



CITY OF NOVI CITY COUNCIL
APRIL 13, 2026

SUBJECT: Approval of a Resolution to Establish a Brownfield Redevelopment Authority for the City of Novi.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- City Council approved the Resolution of Intent to Create and Provide for the Operation of a Brownfield Redevelopment Authority for the City of Novi on March 23, 2026.
- The Public Hearing is scheduled for April 13, 2026.
- This is the third of a six-step process to establish the BRA.

BACKGROUND INFORMATION:

Currently, in order to take advantage of funding sources to remediate environmental contamination using a Brownfield Redevelopment Authority (BRA), the City uses Oakland County's BRA, which means any brownfield-related projects must go through the County's lengthy process (Board of Commissioners committees and then full board consideration) with limited input by the City on the financing aspects of the development plan. Additionally, the County collects fees on all projects in the City and can use them for various County activities elsewhere.

All told, the City has approved three (3) Brownfield-related projects to date using the County's BRA:

- Sakura
- Dunhill Estates
- Villas of Stonebrook

Those projects all resulted in *environmental* benefits (e.g., cleanup) for the City, and the County was fine to work with on each of them.

However, it is somewhat unusual for a city of Novi's size not to have its own BRA to accomplish the same project and financing approvals in a more efficient way, while capturing some of the revenue from those projects for the City's use in connection with other future projects. That revenue-capturing ability is a primary reason why this topic is being introduced now.

Another reason is that the City is likely to see more of these brownfield requests since the State has expanded the context in which brownfield resources can be used. As a result of new State laws, a BRA can now be used for housing development proposals that meet certain requirements and for larger projects—transformational projects—that are approved through the State. So “Brownfields” will now fall into three potential buckets:

- Traditional contaminated site clean-up
- Housing TIF (all captured taxes come from City Millages to encourage development)
- Transformational Brownfield (captured taxes come from City Millages and state sources)

By creating a local BRA instead of remaining under the County's the City would have local decision-making in all future brownfield redevelopments, including the use of tax increment financing (TIF) to fund eligible activities, and potentially attract private investment, most importantly, have oversight of the collected taxes. Additionally, BRAs may collect administrative fees to cover the costs of managing the program, including reviewing plans, aiding developers, and managing TIF capture and disbursement.

This is the **third step** in establishing the Brownfield Redevelopment Authority:

1. **Prepare a Resolution of Intent (completed)**
The City Council adopts a *Resolution of Intent to Create a Brownfield Redevelopment Authority*. This resolution declares the Council's intention to establish the Authority and sets the stage for a required public hearing. Sample language is included in the attachments.
2. **Public Hearing and Notice (completed)**
Before creating the BRA, the Council must hold a public hearing. Public notices of the hearing must be published and posted in accordance with state law (typically in a newspaper of general circulation and posted in public places). This ensures transparency and provides affected residents and stakeholders an opportunity for input.
3. **Adopt Establishment Resolution**
Following the public hearing, the Council acts on a *Resolution Establishing the Brownfield Redevelopment Authority*. This resolution formally creates the BRA and typically includes provisions for appointing board members to serve on the authority.

The **next steps** in the process will be:

4. **Appoint Board Members and Adopt Bylaws**
Once established, the Council appoints the BRA board members (usually five to nine members, though local bylaws may determine specific numbers, terms, and qualifications). The Board then adopts bylaws governing its internal operations, meetings, quorum rules, and officer roles.
5. **Coordinate with County and Taxing Jurisdictions (if applicable)**
Once it's established, if the BRA will overlap or coordinate with County brownfield efforts or involve property in multiple jurisdictions, the Council may also adopt resolutions consenting to participation or concurrence in joint Authorities and provide necessary notices to all affected taxing jurisdictions.

6. **Ongoing Compliance and Plan Adoption**

Once the BRA is established, subsequent steps include preparing Brownfield Plans and Act 381 Work Plans for specific redevelopment sites will happen as and when needed. Public hearings and notices are required for adoption of any site-specific Brownfield Plan before TIF or incentives may be utilized by the Authority.

