



BEAUTIFICATION COMMISSION AGENDA

CITY OF NOVI

August 13, 2025 | 6:00 PM

Mayor's Conference Room

Novi Civic Center | 45175 Ten Mile Road

(248) 347-0460

CALL TO ORDER

ROLL CALL - Gareth Crawford, Yogesh Kumar, Nicole Rumao, Dinesh Seksaria, Mary Angela Winter, Torry Yu

APPROVAL OF AGENDA

APPROVAL OF MINUTES

[July](#) 23, 2025 Minutes

PURPOSE OF THE MEETING

[Community](#) Development Block Grant Pre-Meeting

- [Hospitality House](#)

ROUNDTABLE DISCUSSION

PUBLIC COMMENT

UPCOMING MEETINGS - 9/10, 10/8, 11/12, 12/10

UPCOMING EVENTS - Perennial Exchange (Saturday, September 20th 9:00 – 11:00 a.m.)

ADJOURNMENT

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.*



CITY OF NOVI
Beautification Commission
Wednesday, July 23, 2025 6:00 pm
Mayor's Conference Room
Novi Civic Center | 45175 Ten Mile Road

Call to Order: 6:01 p.m.

Roll Call – Gareth Crawford, Yogesh Kumar, Nicole Rumao, Dinesh Seksaria, Mary Angela Winter, Torry Yu

Present: Gareth Crawford, Dinesh Seksaria, Mary Angela Winter, Torry Yu

Absent Excused: Yogesh Kumar, Nicole Rumao

Approval of Agenda

Motion: Winter; Seconded: Seksaria; Approved: 4:0

Approval of Minutes – June 11, 2025

Motion: Seksaria; Seconded: Winter; Approved: 4:0

Chair – Gareth Crawford

Secretary – Torry Yu

City Liaison – Kate Oppermann

Purpose of the Meeting

1. Commission Mission Statement

Chairperson Crawford, Commissioner Seksaria, and Commissioner Yu shared their versions of draft Vision Statements, Mission statements, as well as a potential chart for use as an Action list. Commissioner Seksaria suggested that the statements be kept brief and show clear derivation from the charter document. Commissioner Winter and Yu both expressed that they feel that it is important that education be included as a component and that it makes a nod towards environmental responsibility. Following deliberation and editing the Commission determined to make the following the new Vision and Mission Statements:

Vision Statement

Guide Novi towards being a beautiful community for its residents, workers, and visitors.

Mission

Community Education and Engagement
Environmental Responsibility
Support and Protection of Natural Wildlife
Improvement of the Physical Appearance of Novi

The Commission also determined to make a practice of celebrating and publicizing wins and to, going forward, keep a project list to be formatted in a three-paragraph format – a description of the project, discussion regarding the project, and decision regarding the project. This would be beneficial as a record both for the current Commission and future Commissioners. IT would also be useful to record those efforts which were successful vs. unsuccessful.

2. Community Development Block Grant (CDBG) Scheduling

Staff Liaison Oppermann shared that, per the Commission's request during the 2024 CDBG process, Deputy Director Lilla is working to bring the information needed for the Committee to make a recommendation to Council earlier. She has been working with the regular applicants so that they can appear before the Commission and share information directly. It is currently planned to have Novi Youth Assistance on 9/10 and Hospitality House on 8/13. Both would be the first item of business on the respective dates. The Commission hoped that HAVEN would also be able to be present at one of the upcoming meetings.

Roundtable Discussion: None

Public Comment: None

Adjournment: 7:18 p.m.

Upcoming Meetings – 8/13, 9/10, 10/8, 11/12, 12/10

Upcoming Events – Perennial Exchange (Saturday, September 20th 9:00 – 11:00 a.m.)



MEMORANDUM

TO: BEAUTIFICATION COMMISSION

FROM: SABRINA LILLA, DEPUTY FINANCE DIRECTOR

SUBJECT: COMMUNITY DEVELOPMENT BLOCK GRANT

DATE: NOVEMBER 5, 2024

The City of Novi receives Community Development Block Grant ("CDBG") funds as a subrecipient of Oakland County. There are 51 other communities that participate as subrecipients of Oakland County. During October of every year, the County holds a CDBG pre-application training. During this training the County reminds it's subrecipients how to fill out the application form and provides the local communities with an estimate of funds they can expect for the upcoming program year. On average the City receives \$115,000 annually. Per County restrictions, the City can only allocate a max of 15% of its total allocation to public service activities (see the history of Oakland County's public service cap policy in box below). The City receives funding requests from organizations providing public services in September/October of each year.

