

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JULY 27, 2026 AT 7:00 P.M.**

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Martinez, Smith, Staudt

ALSO PRESENT: Victor Cardenas, City Manager
Danielle Mahoney, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 26-07-091 Moved by Casey, seconded by Martinez; MOTION CARRIED: 7-0

To approve the agenda as presented.

**Roll call vote on CM 26-07-091 Yeas: Casey, Gurumurthy, Heintz, Martinez,
Smith, Staudt, Fischer
Nays: None**

PUBLIC HEARINGS: None

PRESENTATIONS:

1. Novi 2050 Long-Range Strategic Plan Update - Danielle Mahoney, Asst. City Manager

Assistant City Manager Mahoney said this presentation marks an important milestone in the Novi 2050 process. After months of engagement with Novi residents, their business community, community stakeholders in general, staff, members of the Long-Range Strategic Planning Committee, and Council, they are finally starting to see this plan take shape. She emphasized that what they were going to see at the meeting was direction not decision. Nothing she would be sharing is set in stone or final; rather, they wanted to present emerging themes and concepts that reflect where they are to date and where the planning process has naturally led them. She said discovery, visioning and engagement have all taken place. They are now entering the part of the plan where they are starting to craft the framework and what the overall plan could look like. The plan is going to continue to evolve over the next few months. They are still aiming for an October adoption. She said every engagement opportunity they've had in the past few months has helped to build the framework. Every engagement is built upon the previous engagement which has resulted in the culmination of where they are today. It is cumulative input, not just a single meeting or a single survey. She said at a very high level, these are the engagement numbers. She didn't want to go through it in too much depth. She emphasized that the numbers are more representative of more than just participation. They really have had great breadth of engagement over the last few months through committees, the general public, boards and commissions, their sounding board, their staff team, and Council have all weighed in, so the numbers represent an

intentionally sought input from the community. She gave a quick shout-out to their staff project team, really complimenting the work that their consultants, Shockey Consulting, are doing. She highlighted all the team members who have contributed. She said more so than having them provide their expertise, their institutional knowledge as the plan moves through the process, she said this is really an opportunity to develop leaders in the organization, getting staff exposed to initiatives and projects they might not see every day. She said on a previous slide, you see broad numbers. Internally, they have hit a lot of mechanisms in terms of how they're getting the word out about this 2050 plan. They've hit every newsletter the city does multiple times. There have been six pop-up events, multiple social posts, a podcast, and their friends at the library have been generously promoting this through their newsletter. Their team has been hard at work promoting this and getting the information out there. She recognized their team and their efforts. The Sounding Board is their group of residents, business leaders, community stakeholders, that they look to provide insight and "pulse check" them with where they are. Throughout the process, their perspectives are important in making sure they're getting a varied community perspective. Everyone's lived experiences are coming through and they're able to catch things that they miss and that might not be getting through the engagement surveys or other community workshops. She said this has been a great help.

Assistant City Manager Mahoney said what they've heard consistently, at a high level, from the Vision Survey, the broad takeaways are not surprising: infrastructure and traffic. She said these pretty consistently emerge as the top concerns of the residents. There is a lot of value in Novi strengths while proactively planning for the growth that they have and see today and into the future. A lot of the findings align with Council priorities either from this goal session or the previous one. They've been seeing a lot of things that they already know and are actively working on. It is validating that the work they're doing is consistent throughout the community with things that staff and Council members already recognize. She showed a slide called "Topic Survey 1 – Community Identity and Housing" and said in addition to the Vision Survey, they have also launched some topical surveys. One on community identity and one on housing. Managing growth thoughtfully has emerged as a top priority. Housing across all stages of life has emerged as well. Reinvestments in their neighborhoods and affordability are recurring themes they're seeing, too. She highlighted some of the workshops they've had, different groups throughout community workshops they've had, the Sounding Board, the Long-Range Strategic Planning Committee, staff, the project team and how they all consistently identify similar priorities. That consistency gives them confidence that they're solving the right problems, that they're tackling the right things that are most top of mind across the breadth of engagement strategies that they've employed.

