

CORRIDOR IMPROVEMENT AUTHORITY

CITY OF NOVI

July 14, 2026 | 5:30 PM

Mayor's Conference Room
Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

ROLL CALL: Mayor Justin Fischer, Councilmember David Staudt, Katie Chuba, John O'Brien, Patrick Torossian, & Jeffrey Wainwright

STAFF LIASON: Victor Cardenas, City Manager; Regina Swick, Economic Development Manager

APPROVAL OF AGENDA

APPROVAL OF MINUTES

[September](#) 22, 2025, Meeting Minutes

PURPOSE OF THE MEETING

[Main](#) Street Special Assessment District Funding

[Budget](#) Update

PUBLIC COMMENT

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
Corridor Improvement Authority Meeting
September 22, 2025, 5:30 p.m.
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0445

CALL TO ORDER: 5:31 p.m.

ROLL CALL: Mayor Justin Fischer, Councilmember David Staudt, Blair Bowman, Katie Chuba, Hugh Crawford, John O'Brien, Matthew Thibaudeau, Patrick Torossian, & Jeffrey Wainwright

PRESENT: Mayor Justin Fischer, Councilmember David Staudt, Blair Bowman, Katie Chuba, John O'Brien, Matthew Thibaudeau, Patrick Torossian, & Jeffrey Wainwright

ABSENT EXCUSED: Hugh Crawford,

STAFF LIAISON: Victor Cardenas, City Manager

ALSO PRESENT: Charles Boulard, Community Development Director
Jeff Herczeg, Public Works Director
Katherine Oppermann, Recording Secretary

APPROVAL OF AGENDA

Motion: Staudt; Seconded: O'Brien; Approved: 8:0

APPROVAL OF MINUTES – May 13, 2025

Motion: Wainwright; Seconded: O'Brien; Approved: 8:0

PURPOSE OF THE MEETING

1. Main Street Lighting and Sidewalks

City Manager Cardenas started out by stating that this section of the meeting is to revisit what was discussed at the May meeting regarding the streetlights to be redone by DTE. The properties in question are owned by four different property owners (DMCU, Pulte Homes, Luna Properties, and Mainstreet Partnership). When the Department of Public Works did their investigation, it was found that there were many amenities needing attention and the Community Development Code Compliance division has been working to enforce but has had difficulty doing so. The necessary repair/updates to brick pavers, curbs, sidewalks, and lights totals \$1.3mil. Letters have been sent to the property owners though at the time of this meeting only one response has been received. The point of a Special Assessment District (SAD) would be to make sure the look and feel that is expected in the City of Novi is maintained, over the years there has been a cobble of agreements, but this would bring it all together.

Mr. Bowman asked if DTE would be responsible for maintaining the lights following their installation, and Mr. Herczeg replied that yes, DTE would perform ongoing maintenance/repair needs (though it would not fully replace a light). Following some further discussion of maintenance responsibilities and bylaws Mayor Fischer asked if there was an expected maintenance cost for the amenities beyond the lights, Mr. Cardenas said that we had expectations and that they would be build in the City maintenance plan (previously they had not been maintained by the City and posed a problem due to the mix of materials, etc.). Mr. Herczeg further elaborated on maintenance items and cost but noted that he doesn't expect it to be impactful if wrapped into existing maintenance contracts and schedules.

Mayor Fischer stated that if we can get the property owners onboard it would make sense to establish the SAD and we should move to implement it quickly. Mr. Cardenas briefly went over the letters already sent to the property owners. Councilmember Staudt commented that Pulte had already done a lot on their section, Mr. Herczeg agreed and said that their purview would be comparatively minimal on the Pulte section of the property. Mayor Fischer asked if we have a deadline set to go ahead and perform the work and then charge the owners for repair, Mr. Cardenas said that no hard deadline has currently been set. Mayor suggested a hard deadline be set soon (such as October 15) so that we can move forward. Councilmember Staudt asked why we wouldn't have the CIA pay the full amount and Mr. Cardenas replied that it was to allow for the maximization of funds. Mayor Fischer also said that he would rather go the route of a SAD than having the CIA pay it in full. Mr. Cardenas stated that once meetings are held with the property owners we can talk further on the topic, including if there are any other amenities we'd like to see included.

2. Corridor Improvement Authority (CIA) Finances

Mayor Fischer requested that a review of the CIA finances be placed ahead as it is a more timely than bus stops, and had also been asked for by other members of the board.

Mr. Cardenas reviewed the CIA Tax Increment Financing (TIF) table and noted that the direction from the CIA board was to look at the new projected revenues including new developments (Sakura East was not included in model), and pointed out the estimated taxable value for said new construction (approx. 33mil in 2026, 32mil for 2027, and 13mil for 2028). Mayor Fischer appreciated the updated figures and thinks that the group should get in the habit of updating and reviewing them for each future CIA meeting, as a living document. Mr. Cardenas noted that the Ring Road pay off is expected to be June 2027. Mayor Fischer requested that in the future that the spreadsheet show what is captured in summer and/or winter tax bills. Mayor Fischer once again noted his desire for this to be a standing 1st item on CIA agendas going forward.

3. Bus Stops

Mr. Cardenas shared that the "Eclipse" is the standard model, priced at just over \$9,000. He is still trying to get confirmation from SMART for if they can take the base \$9,000 and apply it towards a more custom or advance model. It was also noted that what ever we chose must be handicap accessible.

Mr. Wainwright asked if the model is heated and Mr. Cardenas replied that no, the base model is not. Mayor Fischer said he is in support if SMART pays for it.

Mr. Cardenas stated that while we have seen overall ridership go up we haven't received statistics individualized to each stop. Mr. Bowman commented that he knows that there is use among the workforce at Suburban Showplace and expressed curiosity about City's that have had SMART stops for a longer time than Novi and what models they chose (and what those stops look like now). Mr. Cardenas noted a need for more robust maintenance and cleaning of the City stops and also asked Mr. Bowman if he had heard from his employees about the reliability of the SMART service – Mr. Bowman affirmed that they are reliable from what he has heard.

Mr. Cardenas stated that we will continue to work on the matter. Mayor Fischer briefly noted that he liked the design of the California example provided. The board briefly noted those changes that would have to exist between a California model and a Michigan one due to winter weather and maintenance needs. The board is also potentially interested in the option of advertising on the stops but it would depend on the overall look.

PUBLIC COMMENT – None

ADJOURNMENT: 6:04 p.m.

Motion: Wainwright; Seconded: Chuba; Approved: 8:0



CITY OF NOVI CITY COUNCIL JUNE 8, 2026

SUBJECT: Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- The City is working with three Main Street property owners to address more than \$1 million in needed streetscape, lighting, and corridor improvements that the property owners are contractually obligated to maintain.
- Under the proposed arrangement, the City would front the cost of the improvements and be reimbursed by the property owners through a 15-year Special Assessment District (SAD) with an anticipated interest rate of 4%.
- The resolution before Council is the first of five required steps to establish the SAD process, culminating in a recorded agreement confirming the property owners' acceptance of the assessment and repayment obligations.

BACKGROUND INFORMATION:

City Council is aware of the conversations that the City Administration has been having with three property owners in the Main Street area who have a contractual obligation to maintain the streetlighting, streetscape, and amenities within the Main Street public road right-of-way. Those conversations began in 2025 and arose from the City's concern about the condition of the Main Street corridor. The potential cost of the improvements is substantial (over \$1 million).

The discussions between the parties have included a concept under which the City would be paid back by the property owners through a Special Assessment District (SAD) over a period of 15 years with an anticipated interest rate of 4%. The City has discussed with the property owners the possibility of the City fronting the funds necessary (likely through the Corridor Improvement Authority) to replace the streetlighting and repair or rehabilitate the streetscape and amenities adjacent to the property owners' parcels as to which they bear the contractual obligation of maintenance.

Attached are some of the background materials that the City has already prepared (preliminary cost estimates) for the work. There is another property subject to the same maintenance obligations (The Townes at Main property being developed by Pulte Homes). The City will arrange separately for the improvements in that area of the Main Street road right-of-way.

A Special Assessment District takes five separate Resolutions to establish. This is the first Resolution, by which the City directs the preliminary plans to be made more detailed and specific, with a more definitive cost estimate. If Council approves this Resolution, the next step by Council (Resolution No. 2) would be to set a public hearing on the Special Assessment District to hear comments in favor of or against the project. Resolution No. 3 would involve a determination whether to proceed with the project and have the City Assessor prepare a Special Assessment Roll. The City Council would then have a public hearing on the Special Assessment Roll, and if it determined to go forward with the project, would approve the Roll in Resolution No. 4. The final Resolution (Resolution No. 5) would affirm the Special Assessment Roll.

It is the City's intention at the end of the process (contemporaneous with Resolution No. 5) to enter into a contract with the three property owners. That agreement would be recorded against the property to confirm the property owners' acceptance of the SAD.

RECOMMENDED ACTION: Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

STATE OF MICHIGAN
COUNTY OF OAKLAND, MICHIGAN
CITY OF NOVI

**MAIN STREET AREA STREETLIGHTING AND STREETSCAPE
SPECIAL ASSESSMENT DISTRICT _____**

**RESOLUTION TO PROCEED WITH PREPARATION OF PLANS, SPECIFICATIONS,
AND COST ESTIMATE FOR A PROPOSED SPECIAL ASSESSMENT DISTRICT**

(Resolution No. 1)

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on _____, 2026, at ____o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

RECITALS

A. The City Council has received a letter of interest requesting construction of the proposed improvements described below and the establishment of a Special Assessment District to defray the costs of such improvements by special assessment against the benefited properties; and

B. The proposed improvements (the “Project”) are for the replacement of 109 Detroit Edison lights in the public road right-of-way of main Street in the area east of Novi Road and South of Grand River Avenue, along with the repair and/or replacement and/or rehabilitation of certain streetscape improvements and/or amenities also within the same public road right-of-way; and

C. In further explanation of the Project, the City Council notes the following as a basis for undertaking the Project as a special assessment:

1. Although the improvements in this Project will all occur in the public road right-of-way of Main Street, by contract it is the three property owners who have requested the Special Assessment District be created that have the obligation to maintain both the streetlights and the

streetscape/amenities in that public road right-of-way. They have submitted a Letter of Interest (LOI) to that effect.

2. That obligation is the property owners (plus one additional property that is currently being developed with a condominium development and that is not part of this special assessment) through an Agreement between the City and the previous owner of all of the properties adjacent to Main Street in the affected area. The Agreement was originally entered into in 1995, and was subsequently amended in 20__ to include the following language with respect to the lighting and streetscape/amenities:

2. The owners of the property subject to these covenants, restrictions, and reservations shall be responsible for: (a) the removal of snow and ice from those public walkways constructed pursuant to City of Novi Special Assessment District No. 146C; and (b) the maintenance of all streetscape improvement constructed pursuant to City of Novi Special Assessment District No. 146C, including but not limited to maintenance of all sidewalks, brick pavers, planters, trellises, lawns and landscaping, irrigations systems, drainage, walls, fences, towers, benches, and streetlights. Such maintenance shall be sufficient to keep the improvements in good condition, repair, and appearance and in working order for the purposes intended, ordinary wear and tear excepted, and in a condition reasonably equivalent to other comparable commercial developments within the City of Novi. The City of Novi will perform snow and ice removal and control and also regular pavement maintenance consistent with its practices and procedures for public streets. Should maintenance required herein not be performed by the property owners in a timely manner, the City may perform the same at the expense of the Responsible Property Owner(s) as set forth in Subsection 3 below. Such charges shall be a lien upon the property owned by the Responsible Property Owner as set forth in Subsection 3 below. Such lien shall be of the same character and effect as a lien created by the general law for the State, County, and City taxes, and the lands upon which the same are a lien shall be subject to sale therefor the same as lands upon which delinquent City taxes constitute a lien.

3. The City has been informed by DTE that the streetlighting in the area is at the end of its useful life. The City has further been informed by DTE that the current light poles and fixtures cannot be matched from current DTE fixture offerings. Fortunately, DTE has also indicated to the City that if the streetlights are all replaced as part of a single current project, DTE will

take over the ongoing maintenance obligations with respect to such streetlighting.

4. With respect to the streetscape and amenities, over the years the City has informed the property owners (as well as the additional property owner who is not participating in this Special Assessment District and who has not signed the LOI) that significant maintenance of the streetscape and amenities must occur and that the condition of the streetscape and amenities is in a condition that violates the terms and conditions of the Agreement noted above. The City has offered, and the property owners have agreed, to have the cost of bringing the streetscape and amenities for which the property owners are responsible into compliance with the Agreement and/or applicable provisions of the City Code, particularly with respect to:
 - Cracked and broken sidewalk pavement areas.
 - Deteriorating or deteriorated planters.
 - Street trees that are either dead or dying, or that have reached a point where they require replacement.
 - Other similar conditions.

D. The City Administration and the property owners have met and the City has provided some preliminary cost estimates as to the cost of the improvements. The City has offered (either directly or through its Corridor Improvement Authority) to fund all of the improvements up front through a Special Assessment District (because the improvements are in the public road right-of-way) and the property owners have accordingly and voluntarily signed the LOI in commencing the SAD process.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City Manager shall direct a registered professional engineer to prepare detailed plans and specifications for the Project, a more detailed cost estimate for the Project, an estimate of the life of the project, a description of the proposed Special Assessment District, and other pertinent information that will assist the City Council in determining whether to proceed with the Project, and to make a preliminary determination as to the estimated cost, extent, and necessity of the Project, including the portions to be paid by special assessments on the properties are the especially benefited by the Project.

2. Upon completion, such information shall be filed with the Clerk along with the City Manager's recommendations with respect to the Project.

3. No contract or expenditure, except for the cost of preparing the necessary profiles, plans, designs, specifications, and estimates of the cost described above, shall be made for the Project, nor shall any improvements be commenced until the City Council confirms the Special Assessment Roll to defray the cost of the Project—with the exception that the City Council authorizes the City Administration to take all steps necessary to arrange for the DTE streetlights to be installed at the earliest possible time and at the current estimated cost if the costs are

expected to rise in the near future, up to and including executing appropriate paperwork with DTE.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this _____ day of _____, 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi



March 18, 2026

City of Novi
26300 Lee BeGole Dr
Novi, MI 48375

Re: City of Novi- Main St

Attached is the agreement for the lighting project along Main St in Novi, MI. A detailed description of the project is outlined in the agreements. Please print **TWO** copies. Please sign **BOTH** copies in the designated areas. A check in the amount of **\$489,576.80** is also required at this time. Please return **BOTH** signed agreements (as well as check made payable to **DTE Energy**) to the following address:

DTE Community Lighting
8001 Haggerty Rd.
Belleville, MI 48111
Attn: Brandon Faron

Please call if you have questions, 734-397-4017.

Sincerely,

Brandon R. Faron

Brandon R. Faron
Principal Account Manager
Community Lighting

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of March 18, 2026 between DTE Electric Company ("Company") and the City of Novi ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated April 11, 2022 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	77191243	
	If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	[Main St], as more fully described on the map attached hereto as <u>Attachment 1</u> .	
3. Total number of lights to be installed:	109	
4. Description of Equipment to be installed (the " <u>Equipment</u> "):	Install (45), 39w LED "Pawn" Granville luminaires mounted to (45) 12' fluted fiberglass posts w/GFI receptacles on concrete foundations. Install (27) 12', fluted decorative posts w/GFI receptacles, (27) dual crossarms, and (54) 39w LED "Pawn" Granville luminaires. Install (5) 20' square posts mounted on high-band foundations, and (10) 149w LED Area luminaires. Project will also consist of removing existing private streetlights. Hard surface restoration to be done by City contractor.	
5. Estimated Total Annual Lamp Charges	\$27,374.40	
6. Estimated Total Annual Post Charges if selected	\$0.00	
7. Annual Finance Charge if selected	See paragraph 14 below	\$0.00
8. Computation of Contribution in aid of Construction (" <u>CIAC Amount</u> ")	Total estimated construction cost, including labor, materials, and overhead:	\$571,700.00
	Revenue credit:	\$82,123.20
	CIAC Amount (cost minus revenue)	\$489,576.80
	Credit for Post Charge, if selected	\$0.00
9. Payment of CIAC Amount:	Due promptly upon execution of this Agreement \$489,576.80	
10. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual	

Special Financing Options are available – Please read stipulations within agreement check the box below: Finance Option ☐	written consent of the parties or by either party with thirty (30) days prior written notice to the other party.
11. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If “No”, Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices 
12. Customer Address for Notices:	City of Novi 26300 Lee BeGole Dr Novi, MI 48375

13. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐ YES ☒ NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is Special Order Materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used. Customer has up to twenty-four (24) months from the time Company uses, or takes possession of, such Customer SOM to seek reimbursement from Company.

B. Customer will maintain an inventory of at least 0 posts and 0 luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at _____. Access to Customer's inventory site must be provided between the hours of 9:00a.m. to 4:00p.m., Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company: (i) shall be relieved from any obligation or commitment to complete the work as scheduled; and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: _____ Title: _____

Phone Number: _____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to

reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

14. Special Financing Options

A. Finance Charge Option:

As an alternative, where the required contribution exceeds \$10,000, upon agreement of the Customer and the Company, the Customer will pay an additional annual charge of the Company's weighted average cost of capital (7.00%) times the contribution amount in lieu of the cash contribution.

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

DTE Electric Company

By: _____

Name: _____

Title: _____

Date: _____

Customer:

City of Novi

By: _____

Name: _____

Title: _____

Date: _____

SIGN HERE

Attachment 1 to Purchase Agreement

Map of Location





June 4, 2026

City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

Attn: Jeff Herczeg-Director DPW

Subject: Main St-Streetlighting System Condition Assessment

Mr. Herczeg,

Based on our assessment, we would like to share our observations regarding the current condition of the streetlighting system, along with a recommended path forward to improve safety, reliability, and long-term sustainability.

Our evaluation indicates that a significant portion of the existing streetlighting system consists of equipment that is not utility-grade and does not meet current industry standards for public lighting infrastructure. Specifically:

- Many fixtures, poles, and associated components are of mixed origin and varying specifications, which limits compatibility with standardized maintenance practices.
- The system includes aging and deteriorating materials that have surpassed their expected service life due to erosion around foundations and potential for compromised cable and stability of the entire system

As a result, this presents ongoing operational challenges, including reduced reliability, inconsistent lighting performance, and increased maintenance complexity.

Assuming ownership and maintenance responsibility for a system in its current condition introduces notable safety, liability risks and financial risks, including:

- Increased likelihood of equipment failure (e.g., pole integrity concerns, fixture malfunctions).
- Inefficiencies in responding to outages or performing routine maintenance due to lack of uniformity in equipment.

For these reasons, it is not feasible for DTE to assume responsibility for the system in its present state.

To provide the City of Novi with a safe, reliable, and maintainable streetlighting system, DTE recommends a full system conversion approach as part of a single current project. This would include:

- **Complete Replacement of Existing Infrastructure:** Removal and replacement of existing poles, fixtures, wiring, and associated components.
- **Installation of Utility-Grade Equipment:** Deployment of standardized, utility-grade materials designed for long-term performance, safety, and reliability.

- **Use of Stock Materials:** Implementation of stocked components to ensure efficient maintenance and rapid repairs.
- **Ongoing Maintenance and Ownership:** Upon completion, DTE would assume full ownership and maintenance responsibility, including routine inspections, repairs, and outage response.

