with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 45-unit multiple-family townhome development.

[Click for this packet item](#)

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE SEPTEMBER 11, 2024 PLANNING COMMISSION MINUTES

[Click for this packet item](#)

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES/TRAINING UPDATES

AUDIENCE PARTICIPATION

ADJOURNMENT

Buzz Report

October 16, 2024



Hot Topics:

- Election Updates – Early Voting and Extended Office Hours**



Early in-person voting for the upcoming election will be running from Saturday, October 26th to Sunday, November 3rd. Hours are from 8:30 am - 4:30 pm at the Novi Civic Center daily, except for Thursday, which offers the later hours of 12 pm - 8 pm. Voters may appreciate knowing that they can run their absentee ballot through the tabulator at Early Voting.

cityofnovi.org/elections is being updated to add this information and social media posts planned to go live on 10/21.



Additionally, the Clerk's office counter has started their extended hours, staying open an additional two hours on Wednesdays, until 7 pm, throughout October. This update has already been shared on social media.

- Construction at the Civic Center**

The crosswalk work leading residents/visitors from the parking lot to the building has been under construction since earlier this week (10/7). The crosswalk should be open today (Thursday, 10/10), and the rest of the roadway will be open on Monday. The improvements were made in order to slow traffic coming through the campus on the way to the High School. At no point was access closed off to the ballot drop box. A clear path off of 10 Mile is available from the easternmost driveway on Novi Way.



Project Completed and open to regular traffic as of Monday, October 14.

- Pink Police Car Returns for Breast Cancer Awareness Month**

The [Police Department is running the Pink Car initiative](#) once more from September 25 to October 31 in support of the Believe in Miracles fund at Ascension Providence Hospital Novi. For a donation of \$5 or more, individuals can write a message of hope or sign a loved one's name on the car. The eye-catching car will be around town, including the following places and events:

October 19th (1pm – 4pm) "Jack O' Lantern Jubilee" at ITC Community Sports Park

October 26th (10am – 2pm) "Streets of Treats" in Downtown Northville

Since 2016, the Police Department has raised nearly \$75,000 through this initiative! This year, they've set the goal high, hoping for \$15,000. Donations can also be made [online](#).

- **Henry Ford Health and Ascension Merger is now complete**

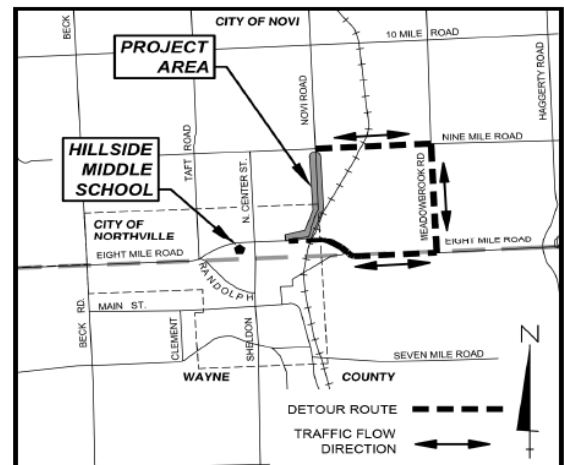
The news was released on October 1st. This newly combined organization will be renamed Henry Ford Health and will be led by our President and CEO, Bob Riney. Henry Ford Health will now employ over 50,000 team members at over 550 sites of care, including 13 acute care hospitals, three behavioral health facilities, and several outpatient medical facilities across southeast Michigan. Consistent with the commitment to maintaining the Catholic identity of the former Ascension Michigan hospitals and healthcare facilities included in the joint venture, sites that are currently Catholic will continue to provide faith-based care, and **the Providence, St. John and Genesys hospital names will be maintained**, in conjunction with Henry Ford Health. All existing Henry Ford Health facilities will continue to operate as they have — offering the same services patients have come to expect.

- **RCOC Public Info Meeting for 2025-26 Novi Road Work**

A public information meeting will take place on October 23rd at Hillside Middle School from 4:30 – 7 p.m. Residents around that area will receive an invitation to participate/ Attend this open house. The project will be completed over two construction seasons, 25 and 26:

Phase 1 will take place in the fall of 2025 and will involve the reconstruction of the curve between 8 Mile Road and Allen Drive. This section of Novi Road will be closed for this phase of work. The detour route will be 8 Mile Road to Meadowbrook Road to 9 Mile Road and vice versa

Phase 2 will take place in the spring and summer of 2026. It will include reconstruction of the road as well as widening of the road and installation of storm sewers. During this phase, Novi Road will remain open to northbound traffic, but will be closed to southbound traffic between 8 Mile and 9 Mile. The detour route for southbound traffic will be 9 Mile Road to Meadowbrook Road to 8 Mile Road.