She introduced the draft framework. She said this is where they're making the transition from engagement to synthesis. They're trying to synthesize everything they're hearing. The framework is beginning to take shape. These are emerging concepts, not final recommendations. She pointed them to the draft vision statement. She focused less on individual words and language and more on the question, "Is this reflective of the community we aspire to become in 2050?" This hits on things they're doing well today that they want to carry into the future and leaving space for things they don't yet know they might need to invest some time in. She said this has been refined over the last few

months through the Long-Range Strategic Planning Committee and at their last community workshop in June. She said this will continue to evolve. She said if Council had thoughts, they could reach out to her or to Mayor Pro Tem Casey. She said they will be putting this back in front of people at their next workshop in August. She said the same thing was true of the mission statement. She said this is the "how" behind the vision statement. She said it highlights what they do well today and what they want to do well in the future to keep making sure that they can reach the mission statement. She said draft language will continue to evolve as they continue to stress test that in front of the other groups throughout the remaining engagement process.

She said originally there were five focus areas that emerged from the engagement they'd done. They also have these cross-cutting themes that are general themes they see threaded throughout everything that they wanted to call out as well, but maybe they didn't rise to the level of being a main focus area. Environmental Sustainability is one of those cross-cutting themes that she believes needed to be elevated to a focus area. She had that called out in a different color as an emerging focus area that they're continuing to work on. She said even though they are separate themes, they weave together. They don't really stand alone. She said as they go through the building strategies, they'll see some consistent call outs throughout each of those six. On Environmental Sustainability, they're continuing to refine and work on it. It is currently in development. She highlighted the strategies that they see, meaning some early ideas and concepts that the consultants, the staff team and the Long-Range Committee have been thinking through. She said to give them an idea, they were broken out into these three bucket areas. She said when they talk about "Provide," that's what they own as a city. It's the services they can deliver. It's within their circle of control. "Partnering" is what they accomplish with their partners in the community, whether that's other municipalities, the wonderful relationship they have with the school district, the Chamber of Commerce, and all their business partners. "Advocate" is where they influence. They might not have direct control, but they can work with their friends at the state, the federal level to enact some change if they need regulatory changes or legislature to help with different policies and legislation and general changes like that. She said they'd see those things throughout the focus areas. Showing a slide called "Infrastructure and Facilities," she said the vision for that is in 2050, Novi has seamless, reliable, efficient infrastructure supporting everyday life. She said this is seemingly simple, but they don't always experience that today. She said under each of these, you'll see a vision and a goal. Not pictured, but something else they're working through with staff team is outcome measures. They are continuing to think and refine how they are going to accomplish these. They're asking what are the individual SMART goals that tie up to that broader vision. She said when she presents again, Council will see all of those. The main theme for this one is they want to maintain what they have, they want to invest smartly and use technology appropriate to make this vision a reality in the future.

Assistant City Manager Mahoney said the second was rehousing and redevelopment. She said they are not talking about unlimited growth; they're talking about options. Life cycle housing, thoughtful redevelopment and reinvesting in some of Novi's aging neighborhoods. She thinks that is a distinction that matters and they've seen through the engagement that residents have acknowledged how thoughtfully and intentionally the