This approach provides several benefits to the City of Novi. This would include:

- Improved public safety with enhanced lighting quality and uniformity.
- Reduced administrative burden, as maintenance and operational responsibilities are transferred to DTE.
- Long-term cost predictability and reduced exposure to unexpected repair expenses.

We would welcome the opportunity to further discuss this project. Please feel free to contact me directly at 734.397.4017 or brandon.faron@dteenergy.com to schedule a discussion.

Sincerely,
Brandon Faron
Principal Account Manager
DTE Community Lighting

CITY OF NOVI
Estimate of Cost
7/6/2026
Main Street Streetscape

Item No.	Item Description	Unit	Total Quantity	Misc. As Directed	Sidewalk Category 1 (City of Novi)	Sidewalk Category 2 (Main Street Partnership)	Sidewalk Category 3 (Luna Properties)	Sidewalk Category 4 (Diversified Members Credit Union)	Sidewalk Category 5 (Townes at Main Street)	Roadway	Unit Price (\$)	Item Cost (\$)
1	Mobilization (10% Max.)	LSUM	1	1							\$ 135,516.60	\$ 135,516.60
2	Pre-Construction Audio-Visual	LSUM	1	1							\$ 4,000.00	\$ 4,000.00
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	28							28	\$ 140.00	\$ 3,920.00
4	Sidewalk, Rem	Syd	2,831		711	614	944	16	546		\$ 11.00	\$ 31,141.00
5	Pavt, Rem	Syd	69							69	\$ 35.00	\$ 2,415.00
6	Curb and Gutter, Rem	Ft	604							604	\$ 15.00	\$ 9,060.00
7	Cold Milling HMA Surface	Syd	10,162							10162	\$ 3.25	\$ 33,026.50
8	Brick Paver, Rem	Syd	1,281		490	268	308	107	108		\$ 20.00	\$ 25,620.00
9	HMA Surface, Rem	Syd	1,321		503	287	316	107	108		\$ 7.00	\$ 9,247.00
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	80		16	22	4	6	32		\$ 400.00	\$ 32,000.00
11	Tree Grate and Frame, Salv	Ea	12		0	1	0	1	10		\$ 500.00	\$ 6,000.00
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	29		0	10	0	1	18		\$ 1,000.00	\$ 29,000.00
13	Tree Grate	Ea	41	5	14	10	4	4	4		\$ 5,000.00	\$ 205,000.00
14	Tree Grate, Frame	Ea	42	5	14	11	4	4	4		\$ 1,000.00	\$ 42,000.00
15	Tree Grate, Rem	Ea	5	2					3		\$ 500.00	\$ 2,500.00
16	Tree Grate Frame, Rem	Ea	5	5							\$ 500.00	\$ 2,500.00
17	Excavation, Earth	Cyd	87		69	5	2	2	9		\$ 35.00	\$ 3,045.00
18	Embankment, CIP	Cyd	48		18	10	12	4	4		\$ 61.00	\$ 2,928.00
19	Bollard Foundation, Rem	Ea	8		0	0	8	0	0		\$ 150.00	\$ 1,200.00
20	Masonry and Conc Structure, Rem	Cyd	66		12	19	27	8	0		\$ 80.00	\$ 5,280.00
21	Bench Rem, Salv, Reinstall	Ea	4		3	0	1	0	0		\$ 1,000.00	\$ 4,000.00
22	Conc Bench, Rem	Ea	2		0	0	2	0	0		\$ 1,500.00	\$ 3,000.00
23	Bench, Mounted	Ea	5		0	0	5	0	0		\$ 2,000.00	\$ 10,000.00
24	Clock and Foundation, Rem	Ea	1		1	0	0	0	0		\$ 5,000.00	\$ 5,000.00
25	Berm Grading	LSUM	1		0	0	1	0	0		\$ 5,000.00	\$ 5,000.00
26	Point-Up Structure	Ea	37		5	4	1	0	0	27	\$ 300.00	\$ 11,100.00
27	Reconstruct Structure	Ft	5	5	0	0	0	0	0	0	\$ 500.00	\$ 2,500.00
28	DPW Structure Cover, Adj, Case 1	Ea	38	5	5	4	1	0	0	23	\$ 1,200.00	\$ 45,600.00
29	Brick Paver, Salv and Replace	Sft	433		117	175	78	0	0	63	\$ 20.00	\$ 8,660.00
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	1,294		503	288	317	107	79		\$ 15.00	\$ 19,410.00
31	Aggregate Base, Conditioning	Syd	2,834		711	614	944	16	387	162	\$ 5.00	\$ 14,170.00
32	Aggregate Base, 2NS	Syd	49		13	20	9	0	0	7	\$ 90.00	\$ 4,410.00
33	Curb and Gutter, Conc	Ft	516							516	\$ 30.00	\$ 15,480.00
34	Sidewalk, Conc, 4 inch	Sft	35,035		10392	7638	11040	1181	4784		\$ 6.50	\$ 227,727.50
35	Curb Ramp, Conc, 6 inch	Sft	1,575		675	450	300	26	124		\$ 10.00	\$ 15,750.00
36	Detectable Warning Surface	Ft	110		45	30	20	5	10		\$ 65.00	\$ 7,150.00
37	Curb Ramp Opening, Conc	Ft	88							88	\$ 42.00	\$ 3,696.00
38	Pavt Repr, Nonreinfc Conc, 9 inch	Syd	69							69	\$ 100.00	\$ 6,900.00
39	HMA, 5EML	Ton	1,538							1538	\$ 150.00	\$ 230,700.00
40	HMA Full Depth Base Repair	Syd	1,016							1016	\$ 40.00	\$ 40,648.00
41	Geosynthetic Paving Fabric	Syd	10,162							10162	\$ 6.00	\$ 60,972.00
42	Pushbutton Support Post, Rem, RCOC	Ea	1		1						\$ 350.00	\$ 350.00
43	Pushbutton, Rem	Ea	1		1						\$ 100.00	\$ 100.00
44	Conduit, Rem	Ft	30		30						\$ 5.00	\$ 150.00
45	Pushbutton Support Post, RCOC	Ea	1		1						\$ 2,500.00	\$ 2,500.00
46	Pushbutton and Sign	Ea	1		1						\$ 1,250.00	\$ 1,250.00
47	Conduit, DB, 1, 1 1/2 inch	Ft	35		35						\$ 100.00	\$ 3,500.00
48	Prepared Soil	Cyd	227		39	59	23	17	89		\$ 80.00	\$ 18,160.00
49	Ostrya virginiana, 2.5 inch	Ea	77		14	21	4	6	32		\$ 800.00	\$ 61,600.00
50	Quercus alba, 2.5 inch	Ea	4		0	0	4	0	0		\$ 700.00	\$ 2,800.00
51	Watering and Cultivating, First Season Min (\$5,000)	LSUM	1								\$ 5,000.00	\$ 5,000.00
52	Watering and Cultivating, Second Season Min (\$6,000)	LSUM	1								\$ 6,000.00	\$ 6,000.00
53	Irrigation Work	LSUM	1								\$ 3,000.00	\$ 3,000.00
54	Surface Restoration (Min \$6,000)	LSUM	1								\$ 6,000.00	\$ 6,000.00
55	Maintenance of Traffic	LSUM	1								\$ 30,000.00	\$ 30,000.00
56	Permanent Signing	LSUM	1								\$ 3,000.00	\$ 3,000.00
57	Permanent Pavement Marking	LSUM	1								\$ 20,000.00	\$ 20,000.00
Construction Total												\$ 1,490,682.60
Roadway Construction Total												\$ 532,888.67
Streetscape Construction Total												\$ 957,793.93
Construction Inspection											Day 60	\$ 800.00 \$ 48,000.00
Construction Engineering (Streetscape)												6.75% \$ 64,651.09
Construction Engineering (Roadway)												3.00% \$ 15,986.66
Materials Testing												1.9% \$ 28,322.97
Construction Engineering Total												\$ 156,960.72
Total Estimated Cost												\$ 1,647,643.32

INDEX OF SHEETS

TITLE
NOTE SHEET
QUANTITY SHEETS
LEGEND
TYPICAL CROSS SECTIONS
MISCELLANEOUS DETAILS
CONSTRUCTION SHEETS
DETAIL GRADE SHEETS
PERMANENT SIGNING AND PAVEMENT MARKING SHEETS
SIGNAL SHEETS
SESC PLANS
SESC STANDARDS
CITY OF NOVI STANDARD DETAILS

SHEET NO.

1
2
3
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5-12
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MAIN ST STREETSCAPE CONSTRUCTION
NOVI ROAD TO GRAND RIVER AVENUE
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

GENERAL NOTES

- 1) MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MDOT STANDARDS AND SPECIFICATIONS AND THE PROPOSAL.
- 2) THE PROPOSED IMPROVEMENTS COVERED BY THESE PLANS ARE IN ACCORDANCE WITH AASHTO; A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2018.
- 3) THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (AS UPDATED 2012 TO 2022).

UTILITIES

123.NET
MEGAN WRIGHT
24700 NORTHWESTERN HWY, SUITE 700
SOUTHFIELD, MI 48075
(248) 228-8952
mwright@123.net

COMMUNICATIONS

AT&T
GREG HILLS
54 N. MILL ST
PONTIAC, MI 48342
(248) 705-6529
gh3275@att.com

COMMUNICATIONS

CHARTER
ERIC LEWIS
14525 FARMINGTON RD
LIVONIA, MI 48154
(248) 413-9136
Eric.Lewis1@charter.com

COMMUNICATIONS

WINDSTREAM
JEFF WEBB
(734) 790-6556
jeff.webb@windstream.com

COMMUNICATIONS

CONSUMERS ENERGY
CHRIS SCHNEIDER
11801 FARMINGTON RD
LIVONIA, MI 48150
(734) 513-6277

NATURAL GAS

DTE ENERGY
MELISSA MOWRER
8001 HAGGERTY RD
BELLEVILLE, MI 48111
(586) 457-0186
melissa.mowrer@dteenergy.com

ELECTRIC

CITY OF NOVI
SCOTT ROSELLE
26300 LEE BEGOLE DR
NOVI, MI 48375
(248) 735-5644
sroselle@cityofnovi.org

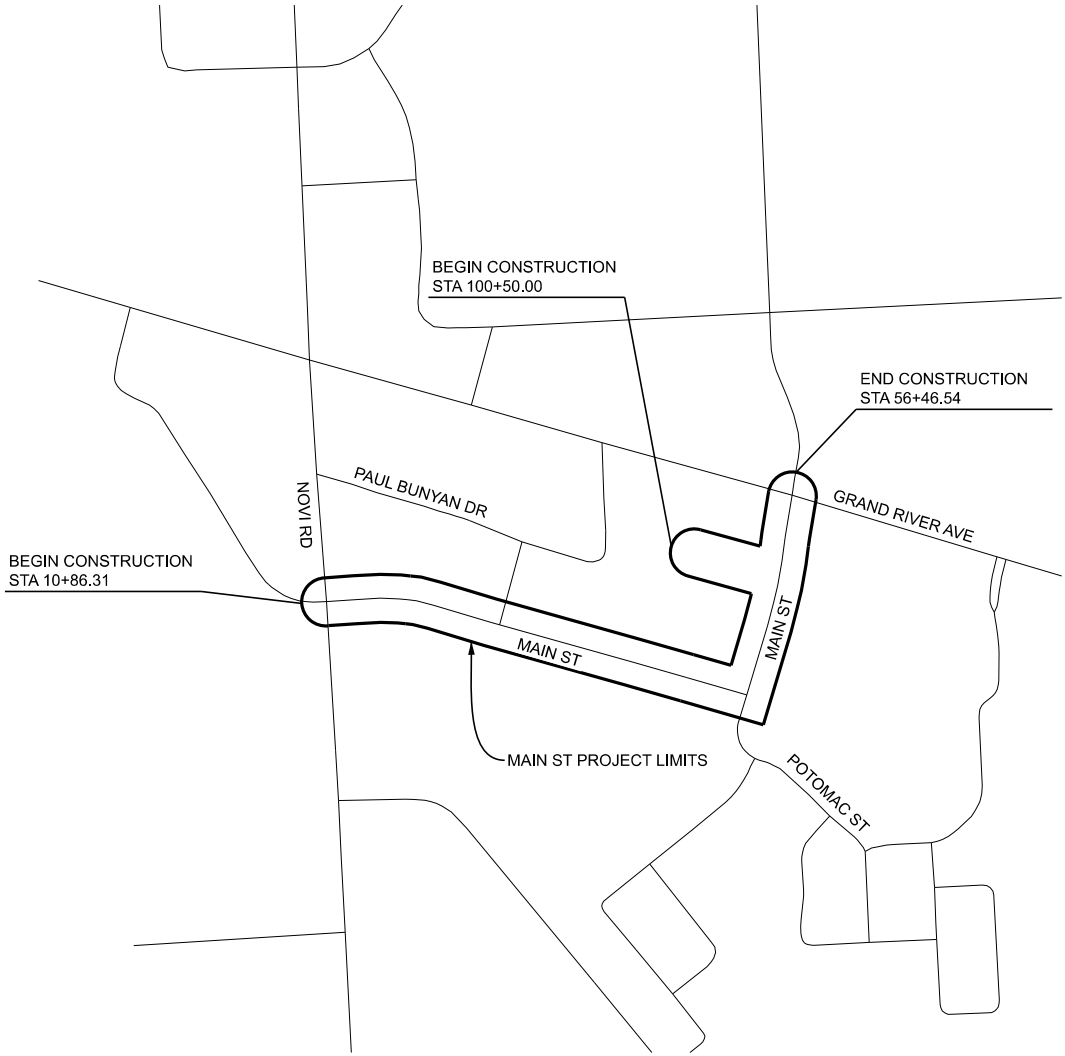
SANITARY & WATER

CITY OF NOVI
MATT WIKTOROWSKI
26300 LEE BEGOLE DR
NOVI, MI 48375
(248) 735-5640
mwiktorowski@cityofnovi.org

ROADS & DRAINS

CALL MISS DIG

3 WORKING DAYS BEFORE YOU DIG
(EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS)
(800) 482-7171 OR 811



MAYOR
JUSTIN FISCHER

MAYOR PRO TEM
LAURA MARIE CASEY

CITY COUNCIL
DAVID STAUDT
PRIYA GURUMUTHY
MATT HEINTZ
BRIAN SMITH
ERICKA THOMAS

CITY ENGINEER
BEN CROY, PE

CONTRACT FOR:
SIDEWALK RECONSTRUCTION AND ROADWAY
REHABILITATION ON MAIN ST

FILE: Main Street - Title.dgn

AUTH DATE REVISION

AECOM



MAIN ST STREETSCAPE

TITLE

JOB
60774477
DATE
07/06/26
SHEET
1

GENERAL NOTES

STANDARDS AND SPECIFICATIONS

All work must be completed in accordance with the City of Novi Standards and Specifications.

MAINTAINING TRAFFIC

See Project Manual.

CITY WORK HOURS

City work hours are Monday-Saturday, 7am-7pm. An approved variance is required to work outside those hours.

UNDERGROUND UTILITIES / MISS DIG

For protection of underground utilities and in conformance with Public Act 53, 1974, the Contractor shall dial 1-800-482-7171 a minimum of three full working days, excluding Saturdays, Sundays, and holidays prior to beginning each excavation in areas where public utilities have not been previously located. Members will thus be routinely notified. This does not relieve the Contractor of the responsibility of notifying utility owners who may not be a part of the "Miss Dig" alert system.

If plan information indicates an existing underground utility is or will be out of service within the limits of this contract. The Contractor is cautioned to treat such a line as if it were still in service and notify "Miss Dig" when working in the area of the out of service facility.

All utility information is approximate and is based on information provided by the owners.

Underground utilities within landscaped entrance islands are not part of MISS DIG's system. Use extreme caution in these areas.

EXISTING WATER MAINS AND SEWERS

The Contractor shall be responsible for any damage to properly identified existing water mains and/or existing sewers during the construction of this project. Field verification for vertical and horizontal location is required.

TRASH COLLECTION

When access by refuse collection vehicles is not provided, Contractor shall collect, deliver and return refuse containers from individual driveways and deliver to a central location for pickup by refuse haulers. Refuse in the City of Novi is collected by various private firms on scheduled days. Trash service shall not be delayed unless agreed to in writing with the respective service and approval by the Engineer and City.

MAIL COLLECTION AND DELIVERY

Mail collection and delivery must be maintained during construction. If access for mail delivery is interrupted, Contractor shall furnish and assemble temporary collection and delivery boxes for each affected property at a central location, which will be determined by the Novi Postmaster. Mailboxes to be a type approved for use the U.S. Postmaster.

CONTRACTOR PARKING

Contractor parking areas will be limited to public ROW areas only. Do not occupy open roadways with parked vehicles.

HYDRANT USE

The Contractor is required to contact the City's DPW facility at 248-735-5640 to make arrangements prior to use.

SAWCUTS

The Contractor shall sawcut the existing pavement at all removal limits as shown on plans or directed by Engineer to provide a smooth vertical edge. This will not be paid for separately, it is included in payment for removal items.

OPEN EXCAVATION

Protective fencing around all open excavations is required. This will not be paid for separately.

SLOPES

Class A slopes shall be constructed on this project.

DUST CONTROL

The Contractor is responsible for controlling dust on the project by whatever legal means on any aggregate or surfaces not restored as requested by the Engineer. This will not be paid for separately.

SURFACE RESTORATION

See Project Manual.

TREE PROTECTION NOTES

ROOT PROTECTION

- Any damage to tree roots is to be reported to the on-site construction observer or owner.
- Do not drive or park any vehicle or equipment, store any materials, or wash any equipment or materials within the drip line of any tree. These or other actions within the drip line may be considered damage by the Engineer.
- Conduct operations to minimize excavations adjacent to trees. Where required work exposes tree roots, place wet mulch or other approved materials as soon as possible. Consult with Engineer or City Forester prior to beginning work.

TREE PROTECTION BARRIER

- All trees within the work zone shall have tree protection barrier installed prior to construction unless otherwise directed by the Engineer. Tree protection barrier ordered by the Engineer will be measured and paid for as silt fence.
- Barrier to be silt fence material and placed for use as visual and physical tree protection barrier. It is not required that toe be buried or sections be overlapped as for soil erosion control.
- Any damage to any tree is to be reported to the on-site construction observer or owner.
- Contractor is responsible for any tree damage. Trees determined to be damaged in the opinion of the Engineer shall be replaced at the Contractor's expense.

SOIL EROSION AND SEDIMENTATION CONTROL

SEQUENCE OF CONSTRUCTION

- Prior to removing pavement, sidewalk, or driveways, or commencing grading operation; place temporary SESC measures (inlet filters and silt fence). Engineer's approval of SESC measures must be obtained prior to excavation. Approval by the Engineer is also required for material stockpile and staging area locations. Material stockpiles shall be ringed with silt fence.
- Installation of silt fencing or tree protection fencing shall not occur prior to the initial city pre-construction meeting. When natural features exist on the site, inspection of staking may be required prior to the installation of the fencing.
- During construction, maintain all temporary SESC measures. When inlet convers are removed, inlet filters shall be lowered and remain on the structures at all times. Address any deficiencies in SESC measures immediately.
- Within five days of the completion of paving, permanent seeding shall be placed.
- Remove temporary SESC measures within one week of placing permanent seeding.