Because the City seems likely to see more requests for Brownfield funding, and because there is a good argument to be made that the City should be closely involved in these funding and development decisions, the ORC has recommended that the City establish its own BRA.

In accordance with the discussion at the ORC, the proposed resolution establishes a 5-member Board to be appointed by the Mayor with the approval of Council, with at least one Council member and at least one Planning Commission member.

RECOMMENDED ACTION: Approval of a Resolution to Establish a Brownfield Redevelopment Authority for the City of Novi.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION ESTABLISHING A BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE CITY OF NOVI PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

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 April 13, 2026, at 7:00 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

WHEREAS, the City Council of the City of Novi by Resolution adopted on the 23rd day of March, 2026 (the "Resolution of Intent"), determined that it is in the best interest of the public to facilitate identification and treatment of environmentally distressed, functionally obsolete, and/or blighted areas to promote revitalization within the municipal limits of the City of Novi, and declared its intention to provide for the operation of a Brownfield Redevelopment Authority for the City of Novi (the "Authority") pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended the (the "Act"); and

WHEREAS, on this date, pursuant to and in accordance with the Act and the Resolution of Intent, the City Council held a public hearing, notice of which was given as required by Section 4(2) of the Act on the adoption of a resolution creating the Authority on this date, pursuant to and in accordance with the Act and the Resolution of Intent, the City Council held a public hearing, notice of which was given as required by Section 4(2) of the Act on the adoption of a resolution creating the Authority; and

WHEREAS, all citizens, taxpayers and property owners of the City of Novi and officials of the affected taxing jurisdictions had the right and opportunity to be heard at the public hearing on the establishment of the Authority; and

WHEREAS, the City Council desires to proceed with the establishment of the Authority for the City of Novi within the boundaries of which the Authority shall exercise its powers, all pursuant to and in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Authority Created.** Pursuant to the authority vested in the City Council by the Act, the Authority is hereby established and shall be known as the City of Novi Brownfield Redevelopment Authority.
2. **Supervision of the Authority.** The Authority shall be under the supervision and control of a board (the "Board") consisting of five (5) members appointed by the Mayor of the City of Novi, in accordance with the membership provisions set forth in Section 5(1) of the Act, subject to the approval of the City Council. The members of the Board shall hold office, and the Board shall conduct its procedures in accordance with the Act, and, in particular, Section 5 thereof. At least one member of the Board shall be a member of City Council and at least one member of the Board shall be a member of the Planning Commission.
3. **Jurisdiction of the Authority.** The Authority shall exercise its powers within the City of Novi.
4. **Powers and Duties of the Authority.** The Authority shall have the full extent of powers and duties provided by and in accordance with the Act. Among other matters, the exercise of its powers, the Board shall prepare Brownfield Plans for eligible property(ies) pursuant to Section 13 of the Act and submit the plan to the City Council for consideration pursuant to Section 14 of the Act.
5. **Bylaws and Rules of the Authority.** The Authority shall elect officers and adopt bylaws and rules governing its procedures and meetings in accordance with Sections 5(3) and 5(5) of the Act, and after adoption by the Board shall immediately forward a copy of the bylaws and rules to the City Council in care of the Clerk of the City of Novi (the "Clerk"). The Authority's bylaws and rules shall be subject to the approval of the City Council. However, if the City Council fails to either approve or disapprove the Authority's bylaws and rules at its next regular meeting after receipt of a copy thereof by the Clerk, the Authority's bylaws and rules shall be deemed to have been approved by the City Council.
6. **Form of Approvals.** Except as may otherwise be provided by the Act or other applicable law, approvals by the City Council of all matters pertaining to the Authority or its Board shall be by resolution.
7. **Severability.** Should any section, clause, or phase of this Resolution be declared invalid by the courts, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
8. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.
9. **Publication.** The Clerk is hereby directed to file a true and complete copy with the Michigan Department of State, Office of the Great Seal, promptly after adoption

and to take all other actions incident upon such adoption pursuant to applicable charter or other provisions.

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 13th day of April, 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