- **Asahi Kasei America**

From Crain's Detroit: Plastics manufacturer Asahi Kasei America Inc. plans to close its New York City office and consolidate its headquarters to its Novi location.

The company, which supplies automotive, health care, and other industries, will move all headquarters administrative operations to its 14,400-square-foot office off Grand River Avenue effective Nov. 1, according to a [Crains Detroit news release](#).

Frequently Asked Questions:

Q: ~~What is happening with the car wash at 10/Meadowbrook?~~

~~A: Pure Car Wash faced some delays with receiving a transformer, but they are now open.~~

Q: What is happening with the former nursing home at 10/Novi?

A: The former Whitehall nursing home has been demolished. Primrose School, a private preschool and daycare center, is currently in the pre-construction process for the former site. ~~Previously, a swim school was supposed to accompany the daycare, but that plan has been abandoned.~~ The proposed building is 13,586 square feet and is estimated to have 202 children during its peak hours.

Next Steps: Final Stamping Set ~~submittal~~ approved, pre-con held, foundation permit issued. Hydrant installation required prior to building permit issuance.

Q: What are the high-level road updates (end dates/major changes to closures) for the year?

A: I-96 Freeway Flex Route (Kent Lake Road to I-275/696/M5 Interchange), slated for completion in November

Q: Why have passport services stopped/When will they resume?

A: Passport services are paused for election services and are expected to resume in early December.

Q: When does voting begin?

A: Ballots were first mailed on September 26. Early voting will run from October 26 through November 3. On November 4 absent voter ballots may be voted in-person at the City Clerk's Office. November 5 is the official date of the Presidential Election.

Q: What are the teal ribbons on trees?

~~A: Tie Michigan Teal brings ovarian cancer awareness to cities throughout Michigan in September during Ovarian Cancer Awareness Month. The campaign consists of volunteers tying teal ribbons on lamps, posts, benches, and business areas. The event is held during the month of September, which has been declared National Ovarian Cancer Awareness Month. There is no cost to the city, and the ribbons are taken down at the end of the month. Remaining ribbons are expected to be removed soon.~~

All the ribbons have been removed as of October 15.