SESC NOTES

- Contractor is responsible for installation and maintenance of all soil erosion and sedimentation control measures and for full compliance with the soil erosion and sedimentation control permit to be issued for the project.
- Temporary soil erosion and sedimentation control measures shall include inlet filters and silt fence in this project. Inlet filters shall be ACF Environmental Silt Sack or approved equal. Silt Fencing shall be Synthetic Industries "Terra Tex", Exxon "GTF-180", or approved equal.
- All SESC measures shall be constructed in accordance with the Oakland County details included in the plans.
- Inlet filters shall be installed on all drainage inlet structures within the reconstruction limits and on structures downstream of the reconstruction area which, in the opinion of the Engineer, may receive runoff from the work area.

- Silt fencing shall be installed at locations determined by the Engineer.
- Temporary pumps, if required, shall be discharged into a filter bag or similar device. Contractor shall obtain advance approval from the Engineer for all dewatering operations and filter devices to be used.
- Street sweeping and dust control shall be the responsibility of the Contractor, and shall be completed daily or as directed by the Engineer.
- All drainage ditches shall be stabilized with erosion control blanket and shall utilize check dams as necessary. Drainage ditches steeper than 3% shall be sodded.
- Permanent seeding, including topsoil, fertilizer, and mulch blankets shall be placed on all unpaved disturbed areas in accordance with the MDOT Standard Specifications. Seeding work shall be completed on each roadway within five days of the completion of paving work on that roadway.
- Stockpile locations shall be ringed with silt fence. All stockpile locations shall be approved by the Engineer.

SOIL SURVEY

The soils in the proposed Main Street Sidewalk and Rehabilitation area include:

- Marlette sandy loam, 1 to 6 percent slopes
- Houghton and Adrian mucks
- Urban land
- Blount loam, 0 to 4 percent slopes

IRRIGATION AND LANDSCAPE LIGHTING SYSTEMS

Contractor shall protect irrigation and landscape lighting systems from damage. If damaged, the Contractor shall restore all irrigation and landscape lighting systems at the Contractor's expense. See Project Manual for additional information.

SURVEY INFORMATION

CP 100
N: 357549.79
E: 13365019.74
Elev: 912.82

CP 101
N: 357725.34
E: 13364655.68
Elev: 914.69

CP 102
N: 357573.04
E: 13365281.68
Elev: 911.19

CP 103
N: 357731.48
E: 13364381.70
Elev: 913.27

CP 104
N: 357914.56
E: 13364039.57
Elev: 913.83

CP 105
N: 357914.56
E: 13364051.60
Elev: 913.98

CP 106
N: 357823.65
E: 13365364.66
Elev: 911.86

CP 107
N: 358053.41
E: 13365432.68
Elev: 914.77

CP 108
N: 358149.91
E: 13365332.94
Elev: 914.21

BM 1
N: 357831.87
E: 13363844.00
Elev: 915.27

BM 2
N: 357786.35
E: 13364431.03
Elev: 914.66

BM 3
N: 357682.25
E: 13364794.30
Elev: 916.25

BM 4
N: 357610.69
E: 13365297.45
Elev: 912.39

BM 5
N: 357800.27
E: 13365392.36
Elev: 913.19

MDOT STANDARD PLANS

NOTES APPLYING TO STANDARD PLANS	
Where the following items are called for on plans, they are to be constructed according to the standard plan given below opposite each item unless otherwise indicated.	
Title	Plan No.
ROAD	
DRAINAGE STRUCTURES	R-1
CURB RAMP AND DETECTABLE WARNING DETAILS	R-28
DRIVEWAY OPENINGS & APPROACHES, AND CONC.	
SIDEWALK	R-29
CONCRETE CURB AND CONCRETE CURB & GUTTER	R-30
SOIL EROSION & SEDIMENTATION CONTROL MEASURES	R-96
SEEDING AND TREE PLANTING	R-100
PAVEMENT MARKING	
PAVEMENT ARROW & MESSAGE DETAILS	PAVE-900
LONGITUDINAL LINE TYPES & PLACEMENT	PAVE-905
PAVEMENT MARKINGS FOR NON-SIGNALIZED	
INTERSECTIONS	PAVE-930
LEFT TURN LANE MARKINGS	PAVE-935
RIGHT TURN LANE AND ISLAND PAVEMENT MARKINGS	PAVE-940
INTERSECTION, STOP BAR & CROSSWALK MARKINGS	PAVE-945

FILE:NOV12.CEL

REVISION

DATE

AUTH

MAIN STREET STREETSCAPE

GENERAL NOTES

JOB

60774477

DATE

07/06/26

SHEET

2

A=COM

CITY OF NOVI

QUANTITY SHEET

Item No.	Item Description	Unit	Total Quantity	Misc. As Directed	Sidewalk Category 1 (City of Novi)	Sidewalk Category 2 (Main Street Partnership)	Sidewalk Cateogry 3 (Luna Properties)	Sidewalk Category 4 (Diversified Members Credit Union)	Sidewalk Category 5 (Townes at Main Street)	Roadway
1	Mobilization (10% Max.)	LSUM	1	1						
2	Pre-Construction Audio-Visual	LSUM	1	1						
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	28							28
4	Sidewalk, Rem	Syd	2,831		711	614	944	16	546	
5	Pavt, Rem	Syd	69							69
6	Curb and Gutter, Rem	Ft	604							604
7	Cold Milling HMA Surface	Syd	10,162							10162
8	Brick Paver, Rem	Syd	1,281		490	268	308	107	108	
9	HMA Surface, Rem	Syd	1,321		503	287	316	107	108	
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	80		16	22	4	6	32	
11	Tree Grate and Frame, Salv	Ea	12		0	1	0	1	10	
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	29		0	10	0	1	18	
13	Tree Grate	Ea	41	5	14	10	4	4	4	
14	Tree Grate, Frame	Ea	42	5	14	11	4	4	4	
15	Tree Grate, Rem	Ea	5	2					3	
16	Tree Grate Frame, Rem	Ea	5	5						
17	Excavation, Earth	Cyd	87		69	5	2	2	9	
18	Embankment, CIP	Cyd	48		18	10	12	4	4	
19	Bollard Foundation, Rem	Ea	8		0	0	8	0	0	
20	Masonry and Conc Structure, Rem	Cyd	66		12	19	27	8	0	
21	Bench Rem, Salv, Reinstall	Ea	4		3	0	1	0	0	
22	Conc Bench, Rem	Ea	2		0	0	2	0	0	
23	Bench, Mounted	Ea	5		0	0	5	0	0	
24	Clock and Foundation, Rem	Ea	1		1	0	0	0	0	
25	Berm Grading	LSUM	1		0	0	1	0	0	
26	Point-Up Structure	Ea	37		5	4	1	0	0	27
27	Reconstruct Structure	Ft	5	5	0	0	0	0	0	0
28	DPW Structure Cover, Adj, Case 1	Ea	38	5	5	4	1	0	0	23
29	Brick Paver, Salv and Replace	Sft	433		117	175	78	0	0	63
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	1,294		503	288	317	107	79	
31	Aggregate Base, Conditioning	Syd	2,834		711	614	944	16	387	162
32	Aggregate Base, 2NS	Syd	49		13	20	9	0	0	7
33	Curb and Gutter, Conc	Ft	516							516
34	Sidewalk, Conc, 4 inch	Sft	35,035		10392	7638	11040	1181	4784	
35	Curb Ramp, Conc, 6 inch	Sft	1,575		675	450	300	26	124	
36	Detectable Warning Surface	Ft	110		45	30	20	5	10	
37	Curb Ramp Opening, Conc	Ft	88							88
38	Pavt Repr, Nonreinf Conc, 9 inch	Syd	69							69
39	HMA, 5EML	Ton	1,538							1538
40	HMA Full Depth Base Repair	Syd	1,016							1016
41	Geosynthetic Paving Fabric	Syd	10,162							10162
42	Pushbutton Support Post, Rem, RCOC	Ea	1		1					
43	Pushbutton, Rem	Ea	1		1					
44	Conduit, Rem	Ft	30		30					
45	Pushbutton Support Post, RCOC	Ea	1		1					
46	Pushbutton and Sign	Ea	1		1					
47	Conduit, DB, 1, 1 1/2 inch	Ft	35		35					
48	Prepared Soil	Cyd	227		39	59	23	17	89	
49	Ostrya virginiana, 2.5 inch	Ea	77		14	21	4	6	32	
50	Quercus alba, 2.5 inch	Ea	4		0	0	4	0	0	
51	Watering and Cultivating, First Season Min (\$5,000)	LSUM	1							
52	Watering and Cultivating, Second Season Min (\$6,000)	LSUM	1							
53	Irrigation Work	LSUM	1							
54	Surface Restoration (Min \$6,000)	LSUM	1							
55	Maintenance of Traffic	LSUM	1							
56	Permanent Signing	LSUM	1							
57	Permanent Pavement Marking	LSUM	1							

FILE:NOV12.CEL

AUTH DATE

REVISION

MAIN STREET STREETSCAPE

QUANTITY SHEET

JOB
60774477

DATE
07/06/26

SHEET
3

CITY OF
NOVI

A=COM

SURVEY

- △ ALIGNMENT POINT MONUMENT
- ⊕ MONUMENT BOX
- ⚠ CONTROL POINT
- 📏 BENCHMARK

BOUNDARY

- CITY LIMIT (MAP)
- CITY LIMIT
- PARCEL
- BLOCK NL
- LOT NL
- PLAT - BLOCK LINE
- PLAT - LOT LINE
- PLAT - OUTER BOUNDARY
- ROW - FREE ACCESS
- ROW - LIMITED ACCESS
- SEC NL
- SECTION LINE
- SECTION LINE - QUARTER
- SECTION LINE - EIGHTH
- SECTION LINE - SIXTEENTH
- TOWNSHIP LINE
- CONCRETE MONUMENT
- PARCEL CORNER - NO ID
- PLAT CORNER
- SECTION CORNER - CENTER
- SECTION CORNER - MEANDER
- SECTION CORNER - QUARTER
- SECTION CORNER - QUARTER-HALF
- SECTION CORNER - SECTION
- SECTION CORNER - SECTION-HALF
- SECTION CORNER - SIXTEENTH
- SECTION CORNER - WITNESS
- ROW MONUMENT

LABELING

- LEFT TURN ARROW
- RIGHT TURN ARROW
- TRAFFIC FLOW ARROW
- ABANDON
- BULKHEAD
- CLEARING
- REMOVE
- SALVAGE
- SAVE
- ADJUST
- ADJUST - BY OTHERS
- RELOCATE - WITH CASE NUMBER
- RELOCATE - BY OTHERS
- BORING
- SLOPE STAKE LINE
- PRESERVE MONUMENT
- PROTECT MONUMENT

BARRIERS

- FENCE
- GUARDRAIL - NOT TO SCALE
- POST - MAILBOX
- POST - NO ID

CURB & GUTTER

- CURB & GUTTER REMOVAL

ENVIRONMENTAL

- EROSION CONTROL - SILT FENCE
- WETLAND - LEGAL
- WETLAND - NON-LEGAL
- CONTAMINATION - MONITORING WELL
- EROSION CONTROL NUMBER
- EROSION CONTROL - RIPRAP

MAINTAINING TRAFFIC

- TYPE III BARRICADE
- CHANNELIZING DEVICE - 42 INCH
- CHANNELIZING DEVICE - DRUM
- LIGHTED ARROW PANEL - BAR
- LIGHTED ARROW PANEL
- PORTABLE CHANGEABLE MESSAGE SIGN
- WORK AREA

RAILROAD

- TRACK

ROADSIDE / SITE

- ANTENNA
- BIG ROCK
- FLAG POLE

SIGNS

- POST - DOUBLE
- POST - SINGLE

VEGETATION

- BRUSH LINE
- HEDGE LINE
- TREE LINE - CANOPY OR TRUNK
- SHRUB
- TREE - CONIFER
- TREE - DECIDUOUS
- TREE - STUMP

TYPICAL SECTION

- CONCRETE - PROPOSED
- HMA - PROPOSED

SURFACING

- BRICK PAVER REMOVAL
- HMA COLD MILLING

SURFACING (CONT.)

- HMA SURFACE REMOVAL AND / OR PAVEMENT REMOVAL
- AGGREGATE APPROACH
- BRICK PAVER SALVAGE AND REPLACE
- HMA APPROACH
- MISCELLANEOUS CONCRETE
- SIDEWALK REMOVAL
- LEVEL LANDING
- DETECTABLE WARNING SURFACE

ELECTRICAL

- HANDHOLE - EXISTING
- MANHOLE - EXISTING
- CABLE
- CABLE - TO BE REMOVED
- CABLE OVERHEAD
- CABLE OVERHEAD - TO BE REMOVED
- CABLE IN CONDUIT
- CABLE IN CONDUIT - TO BE REMOVED
- CABLE IN CONDUIT - DIRECTIONAL BORE

LIGHTING

- HANDHOLE, ROUND
- LIGHT STANDARD POST TOP - EXISTING
- LIGHT STANDARD POST TOP
- LIGHT STANDARD SINGLE ARM - EXISTING
- LIGHT STANDARD SINGLE ARM

UTILITIES

- COMBINED SEWER
- COMBINED SEWER - OUT OF SERVICE
- COMBINED SEWER - TO BE TAKEN OUT OF SERVICE
- COMBINED SEWER - TO BE REMOVED
- FIBER OPTIC
- FIBER OPTIC - OUT OF SERVICE
- FIBER OPTIC - OVERHEAD
- FIBER OPTIC MARKER
- CABLE
- CABLE - OUT OF SERVICE
- CABLE - OVERHEAD
- CABLE MARKER
- CABLE PEDESTAL
- TELEPHONE
- TELEPHONE - OUT OF SERVICE
- TELEPHONE - OVERHEAD
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL

UTILITIES (CONT.)

- PETROLEUM PIPELINE
- PETROLEUM PIPELINE - OUT OF SERVICE
- PETROLEUM PIPELINE MARKER
- PETROLEUM WELL
- PROPANE TANK
- GAS LINE
- GAS LINE - OUT OF SERVICE
- GAS MARKER
- GAS VALVE
- GAS WELL
- MANHOLE WITH COVER (DIA VARIES)
- SEWER
- SEWER - OUT OF SERVICE
- SEWER - TO BE TAKEN OUT OF SERVICE
- SEWER - TO BE REMOVED
- FIRE HYDRANT
- GATE VALVE AND BOX
- GATE VALVE IN WELL
- SERVICE SHUTOFF
- WATER WELL
- IRRIGATION
- WATER MAIN
- WATER MAIN - OUT OF SERVICE
- WATER MAIN - TO BE TAKE OUT OF SERVICE
- WATER MAIN - TO BE REMOVED
- GUY ANCHOR
- MARKER
- PEDESTAL
- POLE
- UTILITY BOX
- UTILITY
- CATCH BASIN COVER - EXISTING
- CATCH BASIN W/ COVER (DIA VARIES)
- DRAINAGE STRUCTURE NUMBER
- END SECTION (SIZE VARIES)
- HEADWALL (SIZE VARIES)
- MANHOLE COVER - EXISTING
- MANHOLE W/ COVER (DIA VARIES)
- MANHOLE BASE W/ COVER (DIA VARIES)
- MANHOLE TEE W/ COVER (DIA VARIES)
- OUTLET HEADWALL (SIZE VARIES)
- CULVERT - EXISTING
- DITCH CENTERLINE
- STORM SEWER - EXISTING
- STORM SEWER
- STORM SEWER - TO BE REMOVED
- UNDERDRAIN
- UNDERDRAIN - TO BE REMOVED
- WATER EDGE

NOTE:

EXISTING ITEMS ARE REPRESENTED BY THIN LINE WEIGHTS
PROPOSED ITEMS ARE REPRESENTED BY HEAVIER LINE WEIGHTS

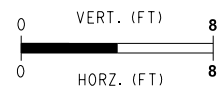
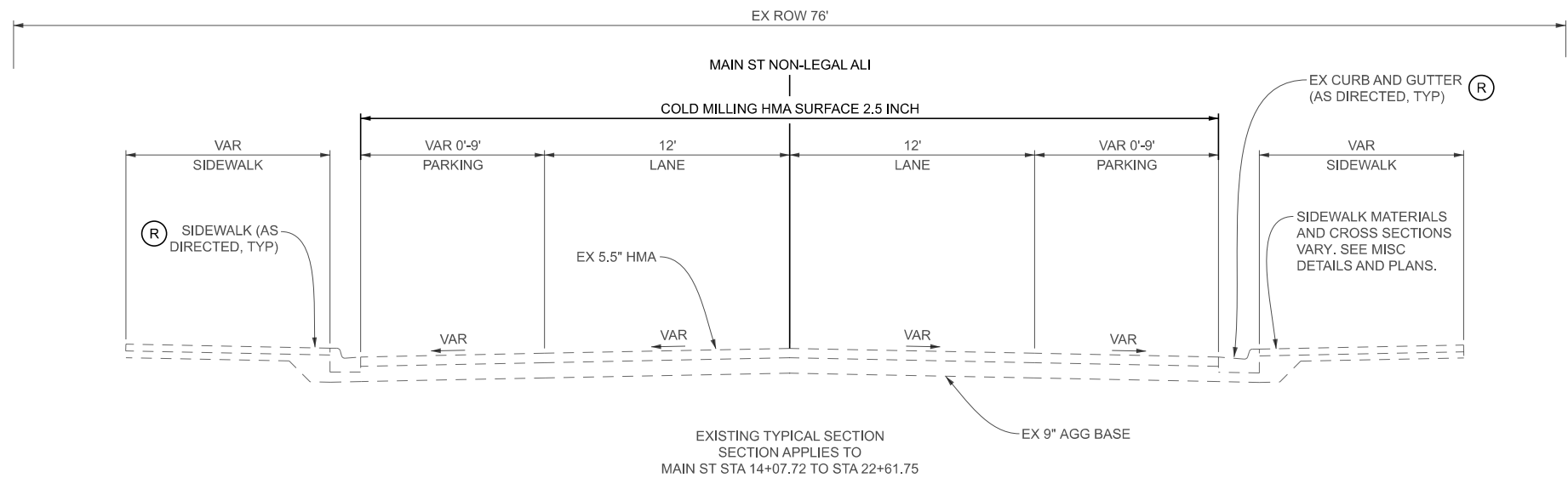
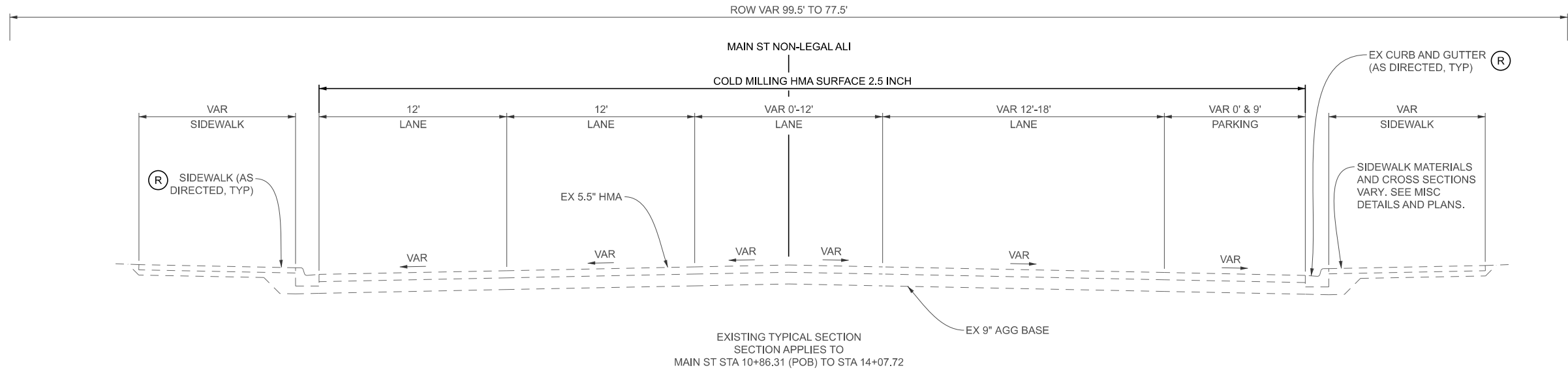
FILE: Main_Street_Layout.dgn