city has managed its growth over the years. They definitely want to keep that into the future and really think through what their housing mix looks like and how they can continue to be super thoughtful and intentional with their development. She said for some of these, they were going to lean more on advocacy or more on their partners on things that they can't always control themselves. She said "Mobility and Transportation" is not anti-car; it's more about choices. They'd like residents to feel like they can make a choice when it comes to how they get around. Better traffic, managed traffic, safer walking, better connectivity between places and spaces. She believes this one has a direct tie to that sense of belonging and sense of place that they keep hearing throughout all of their engagement efforts. When it's easy to get around, when it's easy to connect with people, you feel that sense of place and that belonging. She said she thinks this is an important call-out for that theme that they keep hearing. She showed a slide called "Responsive and Anticipatory Services" and said she thinks of this as a direct tie to Team Novi and all of their staff. How do they think through what services and service delivery looks like in the future? How are we agile in our approach to shifting demographic trends, providing more multilingual services, technology, our workforce, the makeup of our workforce? She said this section has the opportunity to be one of the most forward-looking sections when they talk about how they operate this plan. This is heavy on the "Provide." There is a lot they can do from the staff side. She said this one is close for staff, just how do they respond and adapt to the future needs of their citizens and make sure that they are anticipating those changes as Novi changes? Lastly, she showed a slide called "Long-Term Funding." She said none of these aspirations happen without sustainable funding. Thinking through what it looks like in the future, this is really about stewardship and being good fiduciaries of their taxpayers and thinking through how they sustain funding for the quality and value of services that their residents receive today into the future. They want to make sure that they're being more efficient, effective, smart, talking about intentional capacity rather than just adding additional capacity to their staff when they think about long-term funding. She thinks there is a lot of Advocacy because, as she learned when she moved to Michigan, there is a lot in Michigan that local governments don't have control over when it comes to revenue and funding. This one is something they'll need to be partnering and advocating for with all their partners.

Assistant City Manager Mahoney said they were not asking Council to approve anything at the meeting or to make any decisions. This presentation was more of a touch point. The Long-Range Strategic Planning Committee has another workshop on August 17th. This framework is going to come more into focus. It will get put in front of them. The Staff Project Team and the community will have workshops the next day. Typically, the Council Committee informs you about what that looks like for the next day with the staff team and the community workshop. Putting this back in front of people, the vision, the mission, the framework, continue refining, testing and listening. Then, the draft will get really narrowed and, hopefully, like she said earlier, they're on track for October. They would like to get back in front of Council, likely in September, do a real thorough deep dive into the plan and have a formal presentation. The Shockey team will come and really go through everything. Then, in October, they'll bring it back to Council for adoption. She thanked Council and said she hoped it was helpful. She reiterated that this is an iterative process. She said six months ago, they were asking questions and today, they're starting to see the answers to those questions emerge. She said it's exciting to see this all take

shape. In the next few months, they're going to continue refining, and those ideas are going to get crafted into a plan that really reflects the priorities of the Council, the organization, and the community. She said they had a sizable crowd in the audience, so she told them about the survey available at cityofnovi.org/novi2050. She invited everyone to fill out a survey and to come to a community workshop. She said they love to hear the residents' perspectives.

Mayor Fischer thanked Assistant City Manager Mahoney for sharing this information with them. He also thanked her for all the hard work that she's leading with Mayor Pro Tem Casey and all the committee members and staff members that she mentioned.

2. Proclamations by Michigan State Representative Kelly Breen

State Representative Kelly Breen thanked Mayor Fischer and invited her friend, Kathy Crawford, to join her at the podium. She said she had a very simple token of gratitude for two people that have dedicated their lives to public service and the City. She said Kathy Crawford has been a staple in Novi. She said there is a lot of division right now in our society and she was standing there against somebody who she previously ran against and lost. Representative Breen said she wanted to give a few personal reasons why she was there. One is that when Ms. Crawford and she ran against each other, it was a very civil thing. After Ms. Breen lost, she still had the privilege and honor of serving on Novi City Council, allowing her to grow and thrive in that area before she moved on to Lansing. She said they might be from opposite parties, but she didn't leave any holes in the drywall. The office was fairly neat and tidy when Representative Breen moved in. She thought it was very tremendous of her to say such nice words about her when they still have these very hot times of contention. Everybody knows Ms. Crawford as a fierce advocate for seniors, for the City. She has served on City Council as a County Commissioner in the State House and, just very recently, she left her position on the Library Board. She cannot think of a better example or a better person to represent Novi than Ms. Crawford and her husband, Hugh. Representative Breen said she was honored to give Ms. Crawford a tribute that is signed by her, State Senator Rosemary Bayer, Anne Bolin, Garland Gilchrist, and Governor Gretchen Whitmer. She said she appreciated Ms. Crawford's stewardship, her mentorship and everything she has done for the City.