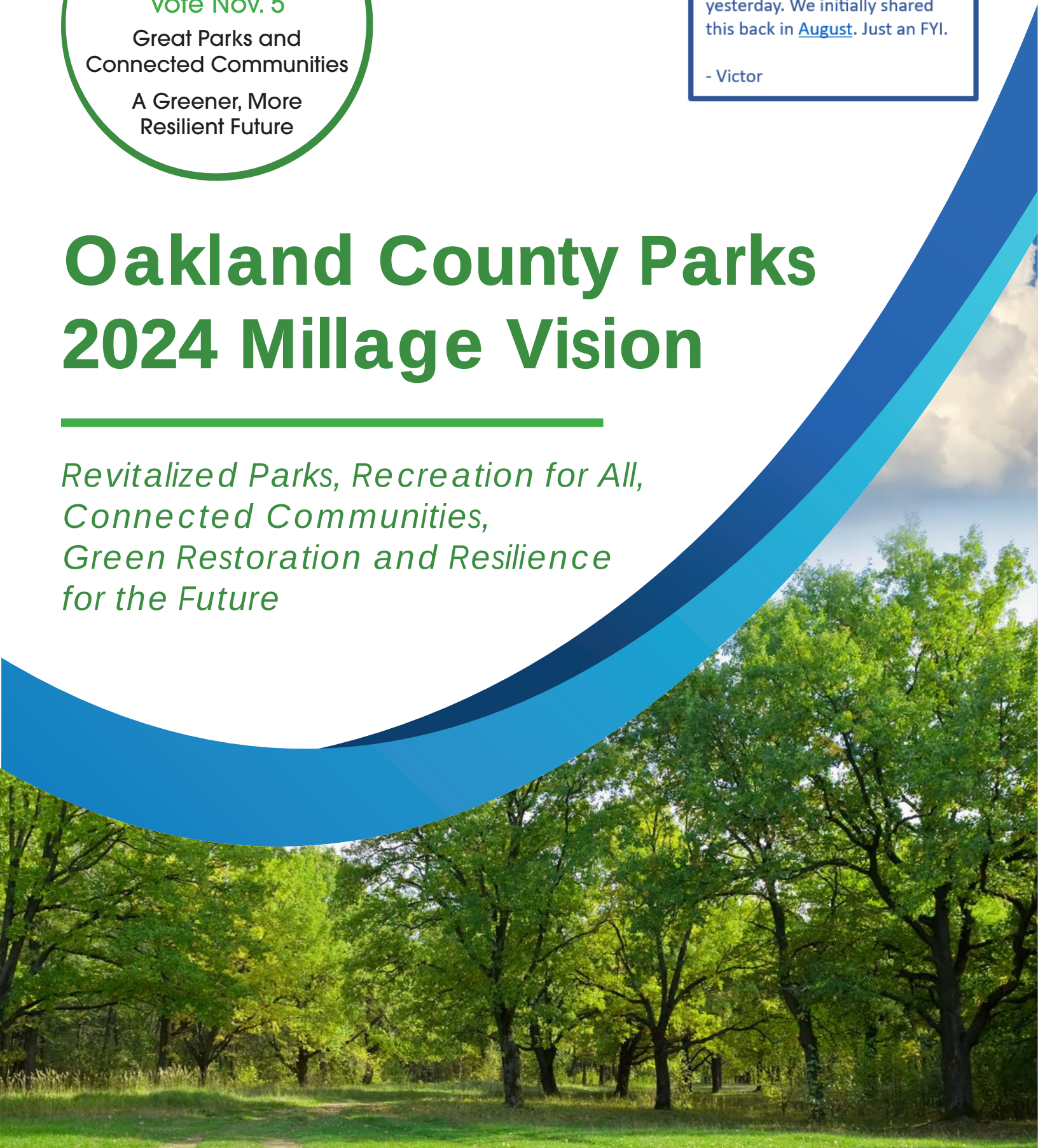
Mayor and Council –

Sharing additional information about the Oakland Parks' Millage that will appear on the ballot next month. This information was sent out yesterday. We initially shared this back in [August](#). Just an FYI.

- Victor

Oakland County Parks 2024 Millage Vision

*Revitalized Parks, Recreation for All,
Connected Communities,
Green Restoration and Resilience
for the Future*



The 2024 Millage Proposal

In July, the Oakland County Board of Commissioners – in a bipartisan vote – approved placing an Oakland County Parks millage proposal on the November 5, 2024, ballot. This proposal would replace the existing 0.35 mill levy – set to expire in 2023 – with a 0.65 mill levy authorized through 2043. The net 0.30 increase would equal \$40 a year for the average residential taxable value home. The additional 0.30 mill levy will generate approximately \$24 million in additional funding for OCP annually (for a total of \$52 million annually when combined with the current levy). Importantly, the extended millage duration would authorize Oakland County Parks to utilize Oakland County's AAA bond rating to finance a major park and facility improvement program, estimated to kick-off in 2026.



In study after study the evidence is clear – spending time in nature has a positive effect on our bodies and minds. As we all navigated through the worst public health crisis of any of our lifetimes, many of us found relief and restoration exploring public parks, trails greenspaces and waterways. This experience made clearer than ever the importance of investing in parks and outdoor recreation to create healthier, more resilient communities that can adapt and thrive through challenging times.

Parks are essential to building thriving, strong communities, and everyone needs and deserves access to welcoming public spaces, opportunities to be active and the countless benefits of being outdoors.

Adapting to the realities of a changing climate may be the next great challenge we will collectively face. Extreme weather events are disrupting our lives, threatening the safety of our families and causing damage to our homes, workplaces and communities. In recent years, extreme heat and poor air quality conditions have forced us indoors, and floods caused by severe storms have overwhelmed our drainage systems, causing significant property damage and creating dangerous conditions on our roads. Experts predict we can expect these events to increase in frequency and severity. The good news is we have the opportunity to step up and build a brighter, more resilient future for our region by investing in nature-based solutions like conserving natural areas and green space, creating walkable and connected communities, restoring and protecting wetlands, and promoting responsible environmental stewardship.

For nearly 60 years, Oakland County Parks has been proud to do our part to provide residents with great outdoor recreational experiences through access to great county parks, engaging programs and a wide variety of activities to do year-round. In recent years, we've expanded our focus beyond our own parks to take a more active role in supporting local community restoration and recreation needs. Through collaborative partnerships with these communities and other agencies, we are leveraging our grant opportunities and organizational resources to support local efforts to expand recreation and environmental sustainability across Oakland County.