AUTH DATE REVISION

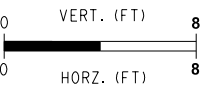
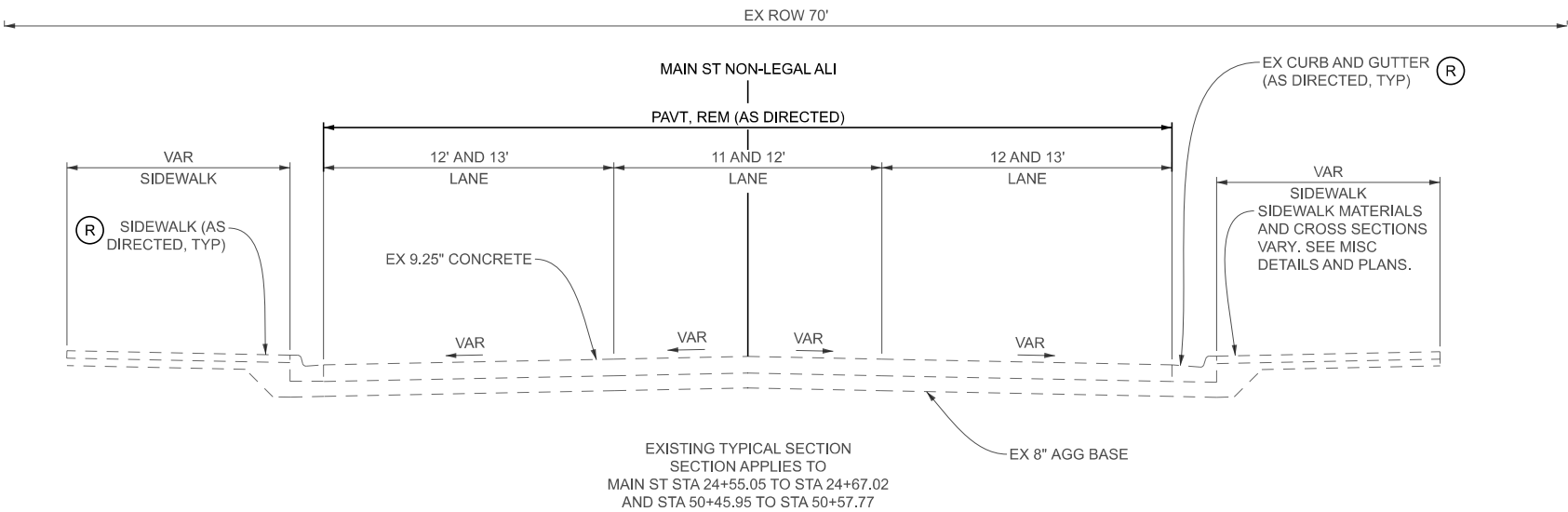


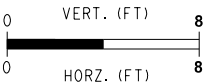
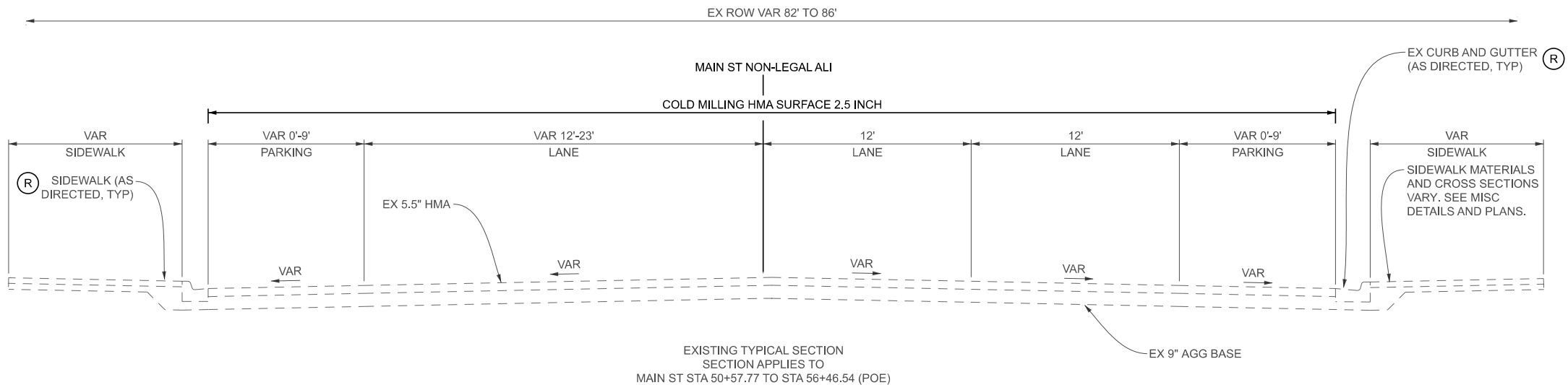
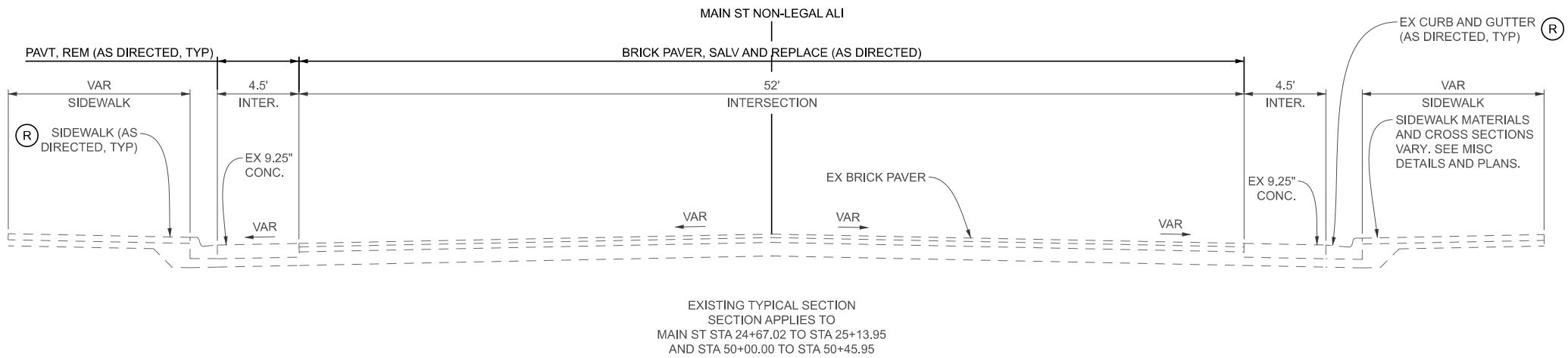
MAIN ST STREETSCAPE

LEGEND



FILE: Main_Street_Ex_Typ_01.dgn	AUTH	DATE	REVISION
AECOM			
			
MAIN ST STREETSCAPE			
EXISTING TYPICAL CROSS SECTIONS			
JOB 60774477			
DATE 07/06/26			
SHEET 5			





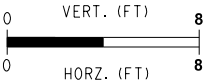
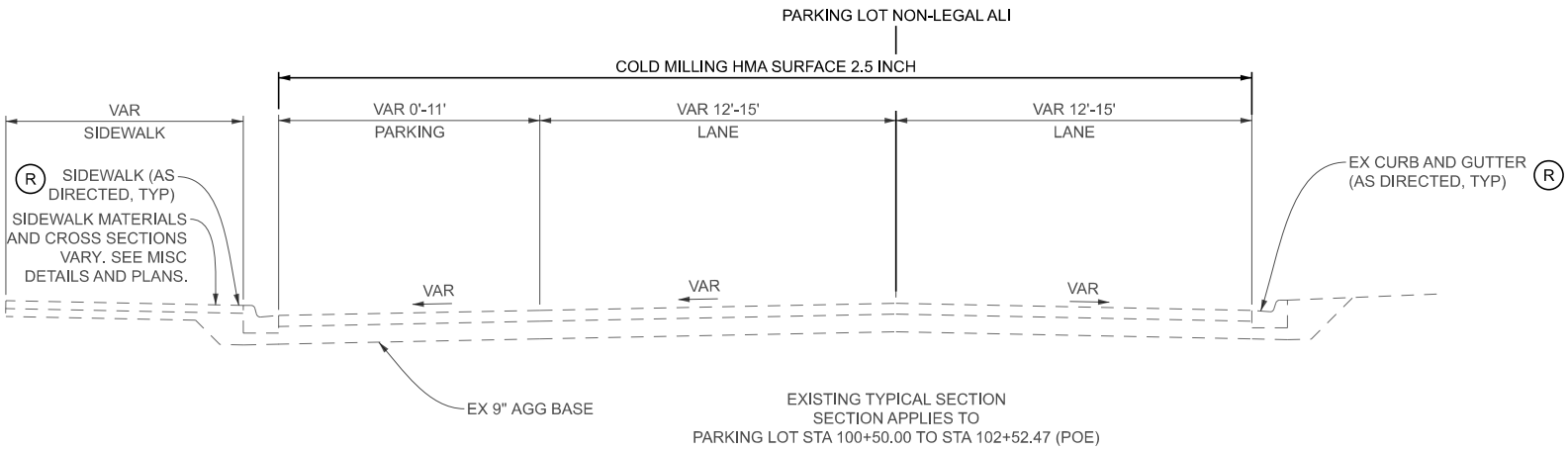
FILE: Main_Street_Ex_Typ_03.dgn				
AUTH	DATE	REVISION		



MAIN ST STREETSCAPE

EXISTING TYPICAL CROSS SECTIONS

JOB	60774477
DATE	07/06/26
SHEET	7



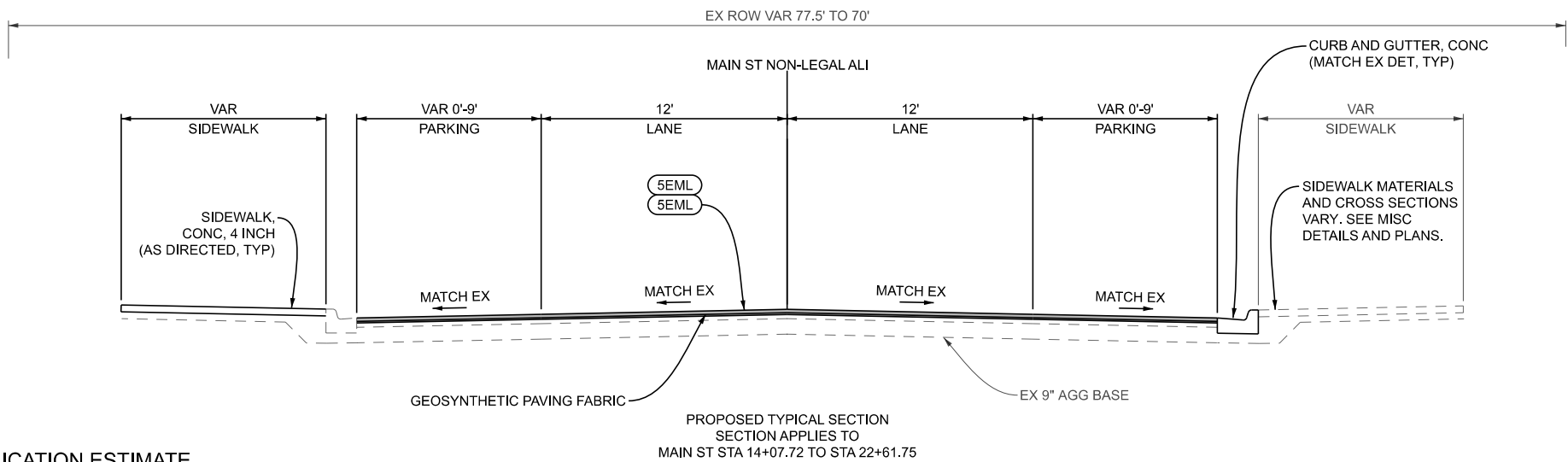
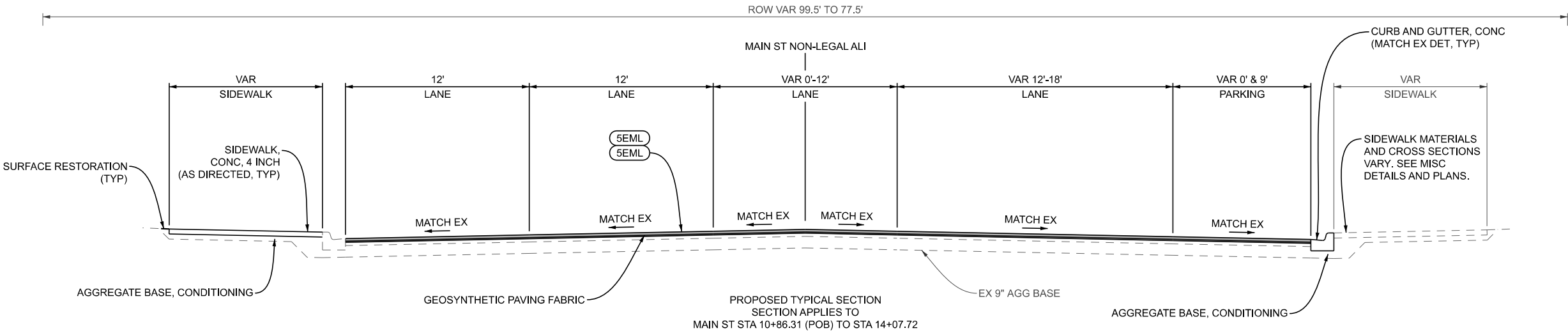
FILE: Main_Street_Ext_Typ_04.dgn		
AUTH	DATE	REVISION



MAIN ST STREETSCAPE

EXISTING TYPICAL CROSS SECTIONS

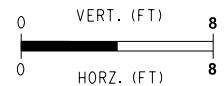
JOB
60774477
DATE
07/06/26
SHEET
8



HMA APPLICATION ESTIMATE

IDENT NO.	ITEM	RATE LBS PER SYD	PERFORMANCE GRADE	REMARKS
5EML	HMA, 5EML	220	64-28	(2.0 INCHES) TOP COURSE (AWI = 260)
5EML	HMA, 5EML	55	64-28	(0.5 INCHES) SCRATCH COURSE
	* BOND COAT	0.05-0.15 GAL		

* FOR INFORMATION ONLY



FILE: Main_Street_Pr_Typ_01.dgn

AUTH DATE REVISION

MAIN ST STREETSCAPE

PROPOSED TYPICAL CROSS SECTIONS

JOB

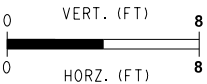
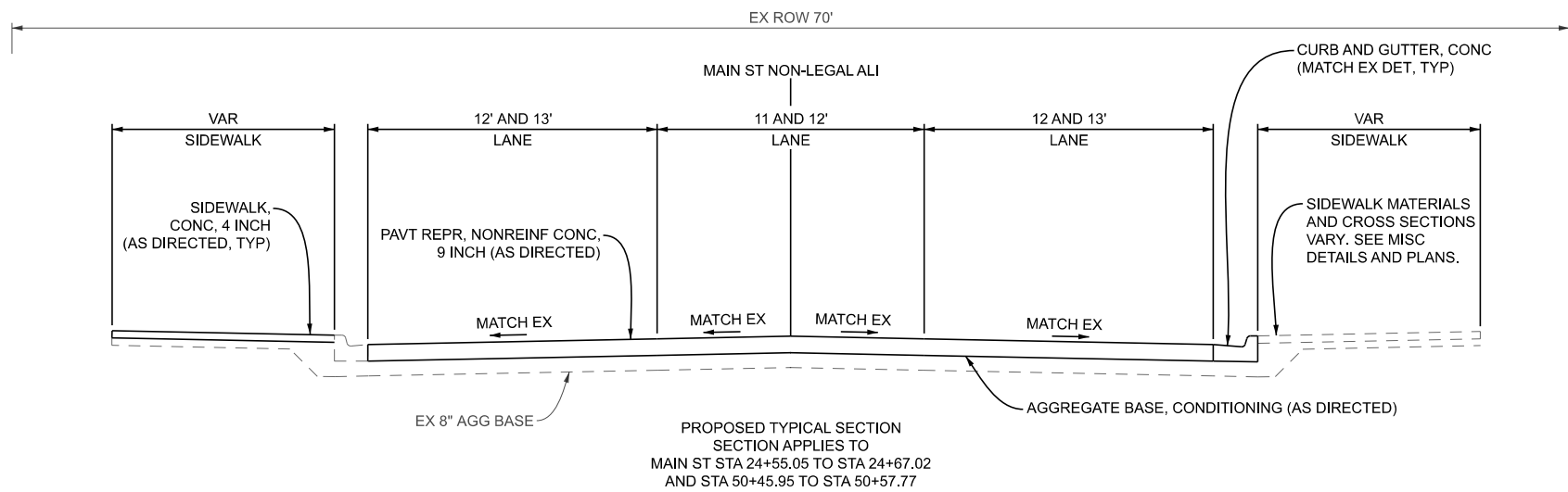
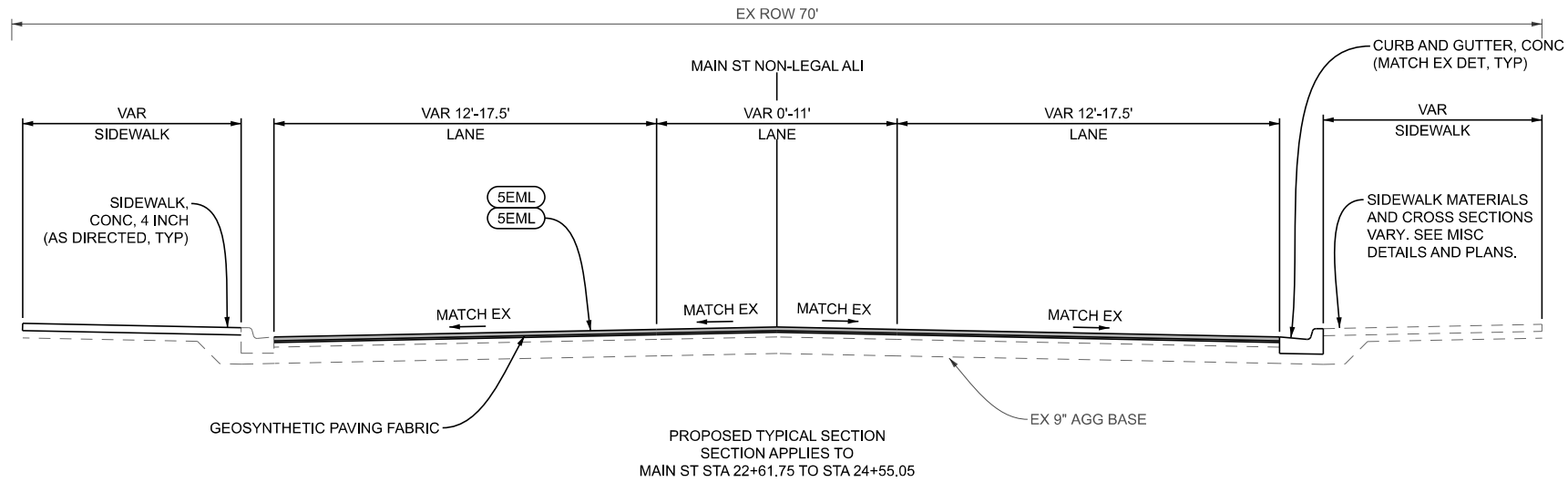
60774477