Ms. Crawford said there is no need to thank her for supporting this community. She has been a cheerleader for Novi her entire life. She said some may or may not have known that she grew up on a farm in Novi 84 years ago. It was easy to help get things going in Novi when there was nothing there. She is reminded of that every time she comes to the Civic Center. She is reminded of the volunteer committees that actually made where the meeting was being held possible. There is virtually nothing in Novi that residents currently enjoy today that volunteers didn't initiate in some way. She said from the police station to the fire station, the library, everything that Novi has is because someone stepped up and volunteered to serve on a committee, a commission, a board or maybe an elected official. She said just because you're elected and you worked hard to be elected, and maybe you do get a salary, doesn't mean you didn't agree to step up. It's very hard work. It's hard to do. It's hard to run. She said she always says the school board and City Council are two of the hardest places to serve because you're making decisions about

your next-door neighbor. You're making decisions about a business that maybe they don't like what you do. In fact, there are a lot of things that people don't like that you do when you're on City Council or any other board or commission. She appreciates so much the people that are willing to step up and serve no matter what. No matter what their political affiliations are. She thanked City Council for their service because it's very important work that they do. She thanked Representative Kelly Breen.

Representative Breen said the next item she had was for Novi's amazing clerk, Cortney Hanson. She said Novi has a big election this year. Every year, there is an election. Now they have to tell a lot of folks that are worried about whether their votes will be secure, whether they'll be able to cast a vote. When she talks about voting in Novi, she has never once heard anybody complain about how Novi's elections are run. She said this was little late in coming, but last year, Ms. Hanson received the highest honor that the Michigan Association of Municipal Clerks can offer, and that is Clerk of the Year. She received it because she is just that darn good at her job. She encouraged anyone, if they have questions about the elections, their voting and what they can do to observe, what they can do to make sure their vote is safe and secure, there are a multitude of avenues that Ms. Hanson oversees. She said Novi's elections aren't run at the state level; they are run by local clerks, people who are appointed from the community or elected by the community to serve and she has done so in an amazing fashion. She presented Ms. Hanson with a tribute signed by her, Lieutenant Governor Garlin Gilchrist and Governor Gretchen Whitmer. She thanked her for everything she does for the City and for keeping their votes safe and secure.

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Bob Gatt said he sat where Council was sitting for 20 years. He served the people of Novi for 48 consecutive years as a police officer, as a Council member, as Mayor Pro Tem and as Novi's mayor. During his terms as mayor, he was honored to be elected six times, and he won eight citywide elections. Those elections taught him something very important: the people of Novi care deeply about their city and they expect their elected officials to listen, even when they disagree. He asked himself, "How do I stand there and support Blair Bowman without sounding like I'm simply helping a friend?" The answer is simple: this is not about friendship; it's about respect. Somewhere during those 48 years serving Novi, he came to know Blair professionally. He said they never became close, personal friends. They didn't vacation together, they didn't socialize together, and they weren't let's-go-out-to-dinner type friends. Over the years, he developed something he believes is even more important. He developed tremendous respect for him. He respects people who dream big. He respects people who invest in the communities they believe in, and he respects people whose success creates opportunities for everyone around them. He said the Vibe Credit Union Showplace is one of the premier convention and exhibition centers in all of the USA. It brings visitors, conventions, commerce, and national attention to our city. Then came the Hyatt House Hotel, another first-class investment that generates jobs,