Oakland County is required by the U.S. Department of Housing and Urban Development (HUD) to maintain an overall public service cap of 15%. Dating back to November 1, 1996, Oakland County was allowing participating communities to spend a maximum of 50% of its annual allocation for public service activities and still maintain the overall 15% requirement. This was possible because of the large offsetting Oakland County Home Improvement Program. The impact of the 2000 census was to eliminate the area wide benefit activities for many communities forcing more communities to now allocate funds directly to public service activities. As a result, Oakland County in 2006 changed their policy to only allow participating communities to spend a maximum of 45% of their annual allocation on public services. Because of a severe decrease in the amount of revolving loan fund (RLF) paybacks to the Home Improvement Program, the public service cap was reduced even further by Oakland County to a maximum of 30% of community allocations. Decreases in the amount of revolving loan fund (RLF) paybacks to the Home Improvement Program as well as a 17% reduction in federal funding in PY 2011, caused the public service cap to be reduced even further by Oakland County to a maximum of 15% of community allocations. With the addition of the City of Pontiac to Oakland County's list of participating communities, the public service cap was increased to a maximum of 30% of community allocations. This continued to be the allowed allocation limit for the last 10 plus years. **In the current year, the City was notified, the public service cap has been lowered back down to 15%.** The public service category allows the City of Novi to fund programs and services such as Youth Assistance and HAVEN.

Public Services: A public service would be that which is not capital in nature but provides a service to a moderate to low-income individual. Examples include, but are not limited to, homeless programs, senior services, services for persons with disabilities, legal services, youth services, transportation services, substance abuse services, domestic violence services, employment training, crime awareness/prevention, fair housing activities, child care services, health services, services for abused and neglected children, mental health

services, screening for lead poisoning, subsistence payments, rental housing subsidies, neighborhood cleanups, foodbanks, housekeeping/safety and repair/yard.

The City typically receives requests from Haven, Novi Youth Assistance and Hospitality House. While other organizations are free to submit a request for funding, the organization must prove they are a non-profit and the City would need to vet them with the County to ensure they are an eligible entity/program. In previous years, we have had other organizations request funds, but upon follow up with the County, they did not meet the qualifications to be a recipient of funds.

It is important to note that the public service cap is 15% of the City's total allocation. The County estimates the City will receive \$123,243. Of this amount, only \$18,486 can be allocated to public services. In addition, the County caps the number of programs the City can provide at 4 total. That means, only three public services may be funded. Another stipulation is each program must be awarded at least \$3,500.

Non-Public Services: The remaining CDBG funds that are not allocated to a public service must be used for acquisition and disposition, public facilities, and improvements and or housing. Historically the City has used the non-public service funds for Minor Home Repair. The Minor Home Repair program provides grants up to \$5,000 (with a lifetime max of \$10,000) for eligible income households for items such as replace water heaters, garbage disposals, tubs, laundry, and kitchen faucets, repair water and waste lines, replace entrance doors, replace porch decks, stairs and handrails, reinforce porches, replace defective windows, install storm doors, replace roofs, paint interior and exterior of homes built after 1978, remove large items or large amounts of debris, repair sidewalk and driveway tripping hazards, replace wall/ceiling plaster/drywall, and dangerous tree or limb removal. Since COVID-19, the cost of projects have increased. Projects are now ranging closer to \$7,000 per project.

Recommendation: The Beautification Committee will provide a recommendation to City Council reflecting how funds should be allocated. The CDBG application is due to Oakland County no later than December 6, 2024 at 5:00. The Commission's recommendation will be taken to the November 25th City Council meeting.

Recommended Projects			
CDBG Program Descriptions	Organization Requesting Funding	Description	2025 Agency Requests
Public Services	HAVEN	Battered and abused spouses	\$15,000
Public Services	Novi Youth Assistance	Specialized counseling and camp scholarships	\$9,000
Public Services	Hospitality House	Emergency services	\$9,950
		Sub-Total*	\$33,950

Minor Home Repair	City of Novi	Residential Repair program for Novi Residents	Remaining funds
		Total	\$123,243

Agency requests, in previous years, typically mirror actual awards from the previous year. For Program Year 2025, we spoke with the requesting organizations and suggested they should request funds they believe they can use. They did not need to limit their requests to the level of funding from the prior year but should request the funds they believe they can utilize. Unfortunately, the County's reduced allowable public service percentage effects the amount of funds the City can allocate to each requesting agency.