DATE

07/06/26

SHEET

9



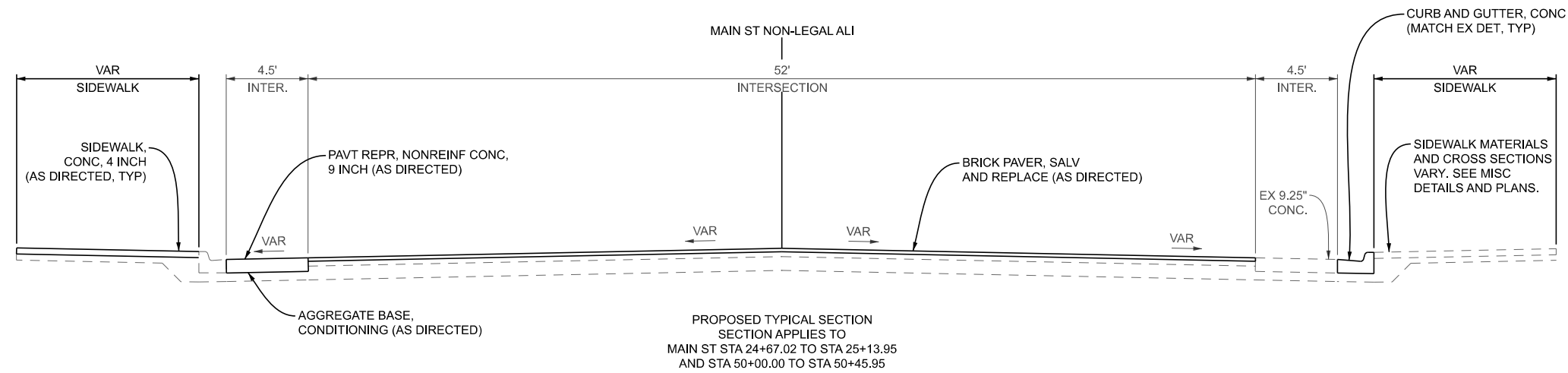
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AUTH	DATE	REVISION



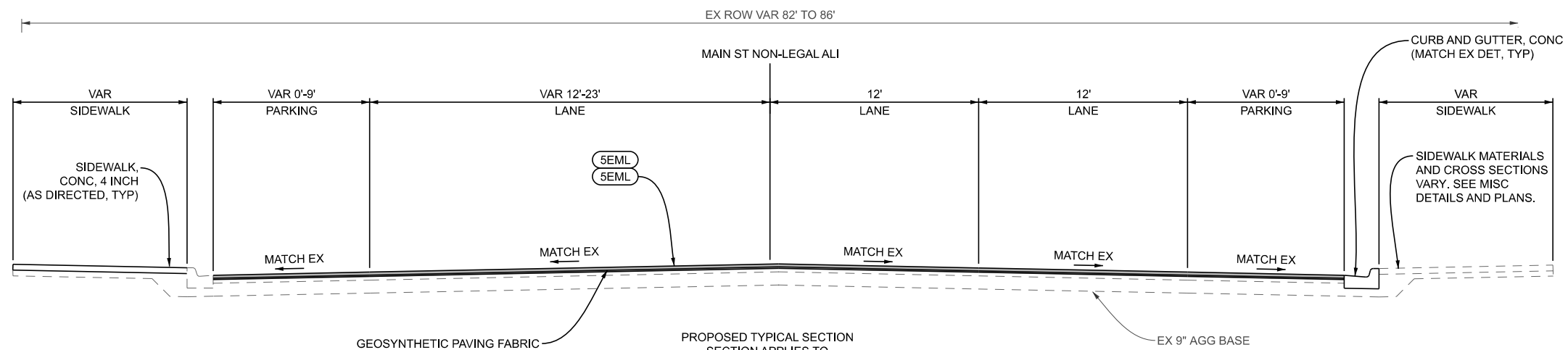
MAIN ST STREETSCAPE

PROPOSED TYPICAL CROSS SECTIONS

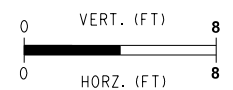
JOB
60774477
DATE
07/06/26
SHEET
10



PROPOSED TYPICAL SECTION
SECTION APPLIES TO
MAIN ST STA 24+67.02 TO STA 25+13.95
AND STA 50+00.00 TO STA 50+45.95



PROPOSED TYPICAL SECTION
SECTION APPLIES TO
MAIN ST STA 50+57.77 TO STA 56+46.54 (POE)

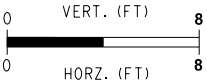
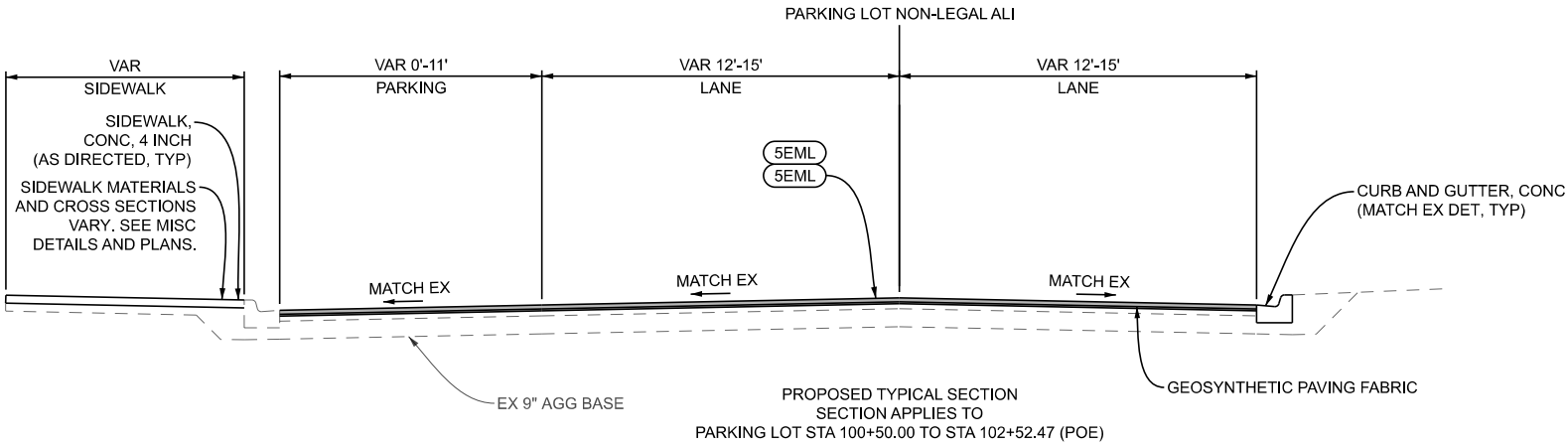


FILE: Main_Street_Pr_Typ_03.dgn			
AUTH	DATE	REVISION	



MAIN ST STREETSCAPE
PROPOSED TYPICAL CROSS SECTIONS

JOB 60774477
DATE 07/06/26
SHEET 11



FILE: Main_Street_Pr_Typ_04.dgn

AUTH	DATE	REVISION



MAIN ST STREETSCAPE

PROPOSED TYPICAL CROSS SECTIONS

JOB

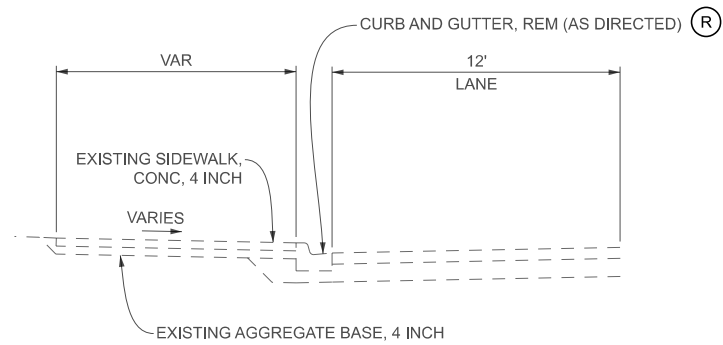
60774477

DATE

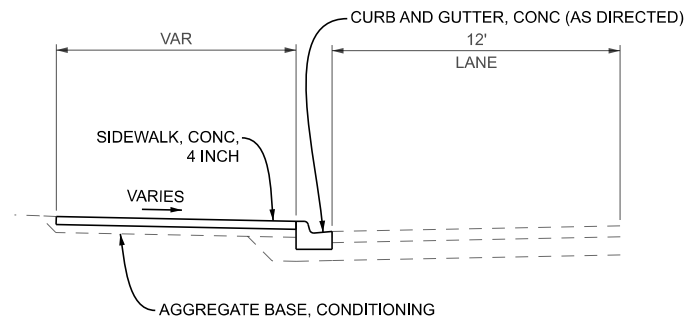
07/06/26

SHEET

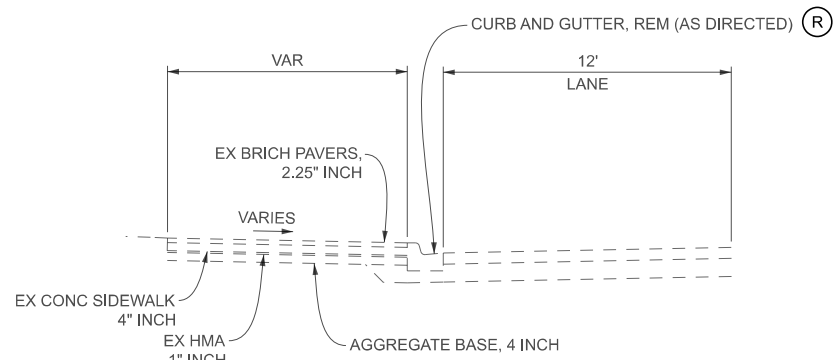
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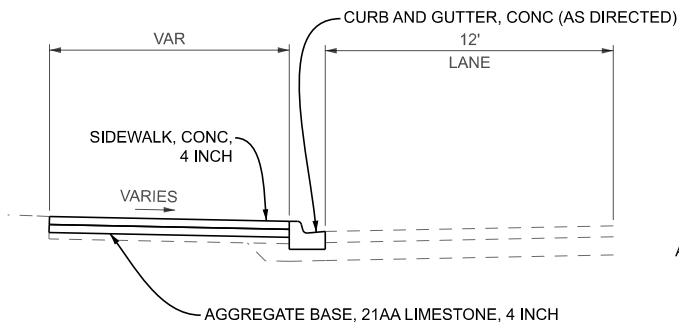
EXISTING CONC SIDEWALK DETAIL



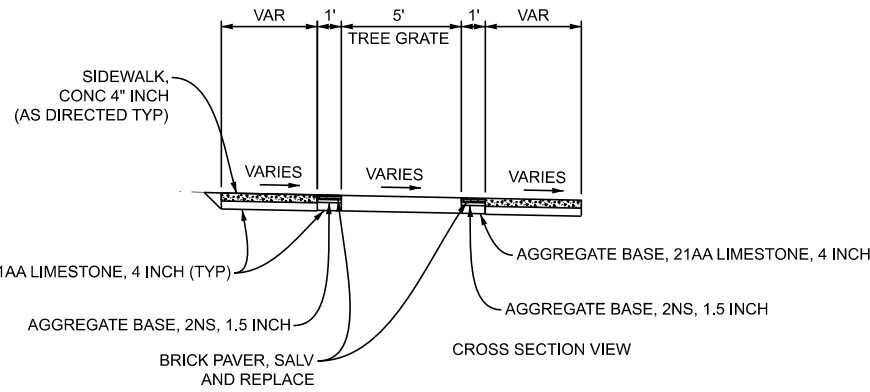
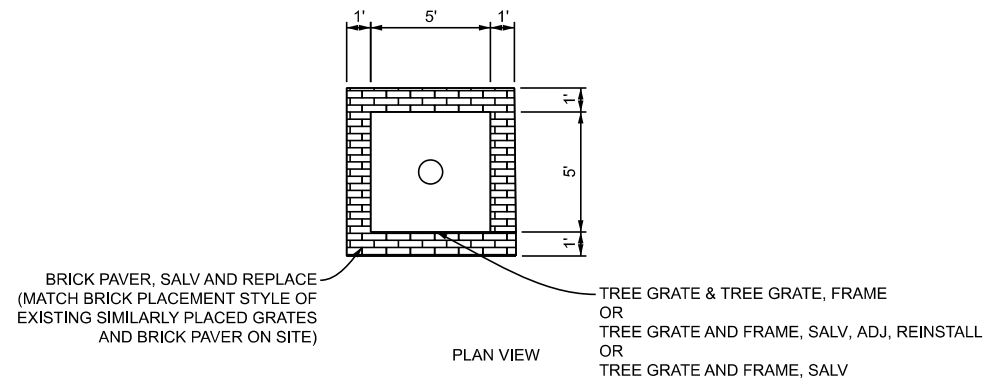
PROPOSED CONC SIDEWALK DETAIL



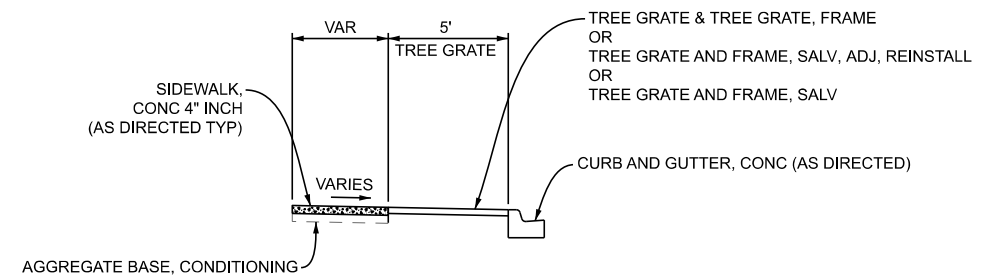
EXISTING BRICK PAVERS DETAIL



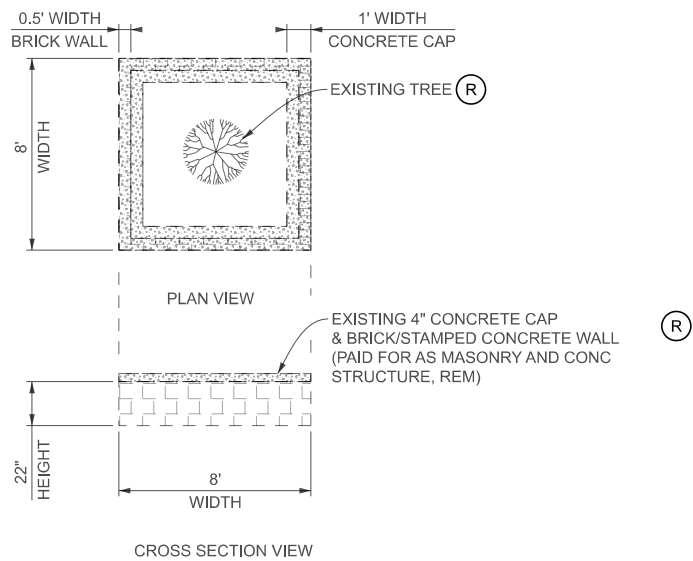
PROPOSED SIDEWALK AT EXISTING BRICK PAVER DETAIL



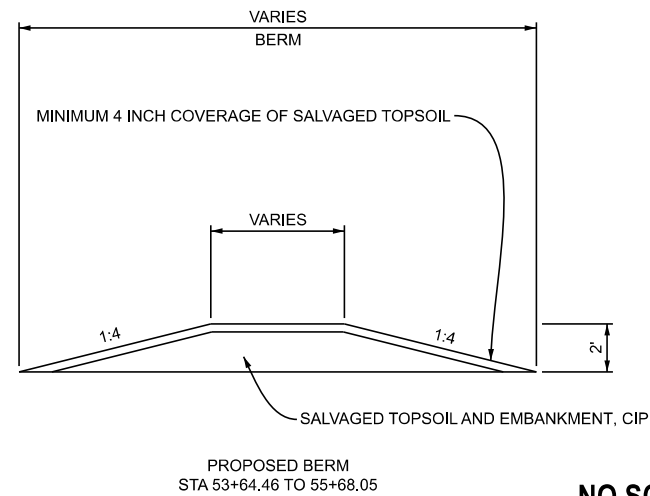
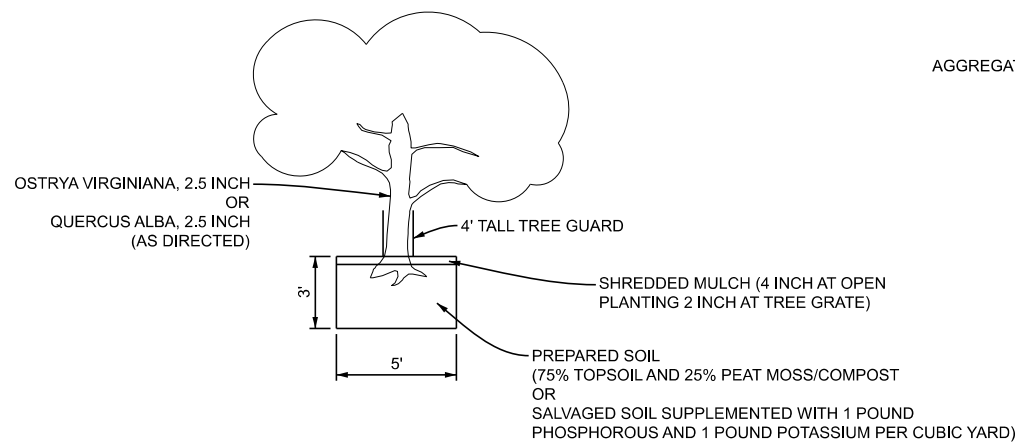
PROPOSED TREE GATE DETAIL WITH BRICK BORDER



PROPOSED BACK OF CURB TREE GATE DETAIL



EXISTING PLANT BOX REMOVAL DETAIL



PROPOSED BERM
STA 53+64.46 TO 55+68.05

NO SCALE

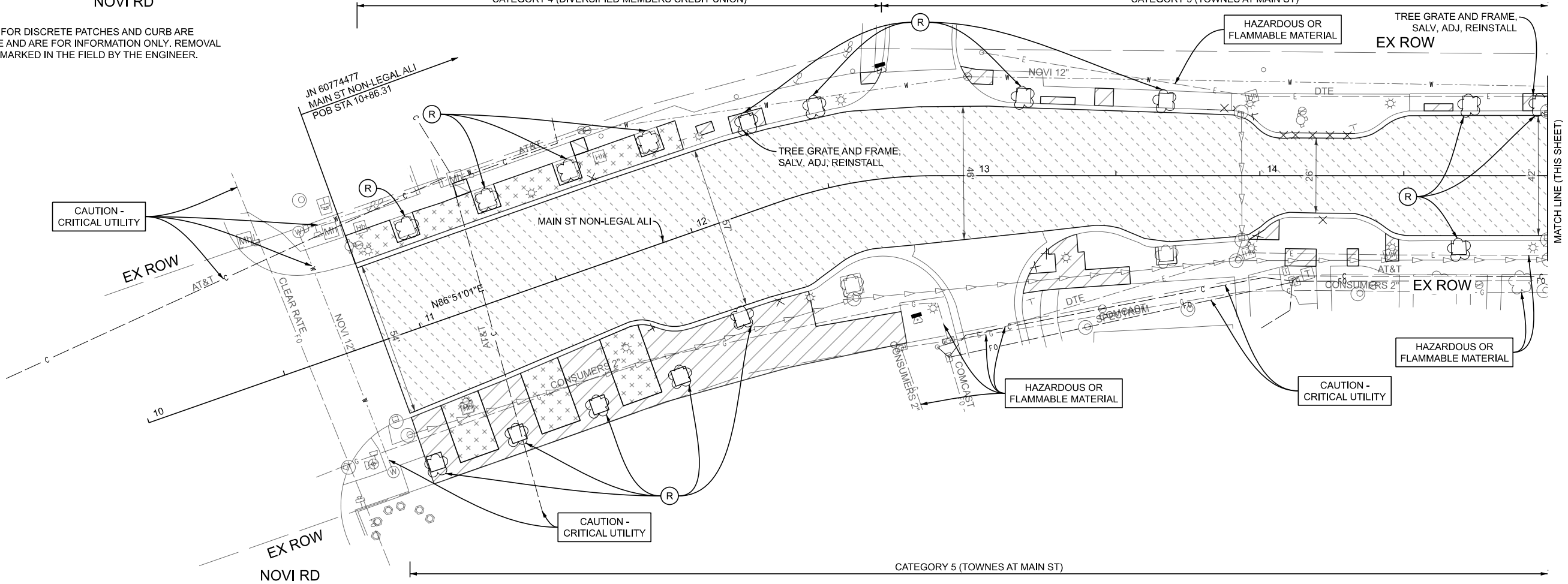
NOVI RD

CATEGORY 4 (DIVERSIFIED MEMBERS CREDIT UNION)

CATEGORY 5 (TOWNES AT MAIN ST)

NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE MARKED IN THE FIELD BY THE ENGINEER.