In the coming years, financial limitations will force difficult decisions and sacrifices as we seek to balance the important priorities of protecting past investments in recreation, pursuing partnerships that increase recreational opportunities in the present and making the investments needed for a greener, more resilient future. The Oakland County Parks millage proposal provides voters with an opportunity to support the additional funding required to meet each of these complex challenges.

The following is intended to provide voters seeking additional information with more detail regarding this proposal, our plans to utilize this much-needed additional funding and how it supports our vision for a greener, more resilient future for Oakland County.



OAKLAND COUNTY
PARKS MILLAGE
Vote Nov. 5

Great Parks and
Connected Communities

A Greener, More
Resilient Future

Protecting a Legacy of Recreational Investment and Adapting for the Future

The great parks and public lands we treasure today are ours to explore because of wise, forward-thinking decisions made in the past that protected these special spaces and made them available for all of us to enjoy. They are our inheritance. Like any asset, they can languish if neglected. But we have an opportunity now to make the intentional decision to invest in these assets, to protect and enrich them for the benefit of future generations. A broken system for financing costly improvement projects has tied the hands of decision-makers for decades, preventing leadership from addressing major problems that inevitably arise as structures, equipment and infrastructure within county parks age.

The limited duration of the current millage authorization that provides funding for these improvements effectively eliminated the possibility of accessing the low interest borrowing tools typically used by government entities to finance these types of projects over time. Therefore, Oakland County Parks' capacity for funding improvement projects is limited to the amount of cash we have on hand from accumulated savings. When projects exceed our financial capacity to address, we have little option beyond pursuing short-term solutions to extend the lifespan of failing infrastructure. Inevitably, these situations result in disinvestment and deterioration.

Waterford Oaks Waterpark

Waterford Oaks Waterpark was once a popular aquatic attraction for families across Oakland County. Over the past 15 – 20 years, the waterpark has closed several features due to a lack of funding to replace those that no longer function or are unsafe. This disinvestment led to declining attendance and increasing costs to operate the park, which has operated with a subsidy for the past decade. Major investment is now needed to replace these aging, failing facilities with financially and environmentally sustainable recreation attractions that better serve the needs of county residents.



Extending the millage duration, adapting Oakland County Parks for the 21st Century

Extending the duration of the Oakland County Parks millage authorization to a 20-year period would open the door to take advantage of Oakland County's AAA bond rating to finance a capital improvement program across the entire park system. The goal of this program is to reduce operating costs and subsidization to ensure long-term financial sustainability, activate underutilized assets that no longer respond to public demands, address facility problems that are resulting in negative experiences for guests, promote environmental sustainability and enhance opportunities for health and wellness-oriented recreational activities. To see a list of proposed projects visit: [Oakland County Parks and Recreation Modernization & Revitalization Chart](#)

Collaborating for Connected Communities and Great Parks For All

Recreation is a big part of the formula that makes Oakland County a great place to live, work and raise a family. We enjoy more public recreational land than any other county in southeast Michigan, as well as an abundance of outstanding natural features, including nearly 400 inland lakes and five major river systems. The responsibility for managing these assets is in the hands of a complex mix of federal, state, regional and local governments, along with non-profit and volunteer organizations. Greater collaboration between these agencies has the potential to dramatically improve the recreational opportunities available to the public while reducing overall costs to taxpayers.

In recent years, Oakland County Parks has developed collaborative partnerships that have resulted in the creation of Normandy Oaks Park in Royal Oak, the Holly Oaks Off-Road Vehicle Park, Pontiac Oaks County Park, and planned county park locations in Oak Park and Southfield. We have also brought together the leaders of communities in south Oakland County to develop a plan for a recreational corridor and trail along Nine Mile Road.

Revitalizing Neglected and Underutilized Spaces

Neglected and underutilized recreational spaces limit opportunities for the public and have negative impacts on the surrounding community. Partnering with local communities to invest in the improvements needed to make these locations accessible and welcoming restores these hidden gems for residents and visitors. Oakland County Parks has already developed plans with local communities to move forward with two exciting projects if the millage is successful:



Nowicki Park in Rochester Hills, while open to the public, has not been developed beyond a small dirt parking lot. By partnering with Rochester Hills, Oakland County Parks will be able to support the master plan for the development of Nowicki Park, providing new recreation opportunities (including trails, boardwalks, water features, a playground and a pavilion) in this area of the county.