tax revenue, and economic activity. Then came the expansion of the Showplace, more investment, more visitors, more businesses, more recognition. The Michigan State Fair chose Novi. Publications across the country consistently rank Novi among America's best places to live. None of that happens by accident. People like Blair Bowman have helped build that reputation. It's easy to look at someone who has been successful and focus only on their success. It's much harder, but much more important to ask a different question. How has that success benefited the people of Novi? He believes the answer is yes, it has. His projects have strengthened our tax base. They've attracted investment. They've brought thousands of visitors who spend money in our restaurants, our hotels, our stores, and our businesses. They've created jobs. They've enhanced Novi's reputation. And yes, they've helped make Novi a more desirable place to live, work, and invest. That benefits every homeowner, every business, every student, and every resident. He said the decision that would be made at the meeting should not be about whether Blair Bowman has been successful. It should be about whether his continued investment is good for Novi. He said he believes history has already answered that question. Some have focused on tax abatements, and he simply asked that Council consider the larger picture. He said an incentive is not the same thing as a loss. He said that many times in his 20 years sitting down there. He said when it results in new investment, new development, higher property values, additional jobs, increased tourism, and long-term tax growth, everyone wins. He said the city wins, the schools win, local businesses win, homeowners win, and the residents of Novi win. In that sense, he shared the line one more time: Blair Bowman always makes money for his partner. In this case, his partners are the City of Novi, the Novi Community School District, the businesses that choose to locate in Novi, the families who call Novi home and the nearly 70,000 residents whose future depends upon the decisions that Council makes. He said when this matter eventually comes to a vote, he respectfully asked Council to look beyond the individual and look at the legacy. He told Council to think about who had the courage to invest in Novi when others would not. He said great cities are built because visionary public leaders and visionary private citizens choose to believe in one another. For decades, Blair Bowman believed in Novi.

Anne Nelke, 48646 Windfall Road, said she was asking for a postponement of the final vote regarding the Camelot Parc project, JSP25-02, until remaining issues have been worked out. She said she is not opposed to the development. Many adaptations and revisions have been made since the original 46-unit apartment complex was proposed. These have not gone unnoticed or unappreciated. Stonebrook Drive is a private road, owned and maintained by the Villas at Stonebrook residents. The majority of residents have been concerned by increased risk factors pertaining to an additional development utilizing this private road. The fact that legal action is pending demonstrates how strongly the community feels regarding their future well-being. She thanked them for that. She said she also wanted to posit a few concerns regarding the City West project. She asked how much the city will be asked to forego in actual dollars through tax abatements or city tax revenues like the new Brownfield Authority. She asked how many public or resident dollars will be spent vis-à-vis the Corridor Improvement Authority and for how long. She said Mr. Bowman received 100% tax abatements for the Hyatt Place hotel. Mayor Fischer in a State of the City address, talked about the need for more tax revenue for other types of developments. She asked what the public benefit or improvement is from this while foregoing millions in future tax revenue. She asked what "otherwise" by

the city means in terms of contributions. She asked what the impact will be on the infrastructure, water, sewer, roads, etc. and who incurs the cost for these necessary improvements. She asked what the specifics are in terms of dollars of police and fire contributions. She also asked about Parks and Recreation donations. She said it has been stated in the Master Plan that the city is saturated with hotels. There's another one slated to be built in the Adelle Plaza. She asked what the need is for a 225-room hotel at this site with a pedestrian bridge to the Vibe Showplace except as a benefit for Mr. Bowman. She asked who pays for this. She said she hoped it was not the Corridor Improvement Authority. She asked how many more apartments, townhouses, and mixed-used units Novi really needs. She said Novi is at the 2045 projected population already. She said there is a plethora of vacancies. Per the Novi 2050 project that she has been on, the overwhelming concern is overdevelopment.

Deborah Domke, 48801 Windfall Road in the Villas at Stonebrook, said she was also there to talk about the Camelot Parc townhomes. She said she was there to ask City Council to please withhold final approval at the meeting for Camelot Parc townhomes. She said Villas at Stonebrook is already an established 84-family neighborhood. She asked them to please remember to protect the interests of the existing Novi residents. She said they deserve the same consideration as a new development. Good planning protects existing neighborhoods while allowing responsible growth. She said the vote at the meeting would affect 84 real families. Decisions like this last for decades. She respectfully asked Council to slow the process down and ensure that all outstanding concerns have been addressed before granting final approval. She asked them again to please withhold final approval at the meeting. She said the fact that legal action is pending should signal that important issues remain unresolved. She said they respectfully ask Council to not finalize this project while those significant concerns are still outstanding. She asked them to please vote no until the issues have been resolved.