MAIN ST



MAIN ST

FILE: Main_Street_Rem_001.dgn
AUTH DATE REVISION

AECOM



MAIN ST STREETScape

REMOVAL STA 10+00 TO STA 15+00

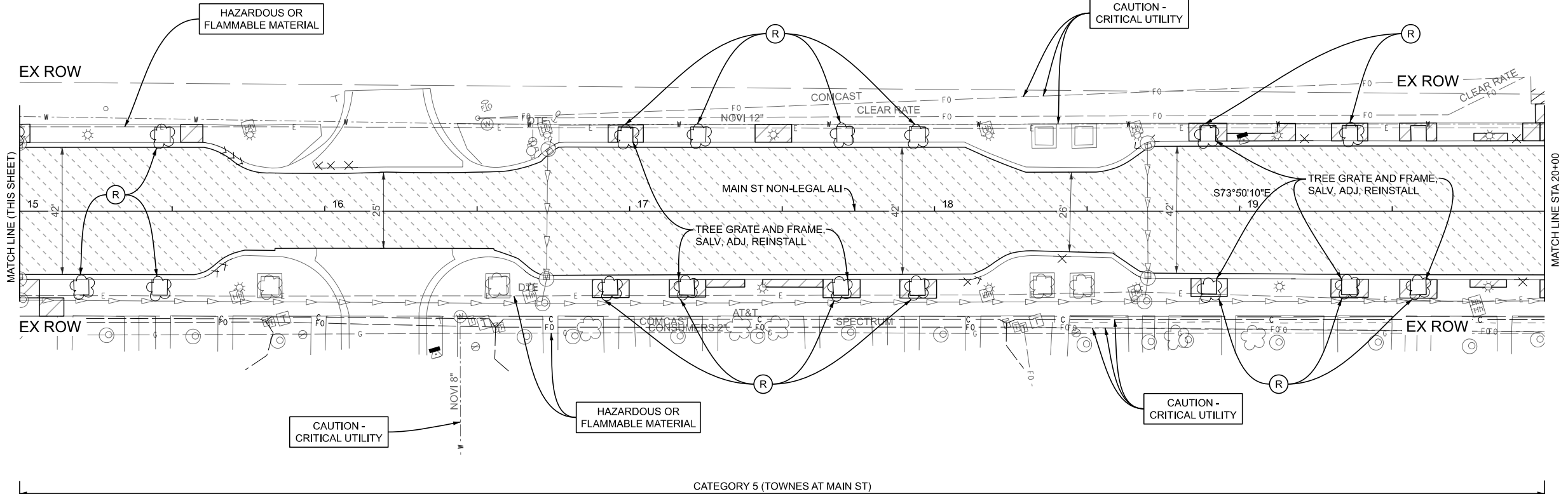
JOB
60774477

DATE
07/06/26

SHEET
14

CATEGORY 5 (TOWNES AT MAIN ST)

CATEGORY 2 (MAIN ST PARTNERSHIP)



MAIN ST

0 40
HORZ. (FT)

NOVI RD

CATEGORY 4 (DIVERSIFIED MEMBERS CREDIT UNION)

CATEGORY 5 (TOWNES AT MAIN ST)

NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE ARKED IN THE FIELD BY THE ENGINEER.

- CALLOUT LEGEND
- (A) TREE GRATE DETAIL WITH BRICK BORDER
 - (B) BACK OF CURB TREE GRATE DETAIL
 - (1) DPW STRUCTURE COVER, ADJ
 - (2) POINT UP STRUCTURE

CAUTION - CRITICAL UTILITY

EX ROW

AT&T

CLEAR RATE

NOVI 12"

SA

AT&T

CONSUMERS 2"

COMCAST

HAZARDOUS OR FLAMMABLE MATERIAL

CAUTION - CRITICAL UTILITY

HAZARDOUS OR FLAMMABLE MATERIAL

CAUTION - CRITICAL UTILITY

HAZARDOUS OR FLAMMABLE MATERIAL

CAUTION - CRITICAL UTILITY

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HAZARDOUS OR FLAMMABLE MATERIAL

CAUTION - CRITICAL UTILITY

HAZARDOUS OR FLAMMABLE MATERIAL

CAUTION - CRITICAL UTILITY

HAZARDOUS OR FLAMMABLE MATERIAL

EX ROW

HAZARDOUS OR FLAMMABLE MATERIAL

MATCH LINE (THIS SHEET)

EX ROW

EX ROW

EX ROW

EX ROW

EX ROW

EX ROW

EX ROW

EX ROW

EX ROW

EX ROW

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EX ROW

EX ROW

CAUTION - CRITICAL UTILITY

HAZARDOUS OR FLAMMABLE MATERIAL

CAUTION - CRITICAL UTILITY

CATEGORY 5 (TOWNES AT MAIN ST)

CATEGORY 2 (MAIN ST PARTNERSHIP)

MATCH LINE STA 20+00

CATEGORY 5 (TOWNES AT MAIN ST)

0 40
HORZ. (FT)

MAIN ST

AECOM



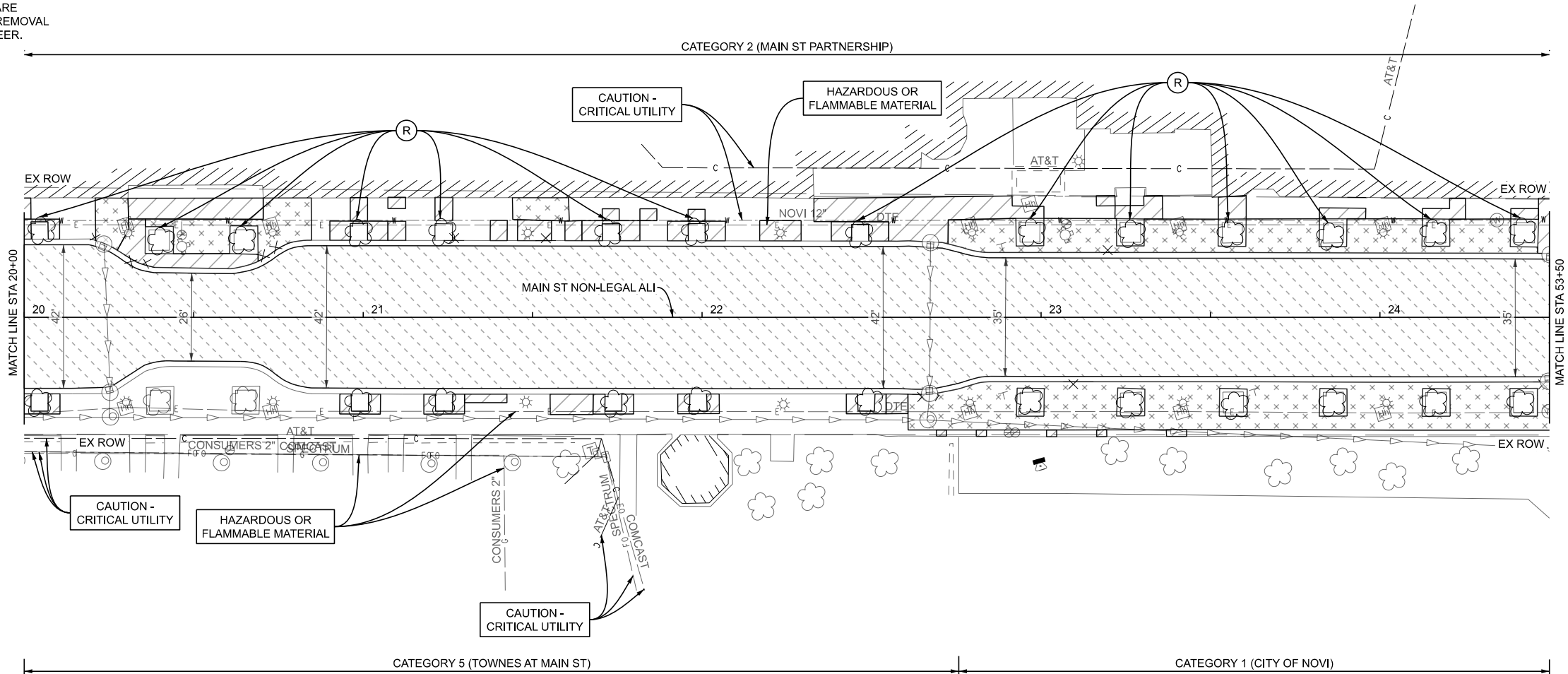
MAIN ST STREETSCAPE

CONSTRUCTION STA 10+00 TO STA 15+00

JOB
60774477
DATE
07/06/26
SHEET
15

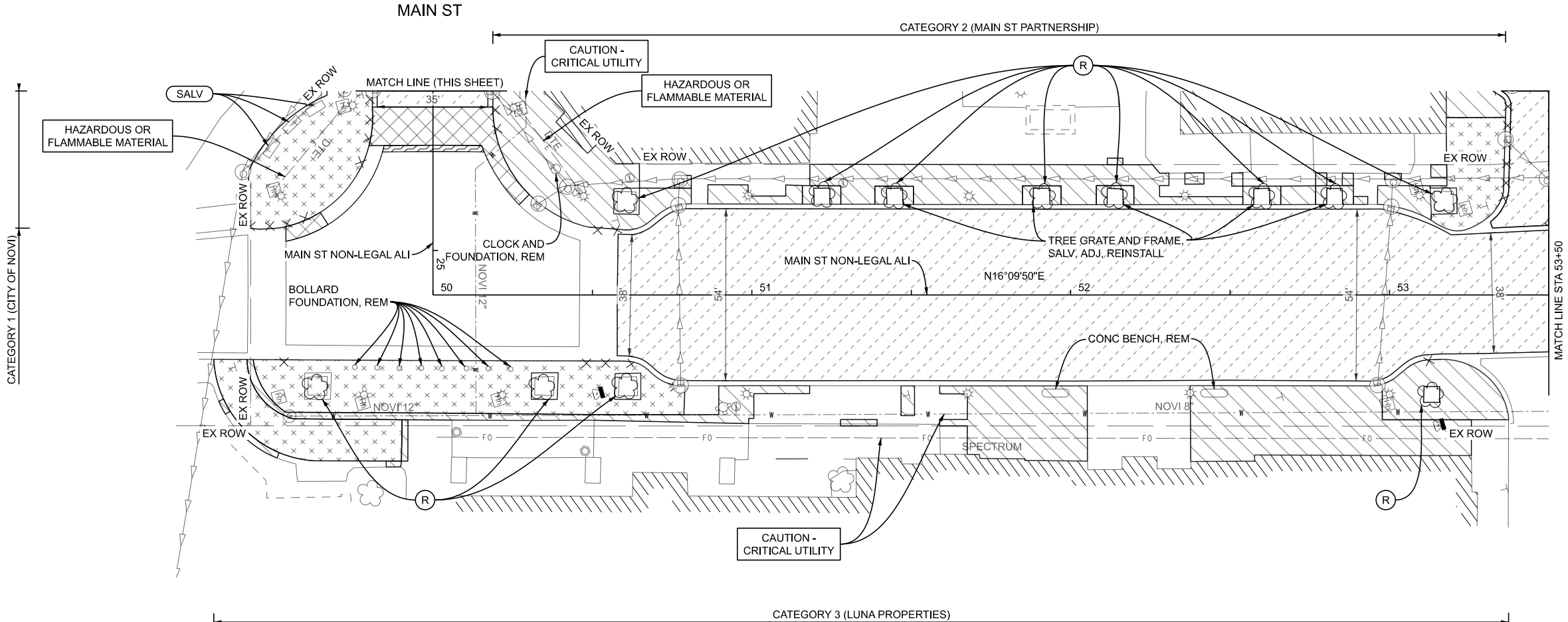
NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE MARKED IN THE FIELD BY THE ENGINEER.

MAIN ST



MAIN ST

MAIN ST



MAIN ST

FILE: Main_Street_Rem_002.dgn		
AUTH	DATE	REVISION



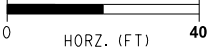
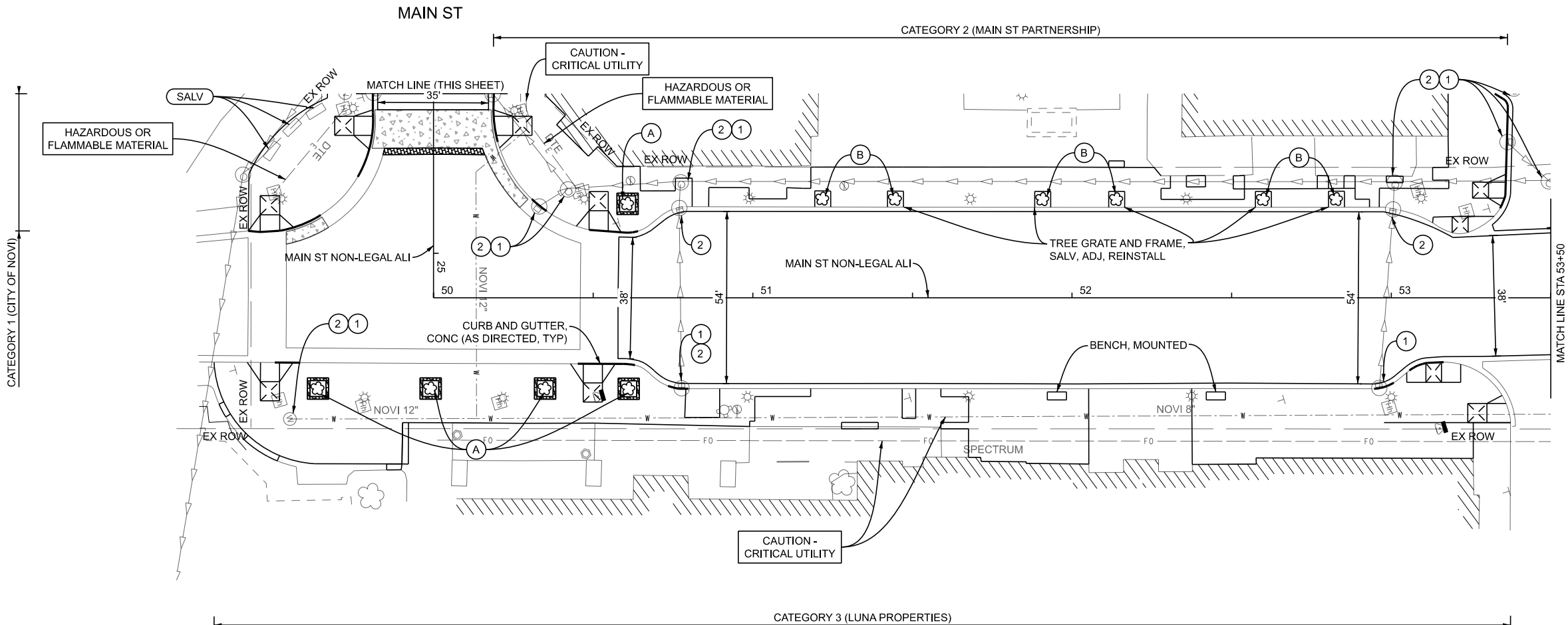
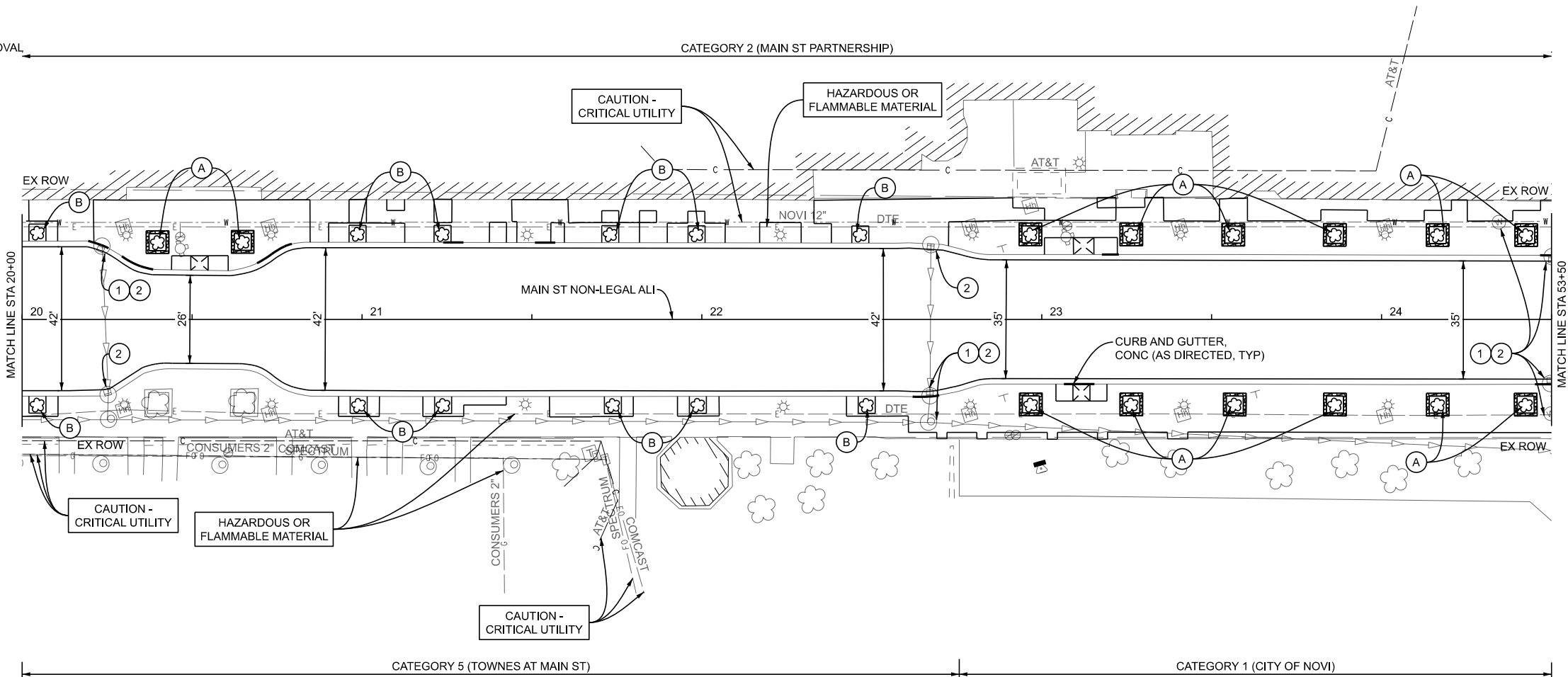
MAIN ST STREETScape
REMOVAL STA 15+00 TO STA 24+50

JOB	60774477
DATE	07/06/26
SHEET	16

NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE MARKED IN THE FIELD BY THE ENGINEER.