Nove Youth Assistance: The mission of NYA is to strengthen youth and families and to reduce the incidence of delinquency, abuse, and neglect through community involvement. NYA uses CDBG funding to offer scholarships to the Novi community. Scholarships are provided for (but not limited to) youth camps, tutoring, and counseling.

Hospitality House: Hospitality House Food Pantry offers food assistance to all of Oakland County. Novi is the third largest city from which their clients originate. Year to date, 247 unique households in Novi have been assisted.

HAVEN Guidelines for CDBG Communities: Beginning with the 2007 Program Year, Oakland County now contracts directly with HAVEN as a sole source provider on behalf of participating communities. In the past, each community would contract individually with HAVEN. The contract duration period will be one year and at the end of the contract period, any community balance will be expended for the 24-hour crisis hotline. HAVEN provided program services to 113 individuals and 148 crisis calls were received from families within the City of Novi. The cost to provide services to Novi residents far exceeds the funding request.

Minor Home Repair Program: The City contracts out the administration of it's Minor Home Repair program. City staff are not experts in what it takes to administer the CDBG program and therefore, it has been more cost effective to contract the administration. The City currently holds the minor home repair contract with McKenna Associates. Due to the COVID pandemic, there was a delay in starting projects as well as finding contractors to do the work; however, we are starting to see less of an issue as of late. There is currently a wait list for funds. Program 2023 funds have been earmarked and the City is waiting for the program year 2024 funds to be released.

The table below reflects funding levels for the Minor Home Repair program since 2020. In prior years the average minor home repair cost approximately \$1,000 to \$5,000 per unit. Since the COVID pandemic and the increase in inflation, we are seeing those costs increase with projects ranging from \$3,000 to \$7,000. We anticipate the need for the Minor Home Repair program to sustain throughout the 2025 grant year.