Khurram Abbas, 26508 Mandalay Circle, south of where this planned rezoning just happened with City West. He said he was there to speak about the City West project. Ever since the rezoning signs first went up to the transition from this light industrial zoning to this entire City West zoning, it has felt like a classic bait and switch to them, a feeling that is now fully realized now that the zoning is approved by Council. He said they are now looking at up to 750 residential units in this high-density development which is basically a disguise for mixed use. To make matters worse, they are now hearing that significant funding will rely not just on state assistance, but also public dollars through the city's newly established Brownfield Authority and Corridor Improvement body. He said he knows the mayor and Council are aware of how vehemently opposed Novi residents are to this project. He said their concerns are clear and well-founded. Overdevelopment, strain on the city infrastructure, severe impacts on their local schools and permanent loss of green spaces are prevalent. He said that at the meeting, they would see a presentation showcasing the developer's plans. Before the decisions were made to move forward, he urged the mayor and City Council to ask the developer the following five or six questions on behalf of the residents. First, in actual dollar amounts, how much will the city be asked to forgo through tax abatements or tax revenues captured by the Brownfield Corridor Improvement Authorities and how many years will it last? Secondly, what specific impact will 750 units have on Novi's water, sewer and road systems which

are basically crumbling right now and who will be paying for these necessary upgrades? What are the actual details and dollar figures behind the police and fire contribution and parks and rec donations listed in the presentation at that meeting? What tangible benefits to the public or improvements will this project deliver that justify sacrificing millions in future city revenues? Where, specifically, within the proposed developments are the actual public parks, gathering spaces or community meeting areas? Lastly, he was under the impression that Central Park South was a separate project, which was approved by the Planning Commission a little while ago. Why is this being included as part of City West? Does that mean all the incentives that are being asked from the city apply to Central Park South as well? In closing, he said the Novi community deserves complete transparency and hard numbers before they compromise their city's resources.

Mark Weinbaum, 5640 West Maple Road, West Bloomfield, said he is a property owner in Novi. His property is located at the northeast corner of Beck and Grand River. He said he invested in this property about 20 years ago because he recognized that Beck and Grand River were essentially the gateway to Novi as much as Novi Road is the gateway from the east. He found it very quixotic and curious that that area has just, quite frankly, remained sclerotic for the past two decades. He said it's not for lack of effort. There have been plenty of efforts to try to develop those areas, but nothing has taken hold. He thinks this is a unique opportunity to really transform a critical piece of real estate in the community that is, as he suggested and he submits, a crucial gateway to the community. Beyond that, he knows there's concern about additional housing, but the truth is there's an opportunity now, as a result of this transformational brownfield, to develop a quality project with affordable housing, types of housing that are desperately needed in this community, in his opinion. Beyond that, he said, the showplace is the suburb's response to the downtown. He thinks most people in the room have enjoyed the ability to attend the performances, conventions and the trade shows and things of that nature here. He loves the fact that it's near his home and he can come there within a 10-minute drive rather than heading downtown. The truth is the hotels are necessary to make this vibrant and continue to be robust because the alternative is they're just going to lose all this programming to downtown Detroit, to Cobo Hall, without it. He strongly encouraged Council to give some careful consideration to this. He thinks it's a once-in-a-generation opportunity to really, truly transform a corridor in a very thoughtful and quality way.