CALLOUT LEGEND

- (A) TREE GRATE DETAIL WITH BRICK BORDER
- (B) BACK OF CURB TREE GRATE DETAIL
- (1) DPW STRUCTURE COVER, ADJ
- (2) POINT UP STRUCTURE



FILE: Main_Street_Const_002.dgn		
AUTH	DATE	REVISION



MAIN ST STREETScape

CONSTRUCTION STA 15+00 TO STA 24+50

JOB
60774477
DATE
07/06/26
SHEET
17

MAIN ST



MAIN ST STREETSCAPE

REMOVAL STA 50+00 TO STA 57+00

JOB 60774477
DATE 07/06/26
SHEET 18

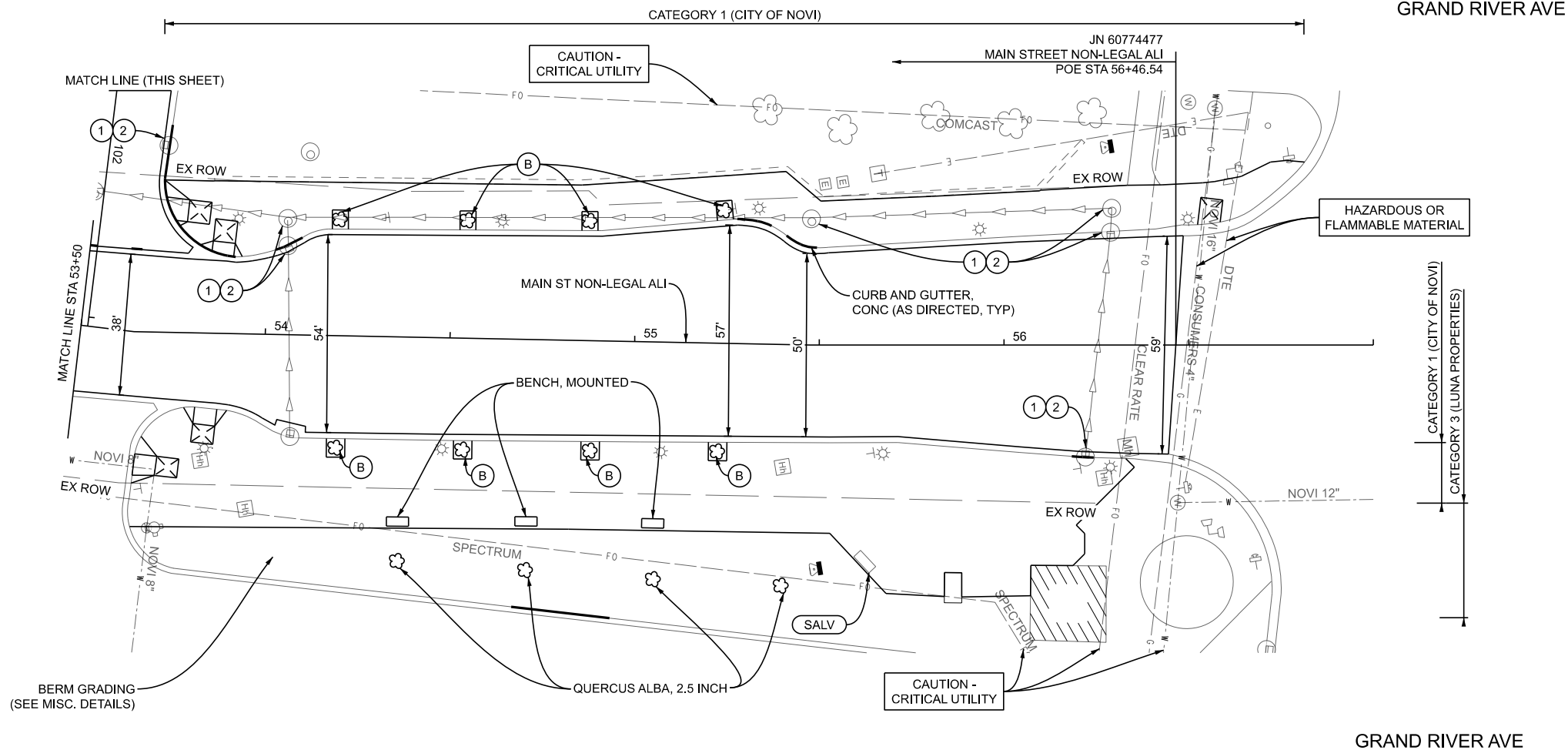
AUTH	DATE	REVISION
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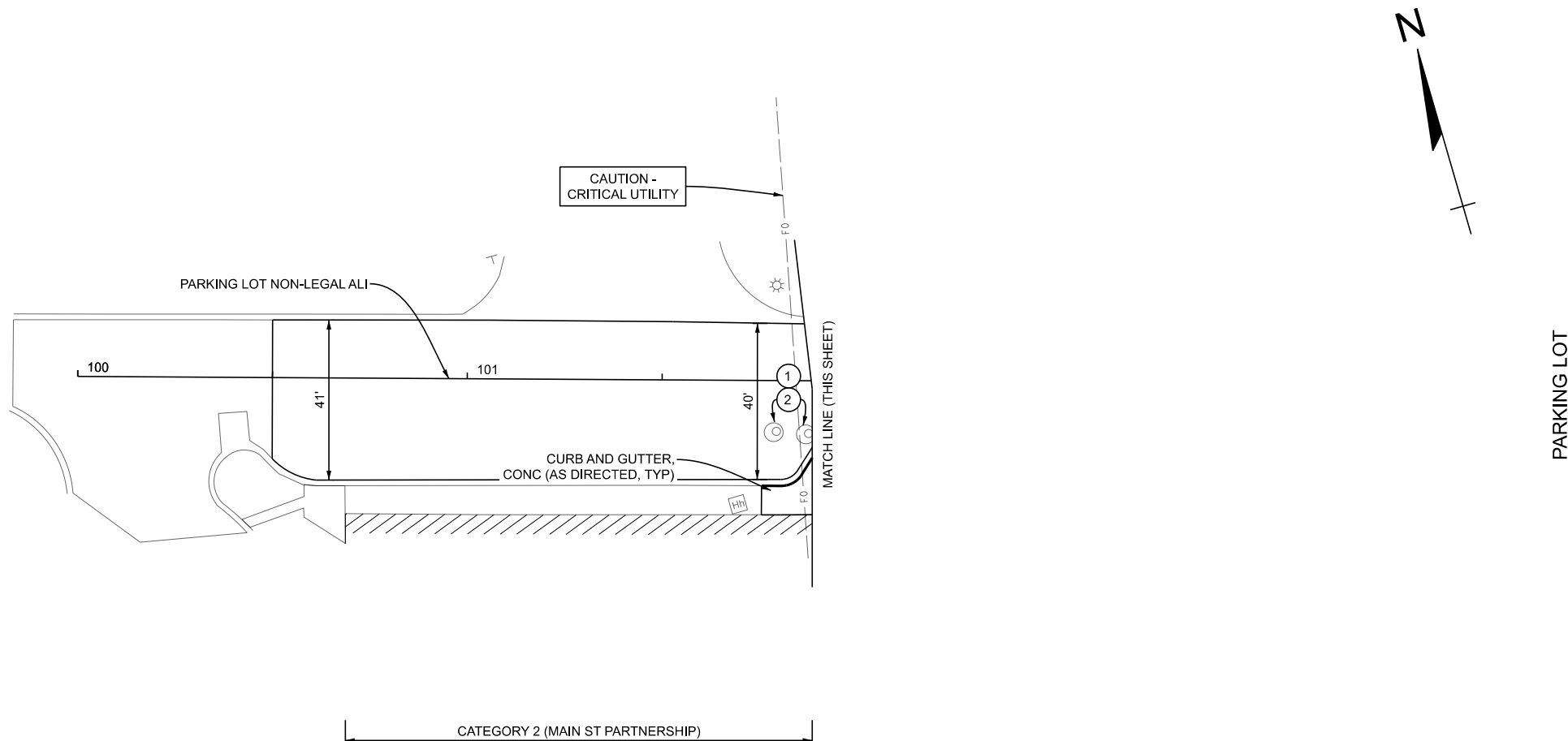

CALLOUT LEGEND

- (A) TREE GRATE DETAIL WITH BRICK BORDER
- (B) BACK OF CURB TREE GRATE DETAIL
- (1) DPW STRUCTURE COVER, ADJ
- (2) POINT UP STRUCTURE

MAIN ST



PARKING LOT



MAIN ST

PARKING LOT

MAIN ST STREETSCAPE

CONSTRUCTION STA 50+00 TO STA 57+00

JOB
60774477

DATE
07/06/26

SHEET
19

FILE: Main_Street_Const_003.dgn	AUTH	DATE	REVISION
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PARKING STALL PAVEMENT MARKING DETAIL



MAIN ST

AUTH	DATE	REVISION
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A=COM

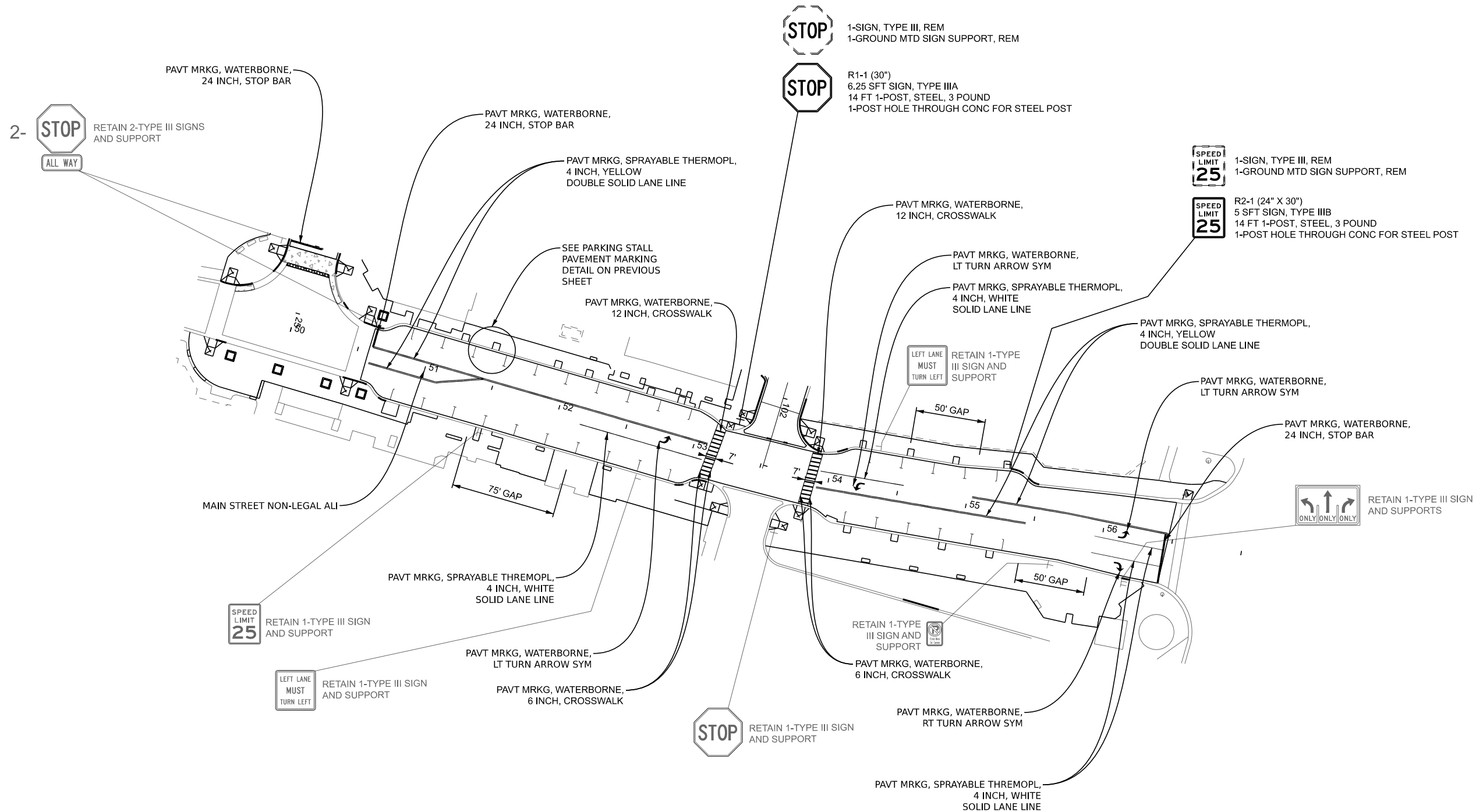


MAIN ST

MAIN ST STREETSCAPE

PAVEMENT MARKINGS STA 10+00 TO STA 24+50

JOB 60774477
DATE 07/06/26
SHEET 28

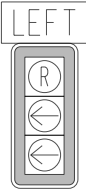


NOTES:

1. SIGN BOTTOM HEIGHT SHALL BE 7' FROM FINAL GRADE.
2. SIGNING SHALL BE PLACED 2' FROM THE FACE OF CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF SIGN.

LIST OF MATERIAL		
NO.	ITEM	QUANTITIES
①	Pushbutton Support Post, Rem, RCOC	1 Ea
②	Pushbutton, Rem	1 Ea
○	Conduit, Rem	30 Ft

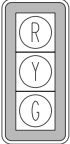
EX. 1-WAY ILLUMINATED
12"X27"
CS#1-CS#8
EX. TS#1, TS#2, TS#5,
TS#6, TS#9, TS#10,
TS#13 & TS#18
(1W-3C - 2 LT ARROWS)



EX. PS#1-PS#4
(2W-2C)



EX. TS#3, TS#4, TS#7,
TS#8, TS#11, TS#12,
TS#14, TS#15, TS#18
TS#19 & TS#20
(1W-3C)



EX. TS#16
(1W-1C)



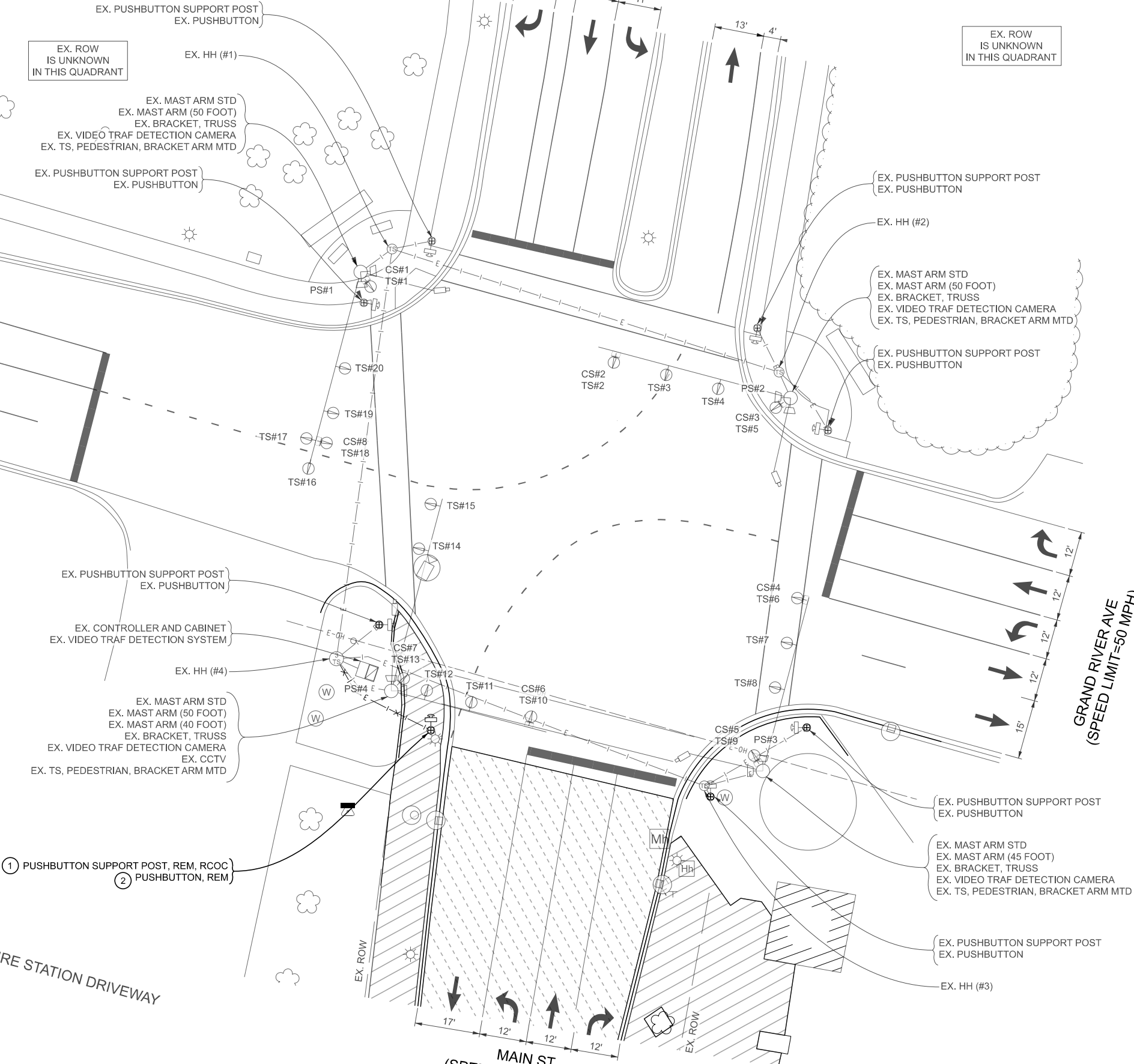
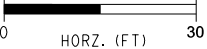
GRAND RIVER AVE
(SPEED LIMIT=40 MPH)

FIRE STATION DRIVEWAY

MAIN ST
(SPEED LIMIT=25 MPH)

TOWN CENTER DR
(SPEED LIMIT=30 MPH)