Pine Lake Park in West Bloomfield is a former elementary school site that West Bloomfield is leasing from the school district to operate as a park. By partnering with West Bloomfield, Oakland County Parks will support the implementation of the master plan for the park, providing much needed sport courts, as well as a nature-themed playground and trails.

Creating Connected Communities Through a County-wide Trail Network and Water Trails

The responsibility for developing, maintaining and expanding our county trail network has largely fallen on the shoulders of local governments and volunteer groups. A lack of county-wide support for these important recreation assets is resulting in higher costs for trail administration and maintenance, insufficient resources for regular and large-scale maintenance of the trail network, and missed opportunities to develop plans and secure funding for greenways and trails that connect communities across municipal boundaries.

Oakland County is also home to five major river systems: the Clinton, Huron, Rouge, Flint and Shiawassee. These rivers play an important role in the county and region, from providing critical fish and wildlife habitat to creating spaces for people to recreate on or near the water. Oakland County Parks is well positioned to support the work of our local communities and watershed councils to assist in the development and maintenance of water trails, including acquiring land on/near rivers, creating new access points and launches, and assisting in maintenance.

A portion of millage funding will be dedicated to providing support for our existing regional trails and water trails, as well as support for new trails and greenways to continue to connect our communities.



Removing Barriers by Eliminating Entry Fees, Improving Accessibility for All

If the millage proposal passes, park entry fees will be eliminated for all Oakland County Parks (excluding pay to play facilities, such as golf courses, campgrounds, waterparks and the ORV Park). Increased investments will be made to ensure park facilities and equipment are designed to be universally accessible and welcoming for people of all abilities.

Action For a Greener, More Resilient Future

Investments are needed to expand the quality, quantity and connectivity of green space in Oakland County and to ensure that public benefits of green infrastructure are resilient, equitable, and improve the quality of life for Oakland County residents.



Southeast Michigan leaders came together last year to develop a GREEN (Growing our Resilience, Equity, and Economy with Nature) Framework Plan for our region. Their recommendations provide a solid blueprint for action utilizing nature-based solutions like:

- **Green Stormwater Infrastructure** – including rain gardens, bioswales and green streets
- **Resilient Natural Landscapes** – including riparian corridors, habitat, trees and wetlands that can withstand extreme weather and temperatures
- **Protected and Public Lands** – including agriculture, conservation land, parks and trails

By working on implementation of tools at a county and regional level, we can ensure that all communities in the county see positive benefits to their residents' health, safety and quality of life. Oakland County Parks will partner with conservation organizations to pursue the acquisition and protection of high-quality natural spaces at risk of loss to development. Funding limitations have restricted our ability to act when these rare opportunities have arisen in the past – funding from the millage proposal would allow us to move quickly and strategically to secure key properties around the county.

Turtle Woods

Oakland County Parks has been working in partnership with Six Rivers Land Conservancy and the Troy School District for more than three years to secure 70 acres of woods and wetlands known as Turtle Woods in the City of Troy. Without the financial resources to purchase the property, OCP has been reliant on potential grant funding to acquire the property. A grant was not awarded last year, but a new application is pending with the Michigan Natural Resources Trust Fund. This lengthy process, while providing incredible support for parks and recreation across Michigan, often results in losing out on high quality property where quick action is required.





Great Parks Build Strong Communities

Oakland County Parks and Recreation 2024 Millage Proposal



WHY — Estimated \$100M needed to modernize outdated, costly and underutilized parks for today's residents

HOW — Increase from .35 to .65 and extend from 10 to 20 years; replaces existing authorized millage, will increase revenue by \$24 million in the first year, and offers long-term cost savings through bonding

WHEN — November 5, 2024 general election

.30 increase from current millage

\$40 net annual impact of increase for average taxable value home

20 year duration

Oakland County residents will benefit from this millage with:



FREE entry and enjoyment of Oakland County parks and dog parks (excluding pay to play attractions such as golf courses, waterpark, campground, off-road vehicle activities)



\$100 million investment in major capital improvements to improve your enjoyment of our parks, trails, recreational attractions and the Oakland County Farmers Market.



New and expanded **regional trailways** and improved maintenance of existing trails.