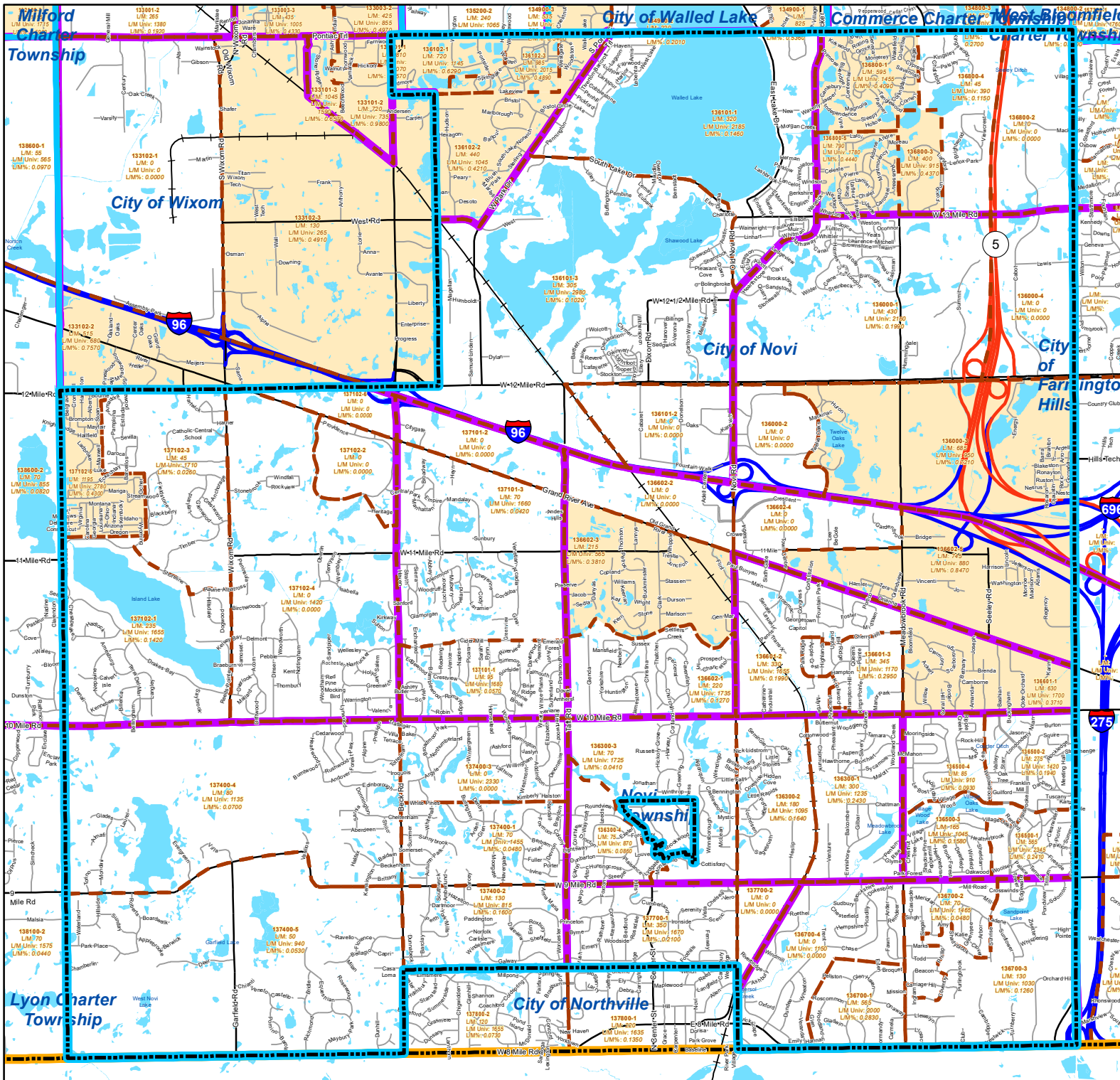
CDBG Program	Description	2021 CDBG Funding Allocation	2022 CDBG Funding Allocation	2023 CDBG Funding Allocation	2024 CDBG Application Allocation	2024 Committee Recommendation
Minor Home Repair	Residential repair program	\$100,603	\$102,603	\$90,346	\$104,757	\$104,757

Area-wide Benefit Map: Enclosed with this packet is the current area-wide benefit map as provided by Oakland County which reflects the Program Year 2024 low/moderate income block groups from the U.S. Department of Housing and Urban Development. The [Recommended Projects](#) for 2025 do not include any area benefit type projects such as parks, streets or sidewalk improvements. The projects are strictly city-wide individual income-qualified type projects such as minor home repair or direct benefit projects such as public services which are not dependent on location.

Novi Community Development Block Grant History: Since 2002, the City of Novi has received and **successfully managed over \$2,901,627** in CDBG grant funds.

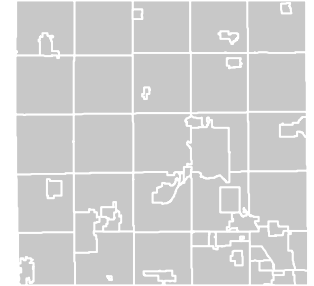
The deadline to submit CDBG applications to Oakland County is December 6, 2024.

	Recommended	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	
	2024	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2002-2013	Total		
Minor Home Repair	104,757	\$ 104,757	\$ 90,346	\$ 102,603	\$ 100,603	\$ 100,569	\$ 104,030	\$ 74,345	\$ 84,626	\$ 74,126	\$ 84,481	\$ 941,736	\$ 1,966,979		
Novi Youth Assistance	8,000	8,000	-	8,000	-	8,000	-	18,562	10,000	10,000	8,000	\$ 83,724	162,286		
NYA - Child Care Services	-	-	9,950	-	8,000	-	15,000	-	-	-	-	\$ -	32,950		
Haven	5,243	5,243	15,000	13,000	15,000	16,000	8,000	7,900	6,000	6,500	6,000	\$ 65,460	169,346		
Transportation	-	-	-	-	-	-	-	-	-	10,000	-	\$ 115,000	125,000		
Senior Services	-	-	-	-	-	-	-	-	-	-	-	\$ 14,000	14,000		
Mobile Home Repair	-	-	-	-	-	-	-	-	46,407	-	-	\$ -	46,407		
Emergency Services	5,243	5,243	9,950	9,900	9,900	7,000	3,500	5,400	-	-	-	\$ -	56,136		
Public Services*	-	-	-	-	-	-	-	-	-	-	-	\$ 328,523	328,523		
	123,243	123,243	125,246	133,503	133,503	131,569	130,530	106,207	147,033	100,626	98,481	1,548,443	\$ 2,901,627		