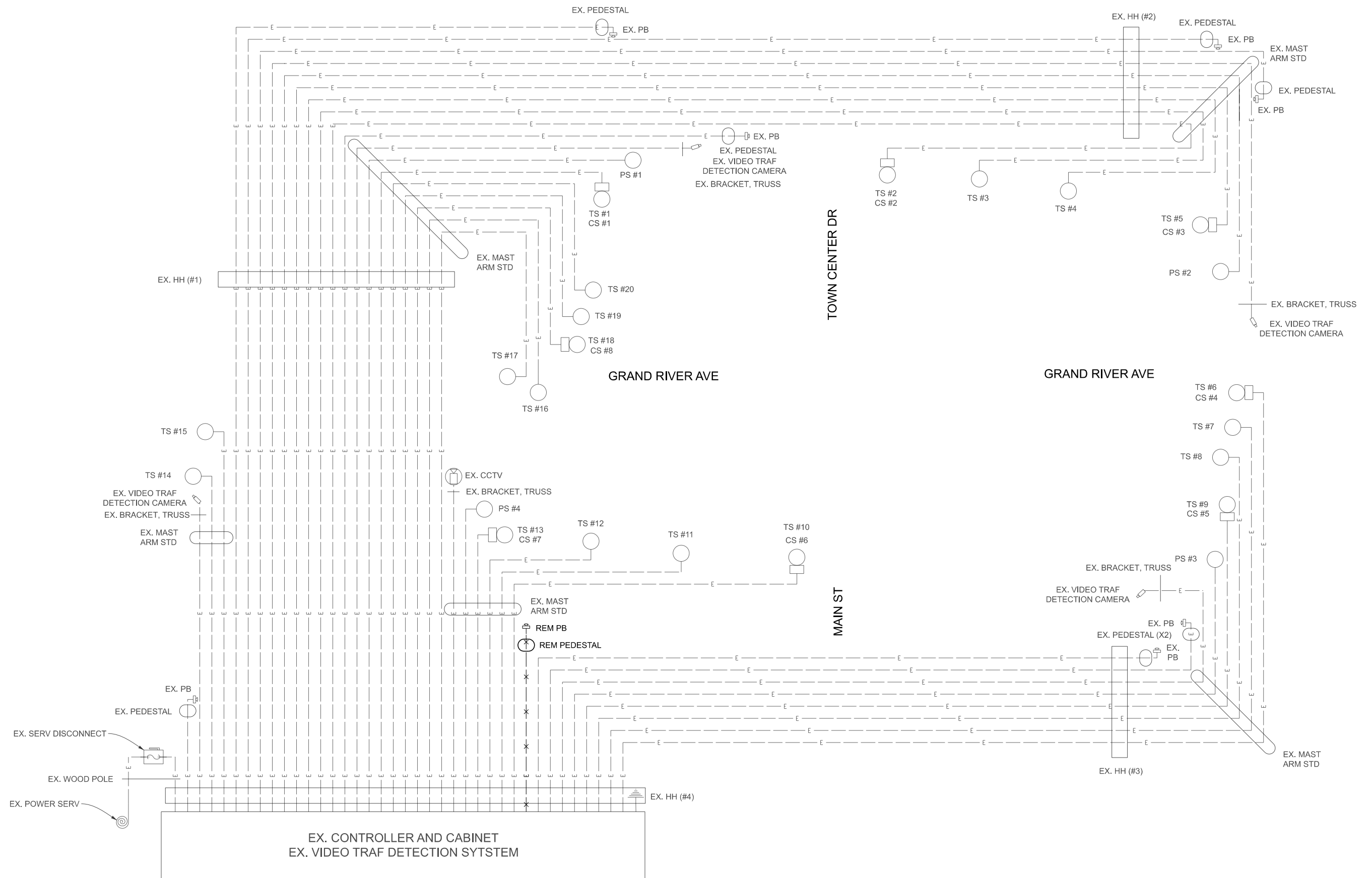
GRAND RIVER AVE
(SPEED LIMIT=50 MPH)



FILE: xxxxxx_GrandRiver_Signal_REM.dgn			
AUTH	DATE	REVISION	

MAIN ST STREETSCAPE
GRAND RIVER SIGNAL REMOVAL

JOB 60774477
DATE 07/06/26
SHEET 30



REMOVAL CABLING DIAGRAM
NOT TO SCALE

NO SCALE

FILE: xxxxxx_GrandRiver_Signal_REM.dgn		
AUTH	DATE	REVISION

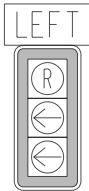


MAIN ST STREETSCAPE
GRAND RIVER SIGNAL REMOVAL

JOB 60774477
DATE 07/06/26
SHEET 31

LIST OF MATERIAL		
NO.	ITEM	QUANTITIES
①	Pushbutton Support Post, RCOC	1 Ea
②	Pushbutton and Sign	1 Ea
○	Conduit, DB, 1, 1 1/2 inch	35 Ft

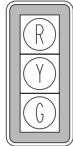
EX. 1-WAY ILLUMINATED
12"X27"
CS#1-CS#8
EX. TS#1, TS#2, TS#5,
TS#6, TS#9, TS#10,
TS#13 & TS#18
(1W-3C - 2 LT ARROWS)



EX. PS#1-PS#4
(2W-2C)



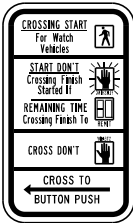
EX. TS#3, TS#4, TS#7,
TS#8, TS#11, TS#12,
TS#14, TS#15, TS#18
TS#19 & TS#20
(1W-3C)



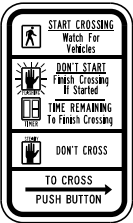
EX. TS#16
(1W-1C)



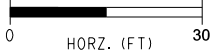
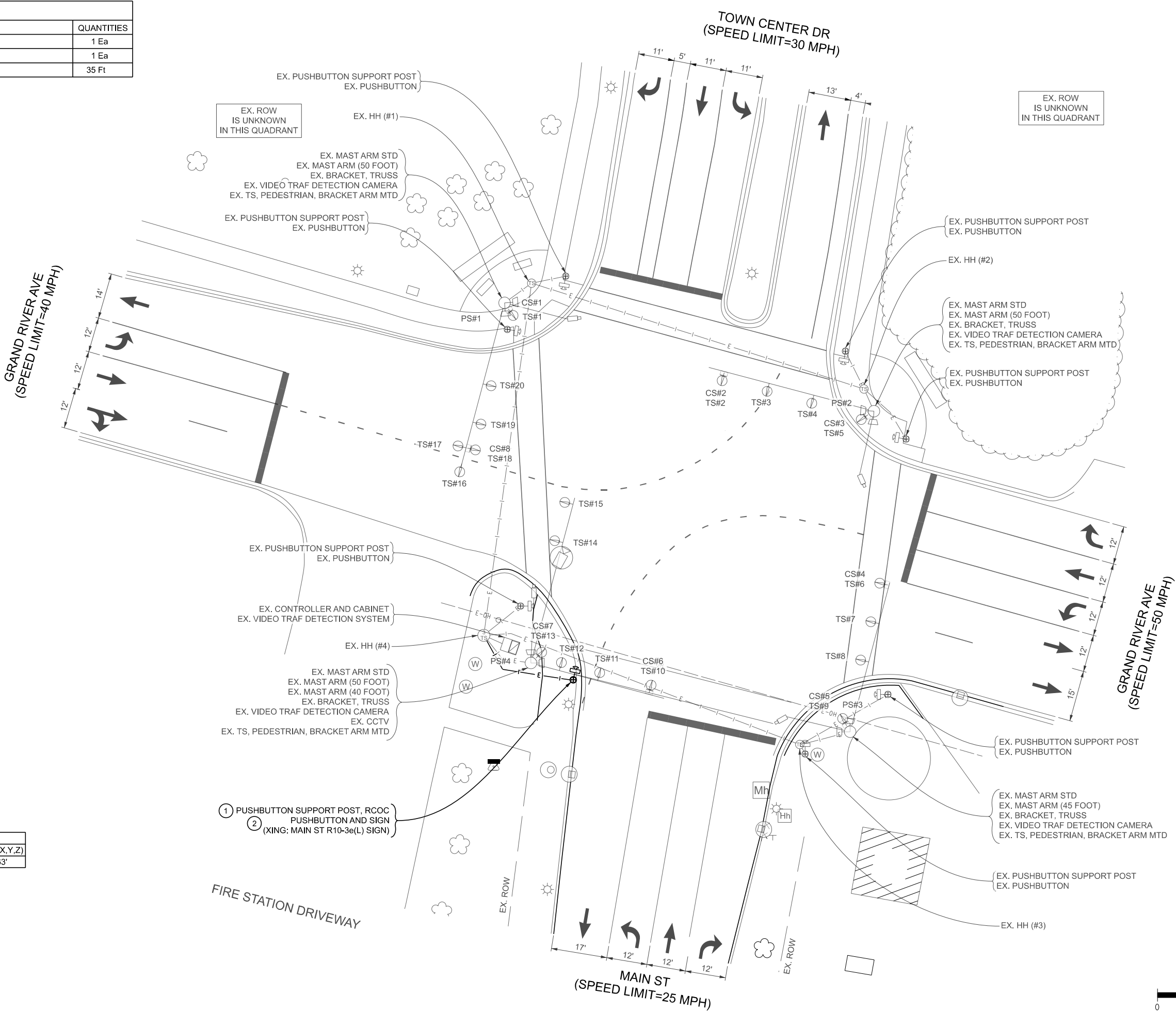
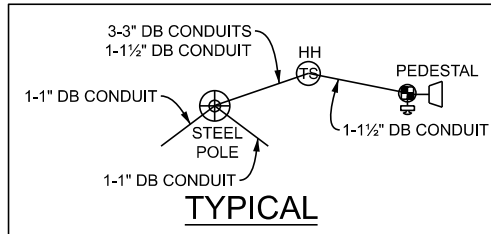
R10-3e(L) SIGN



R10-3e(R) SIGN



SIGNAL EQUIPMENT COORDINATES		
QUADRANT	ITEM	EASTING, NORTHING, ELEVATION (X,Y,Z)
SOUTHWEST	PEDESTAL	13365357.07', 358176.15', 912.663'

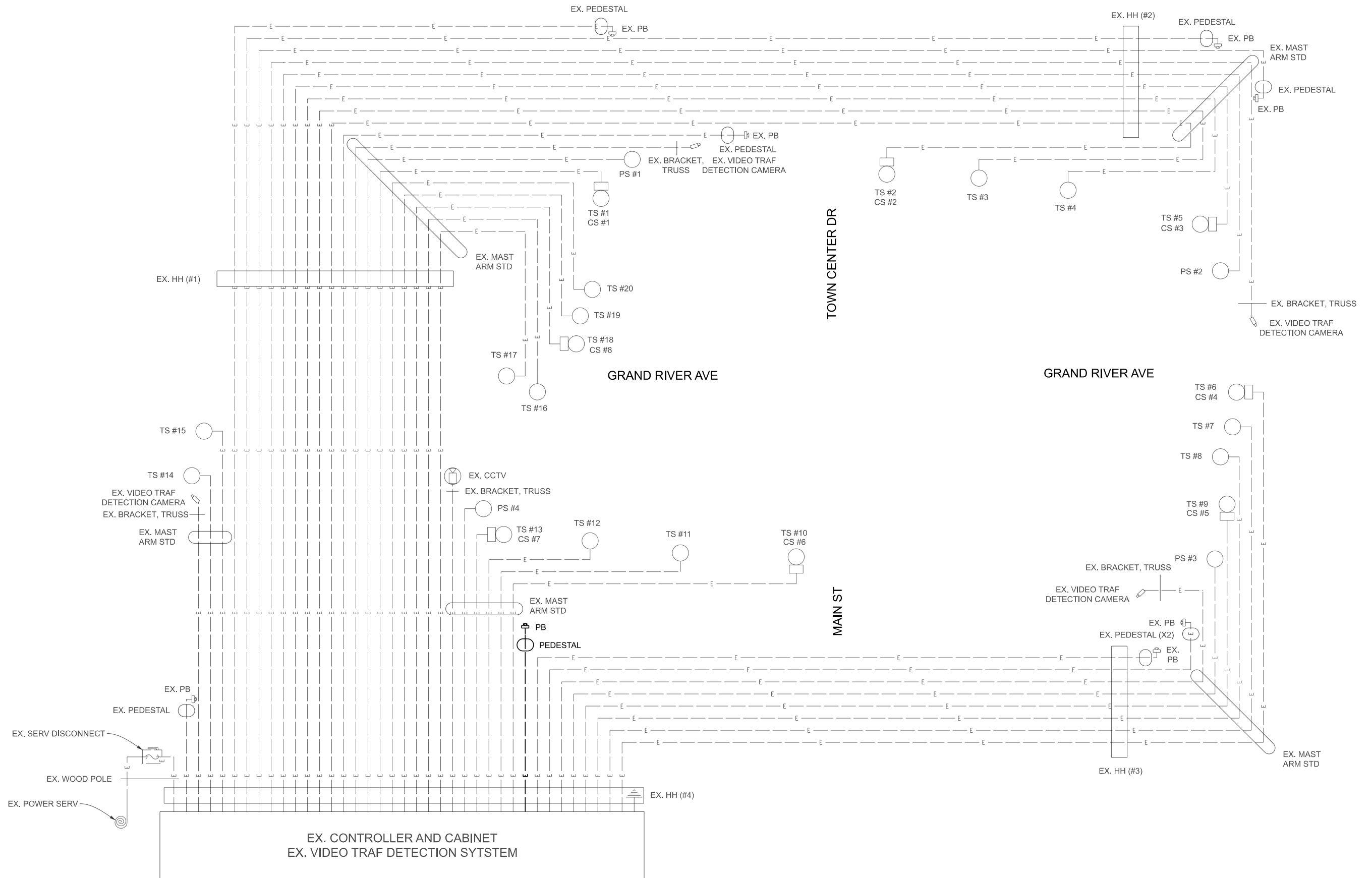


FILE: xxxxxx_GrandRiver_Signal_CON.dgn			
AUTH	DATE	REVISION	



MAIN ST STREETSCAPE
GRAND RIVER SIGNAL CONSTRUCTION

JOB 60774477
DATE 07/06/26
SHEET 32



CABLES TO BE USED
UNLESS SPECIFIED OTHERWISE

1. PUSHBUTTON CABLES ARE 2/C#16 SHIELDED PJ.

FINAL CABLING DIAGRAM
NOT TO SCALE

NO SCALE

FILE: xxxxxx_GrandRiver_Signal_CON.dgn
AUTH DATE REVISION



MAIN ST STREETSCAPE
GRAND RIVER SIGNAL CONSTRUCTION

JOB
60774477
DATE
07/06/26
SHEET
33

MEMORANDUM



TO: CORRIDOR IMPROVEMENT AUTHORITY
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: MAIN STREET SAD FUNDING
DATE: JULY 14, 2026

As discussed in September 2025, the city has been working with the Main Street stakeholders (Diversified Credit Union, Luna, MainStreet, Pulte) to coordinate much needed lighting and streetscape improvements in the Main Street corridor with a Special Assessment District (SAD). DTE and consulting engineer AECOM provided estimates to replace the decorative streetlights and rehabilitate the streetscape. The city also asked for an estimate to rehabilitate the road (Main Street) as a final phase. Since the road is city owned, the costs would not be included in the SAD regardless of how it is funded.

At the June 8, 2026, City Council Meeting the SAD Resolution No. 1 was passed which initiated the five-step process required to approve an SAD (see attached agenda item). The next step, Resolution No. 2, to set a Public Hearing, will be a future City Council Meeting in July.

The CIA approved the cost for the lighting to be paid back through the SAD back in 2025. The cost for streetscape and road rehabilitation could also be funded through the CIA and paid back through the SAD over 15 years. As we are moving through the SAD process staff are requesting the CIA to fund more or all the total project cost, which again would be paid back through the SAD (excluding city share). The lighting and stakeholders' total share are ~\$1.135M and total project costs (including the road and engineering) are ~\$2.1M. Below is preliminary categorical breakdown of cost.

Main Street Stakeholders	Lighting	Streetscape	Road	Total
Diversified Members Credit Union	\$ 27,000.00	\$ 55,486.80	\$ -	\$ 82,486.80
MainStreet Partnership	\$ 162,000.00	\$ 222,456.76	\$ -	\$ 384,456.76
Luna Properties	\$ 40,000.00	\$ 191,117.43	\$ -	\$ 231,117.43
Pulte-Townes at Main Street	\$ 147,000.00	\$ 166,524.56	\$ -	\$ 313,524.56
City of Novi	\$ 122,000.00	\$ 322,208.39	\$ 532,888.67	\$ 977,097.06
Total	\$ 498,000.00	\$ 957,793.94	\$ 532,888.67	\$ 1,988,682.61

*Design Engineering ~100K, CE/CI ~\$156K

Essentially, the request is for the CIA to cover the stakeholder costs, which would be refunded, and fund the additional ~\$1M city cost as a CIA Corridor project. The latest design and estimates are included in the packet.

CIA Budget Estimates

Main Street SAD to CIA Loan

Main St SAD Loan Principal (3 stakeholders, excl. Pulte)	\$698,061
Interest Rate	4.0%
Term (Years)	15
Annual Principal Payment	\$46,537

Line Item	FY26	FY27	FY28	FY29	FY30
Revenue (Assessing estimates from 6/2026)	\$1,023,080	\$1,453,581	\$1,831,671	\$2,044,350	\$2,145,621
Main St SAD Loan Repayment — Interest	-	-	\$27,922	\$26,061	\$24,199
Main St SAD Loan Repayment — Principal	-	-	\$46,537	\$46,537	\$46,537
Main St SAD Loan Repayment — Total	-	-	\$74,460	\$72,598	\$70,737

<i>Main St SAD Loan Ending Balance est.</i>			\$651,524	\$604,986	\$558,449
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Loan Expenses

Ring Road SAD Loan Principal Payments, <i>est</i>	(\$1,068,847)	(\$465,866)	(\$561,994)	-	-
Ring Road SAD Loan Interest Payments, <i>est</i>	(\$23,131)	(\$29,341)	(\$16,628)	-	-
Street Fund Loan Principal Payments (Interfund - DPW)	-	-	(\$548,431)	-	-
Street Fund Loan Interest Payments (Interfund - DPW)	-	-	(\$16,227)	-	-

Projects

Lighting	(\$489,577)	-	-	-	-
Streetscape	-	(\$957,794)	-	-	-
Road - <i>See Street Fund Loan</i>	-	-	-	-	-
Operations - Streetscape - Maintenance - estimate	-	-	(\$75,000)	(\$75,000)	(\$75,000)

Total (Net Change)	(\$558,475)	\$580	\$687,851	\$2,041,948	\$2,141,358
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<i>CIA Loan to SAD Fund Ending Balance 6/30</i>	\$982,592	\$546,067	-	-	-
<i>CIA Loan to Roads Fund Ending Balance 6/30</i>		\$532,889	-	-	-

Notes / Open Items:

- *Main St SAD Loan Repayment corrected to use \$698,060.99 principal (3 stakeholders only, excl. Pulte) at 4%, declining-balance method, starting FY28*
- *Ring Road SAD Loan and Street Fund Loan figures are carried over as provided by Finance/DPW. Ring Road reflects an existing obligation where a payment was deliberately delayed a year to free up cash for the \$498,000 lighting cost. Street Fund Loan is an interfund loan: DPW fronts road-related costs, CIA repays via tax revenue plus interest.*
- *'CIA Loan to SAD Fund' and 'CIA Loan to Roads Fund' ending balances are carried over as reported by Finance*