More opportunities for **recreational enjoyment of our major rivers**



Investment in equipment and facilities designed to be **accessible for all, regardless of age and ability.**



An **expanded park system** with additional locations near our population centers through **partnerships with local government.**



Support for greater participation in **school field trips to nature and farm education centers** and expanded enrichment programs for people of all ages.



Preservation and protection of sensitive natural habitats, wetlands, and green spaces.

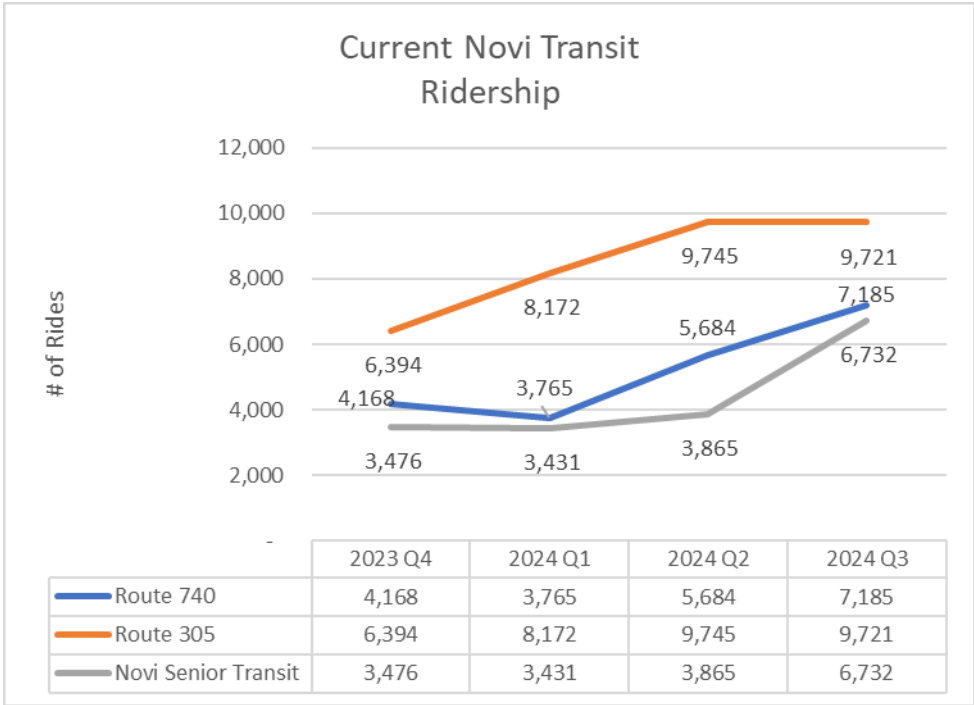
MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: TRANSIT USAGE – 3RD QUARTER 2024
DATE: OCTOBER 17, 2024

Building on the correspondence sent in [July](#), I'm providing a recent update on the community's usage of the fixed-route bus service via SMART. As a reminder, we have two fixed routes in the City, Twelve Mile and Grand River. A third park-and-ride route would stop at the Beck Park and Ride (Route #805). Per SMART, that particular route was discontinued due to a loss in total ridership. We continue working with Oakland County and SMART to receive more detailed data (per stop, riders per hour, etc.). We are hopeful that we'll be given access to such data points in time, which will greatly aid in our transit planning and management.

Route		Qtr.	Change	Per Day	Per	Per
		Riders	since last Qtr.	Qtr.	Week	Hour
305	Grand River	9,721	(24)	106	748	5
740	Twelve Mile	7,185	1,501	78	553	3



PEX Usage

Novi's Senior Transit transition to People's Express remains relatively smooth to date. Usage has definitely increased, unfortunately we have seen an uptick in complaints from residents regarding the inability to get rides either within 3-business day lead time or an inability to get to destinations out of PEX boundaries. While the "uptick" is still quite low—we received five (5) calls in the week of October 7—it's far higher than any week to date. Prior to last week, we averaged less than one a week. PEX is reporting about a 25% increase (county wide) in rides from July to September and have had to make operational adjustments accordingly. Novi staff continues to meet with PEX weekly regarding operations and is participating in a 3rd quarter regional meeting where we'll expect County and PEX officials to address some of these service concerns.

	Total # Rides	Rides for 55+ & people with disabilities	Amount Billed to the City
Jul	1,951	1,577	\$ 3,154
Aug	2,367	1,957	\$ 3,914
Sep	2,414	2,016	\$ 4,032