**OAKLAND COUNTY
NEIGHBORHOOD & HOUSING DEVELOPMENT**

Oakland Pointe
250 Elizabeth Lake Road, Ste. 1900
Pontiac, MI 48341-0414
248.858.0493
oakgov.com/nhd



Area-Wide Benefit Map

City of Novi

- County Border
- Community Boundary (Highlighted)
- Community Boundary (Adjacent)
- Census Tract 2010
- Eligible Area-Wide Benefit Block Groups
- Non-Eligible Block Groups
- Interstate
- US
- State
- Major
- Minor
- Railroad
- Waterbodies



1 in = 0.8 miles

This Census Block Group map reflects the 2016-2020 American Community Survey (ACS).

Map Created On: 10/14/2024



HAVEN

LIVE WITHOUT FEAR

October 4, 2024

Carl Johnson
City of Novi
45175 W 10 Mile Rd
Novi, MI 48375-3024

Dear Carl

As the landscape of funding for vital community programs shifts, HAVEN understands the recent changes in the Community Development Block Grant (CDBG) to support only two programs rather than the four previously funded makes for a hard decision for the community of City of Novi. While these changes mean that funds may not directly flow into multiple community-based initiatives as before, the support for survivors of intimate partner violence and sexual assault remains more critical than ever. The assistance provided through CDBG funding still plays a crucial role in enhancing the safety and well-being of survivors within our community, helping to build a safer environment for all residents.

Imagine escaping violence with nothing but the clothes on your back. For many survivors, that is their reality. Through your support, we can provide them with the resources to not only overcome their circumstances but to build new, thriving lives. HAVEN is here to ensure that every survivor gets a chance to heal—but we can only continue this vital work with your help.

Domestic violence and sexual assault affect hundreds of thousands of people annually. In Michigan alone, 1 in 3 families are impacted by these forms of abuse. Think about that for a moment. These aren't just numbers—they represent your neighbors, co-workers, friends, and loved ones. The impact of domestic violence reaches into every corner of our society, affecting people from all walks of life. No part of our community is immune. As we continue to battle the pervasive effects of domestic and sexual violence, financial resources are essential to meet the growing demand for services. The work we do cannot stand alone.

HAVEN plays an essential role in a survivor's journey. Supporting HAVEN means supporting survivors. With critical funding decisions at all turns there are many ways to get involved:

- Financial contributions allow us to sustain and expand our services.
- Volunteering your time can directly impact the lives of those we serve.
- Hosting events in partnership with HAVEN helps spread awareness and build connections.

By standing together, we can create a community where domestic violence is not tolerated, where survivors are supported, and where every individual has the opportunity to live free from fear. From July 1, 2023 through June 30, 2024 HAVEN supported survivors from City of Novi in the following ways:

Total Individuals from City of Novi*	113
Crisis Calls from City of Novi*	148

**Confidentiality and anonymity are vital for our clients. The numbers provided above are based on self-identified demographics and limited to only those clients who chose to share that information. For reference, during that same time frame HAVEN assisted 3328 individuals of which 2085 self-identified from Oakland County. During this same reporting period HAVEN received 10,612 calls to our crisis line.*

Will you believe survivors? Will you stand with us in this fight? Will you help us celebrate 50 years of HAVEN by ensuring that we can continue this work for the next 50 with a Community Development Block Grant of 15000?

Sincerely,

Patricia Hoskins
Director of Quality Assurance and Administration
phoskins@haven-oakland.org, 248-334-1284 ext. 305



Novi

Strengthening Families
Through Community Involvement

NOVI YOUTH ASSISTANCE

September 23, 2024

Housing and Community Development Committee
City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

Dear Committee Members:

There are risk factors which can increase the likelihood of negative outcomes on a young person, and there are protective factors that *reduce* the likelihood of negative outcomes.

The Novi Youth Assistance Scholarship program exposes Novi youth to protective factors. The program offers financial assistance for skill-building and enrichment programs to youth in low income families. By participating in the programs and services that our scholarships help families to afford, our youth have the potential to be exposed to the following protective factors (www.ojjdp.gov):

- Prosocial opportunities/opportunities for participation/availability of neighborhood resources
- Presence and involvement of caring/supportive adults
- Involvement with positive peer group activities and norms
- Healthy/conventional beliefs and commitment to community and school

It is the mission of Novi Youth Assistance to strengthen youth and families and to reduce the incidence of delinquency, abuse and neglect through community involvement. Novi Youth Assistance has been fortunate to be able to offer the Scholarship program to the Novi community through CDBG funds since 1994. Continued CDBG funding is vital for this program to continue to serve our most vulnerable youth.

Novi Youth Assistance respectfully requests that the committee members consider granting Novi Youth Assistance \$9,000 for the Child Care program in the 2025 budget year.

Sincerely,

Greg Cocke
Chairperson, Novi Youth Assistance

The Circuit Court Family Division for the County of Oakland does not discriminate on the basis of disability in admission or access to its programs, activities, or services required by Title II of the Americans with Disabilities Act of 1990. The Circuit Court Family Division is an Equal Employment Opportunity Employer.

OFFICE

Novi Youth Assistance
24062 Taft Road
Novi, MI 48375

TELEPHONE

(248)675-3089

WEBSITE

[ecec.novi.k12.mi.us/
programs/novi-youth-
assistance](http://ecec.novi.k12.mi.us/programs/novi-youth-assistance)

SPONSORED BY

Oakland County Circuit Court
Family Division
City of Novi
Novi Community Schools

**PROFESSIONAL
COUNSELING TO YOUTH
AND THEIR FAMILIES**



Hospitality House *food pantry*

P.O. Box 284
2075 E. West Maple Rd., Ste.
Commerce Twp, MI 48390

Phone: 248-960-9975
www.hhfp.org

November 4, 2024

City of Novi
c/o Sabrina Lilla
45175 Ten Mile Rd
Novi, MI 48375

Re: 2025 Community Development Block Grant

Dear Ms. Lilla,

On behalf of Hospitality House Food Pantry, I would like to request that a minimum of \$9,950 in Community Development Block Grant funding be awarded to help the pantry continue to provide food assistance to the low-income residents of the City of Novi.

Year to date, Hospitality House has served 247 households in Novi, which is a 79% increase from this time last year. Those households consist of 709 unique individuals. **Novi is the top city in Oakland County from which our clients originate, and we have had 1,882 visits from residents so far this calendar year.** Hospitality House has distributed 144,612 pounds of food year to date to Novi residents, which has a dollar value of \$279,101. Twice each month, we allow families and individuals with income at or below 200% of the federal poverty level to “shop” our client-choice pantry. Clients can shop the pantry for items they need and want, leaving with an average of 70 pounds of food per visit.

Hospitality House Food Pantry not only serves Novi but all of Oakland County and never turns away anyone seeking food assistance. From January 1st of this year to November 1st, Hospitality House served 1,920 unique households consisting of 4,883 individuals who visited the pantry a total of 15,110. These households were supplied with a total of 1,046,427 pounds of food during this time period.

In addition to the client-choice pantry, Hospitality House operates the Weekend Food Program, which is an initiative that combats food insecurity and nutritional deficits among pre-K through 12th grade students who rely on school meals as their primary source of food. The Weekend Food Program provides six meals and four snacks in discrete drawstring backpacks each Friday to students who would otherwise go hungry over weekends.



Hospitality House *food pantry*

P.O. Box 284
2075 E. West Maple Rd., Ste.
Commerce Twp, MI 48390

Phone: 248-960-9975
www.hhfp.org

Hospitality House is a diligent steward in the use of its resources; acquiring food at no or low cost and primarily utilizes volunteers to man its operations. These savings are passed on directly to program beneficiaries who receive services at no cost.

Hospitality House is a 501 (c) (3) organization, licensed by the State of Michigan, and has in the past received CDBG funding from the City of Wixom and the City of Novi. Thank you for considering our agency, Hospitality House, as a vital service to the low-income residents of the City of Novi. If you have any questions about the organization regarding this proposal, you can contact Susan Erspamer at (248) 960-9975.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Erspamer", is written over a light blue circular background.

Susan Erspamer
Executive Director