Michele Duprey said she is 40-year-plus resident of Novi. She said the City of Novi has done a good job of incorporating pickleball into the community. Wildlife Park, once a passive park with very little activity, now is a vibrant park with people of all ages utilizing the pavilion for parties, having soccer on the two fields, baseball, cricket, an outdoor gym, in addition to the very popular pickleball courts. It is a very active and widely used park. She is happy that people are outside and enjoying all that Novi has to offer. She embraces and applauds this, but her primary concern has been road safety. Lately, there has been a proliferation of e-bikes as well as speeding vehicles, many of which fail to yield to oncoming traffic at the intersection of Stonebrook and the park entrance. There is no stop sign. She said she wanted to share two personal stories. Last week, a driver missed the entrance to the park, and she backed up as Ms. Duprey was coming down Stonebrook to her community. She almost hit Ms. Duprey. Secondly, her granddaughter

and she were walking to the park, and they were almost hit by a young man riding an e-bike up the ramp in the park. She said it seemed like he could not control the bike. Her primary concern is safety for all residents and non-residents who use the park. The residents of Villas at Stonebrook have been significantly burdened and impacted by the financial and legal actions of owning a private road that is used to access Novi's public park. She said there is a current legal action pending regarding the ownership of Stonebrook Road leading into the park. To the best of her knowledge, they are the only private road in Novi that is used to access a private park. This remains a serious consideration before final approval is given to the applicant regarding Camelot Parc. This outcome will affect the residents of Stonebrook for the rest of their lives. She said she'd like to work this together and get it done now. They are responsible people. She said she'd like to resolve the issue about the ownership of the road sooner rather than later. She said she'd like to agree to a commonsense resolution which satisfies the city, the residents of Stonebrook and the rest of the residents of Novi. She respectfully asked Council to refrain from making a final commitment to the finalization of Camelot Parc until the Stonebrook Road issue is settled.

Martha Ryznar, 44875 Yorkshire Drive, said she has been a Jamestown Green resident for 23 years. First, some good news. She was jogging recently with her dog behind the Civic Center, and she noticed there was a very undeveloped area because the lawns are beautifully manicured back there and she realized that they're keeping a huge section of milkweed plants for the monarchs. She just wanted to thank whoever made that call. She said there were monarchs on the milkweed plants and she really appreciated that. Regarding Camelot Parc, she asked that Council not grant final approval at the meeting. She said their neighbors at the Villas of Stonebrook have been lowballed by the developer on the maintenance agreement for their private drive. These residents pay for this private drive, and it's used by countless parkgoers as you just heard. She said she's a pickleball player and she has used it. It's got an active oil rig on it and back there with her dogs again, they've seen huge, heavy trucks using it often. The developer has no valid easement to use their public drive. She asked Council to please say no at the meeting. She also said while Providence Meadows was not on the agenda, she requested that they say no to that re-zoning when it comes to them. Due to all the approved re-zonings in Novi recently, soon, 6,100 standing, mature trees will be destroyed. These go by the names of The Groves, City West, and Novi 10 and Novi is a tree city. 400 residents oppose Providence Meadows and sent in signatures and their comments and opinions. Providence Meadows is not attainable housing. It's a residential island. There's a clerical tree count error which could expose them to another legal case and there are no public benefits to Providence Meadows. The last thing she asked Council for was a town hall meeting with the residents. She said the Novi community has a lot to say. She said as they know, she has been collecting opposition signatures on the Providence Meadows re-zoning. In one sub, she only made it to seven homes in 90 minutes because every family wanted to talk to her about what is happening in Novi and to Novi. She asked for a real exchange, a question-and-answer. She said she hopes they can organize this.

Patricia Shaw, 26065 Whipple Road, said she has lived in Novi for 28 years. She was watching the news earlier in the evening and they had a presentation about the Novi

City West. She said she looks around Novi and she sees what they've done to all the natural spaces. She thinks it's terrible what they've done, and she asked that they not go forward with the Novi City West.

Bruce Michael with Three Oaks Communities, 14496 North Sheldon Road, Plymouth, said he was there because they're one of the companies that Blair Bowman has been negotiating with to redevelop the area that's known as Novi City West. He said they are developers of a unique proposition that, so far, they can't find anybody else in the US is doing. He said about 10 years ago, they were approached by about 40 families down in the small city of Saline who were aging parents with adult children with developmental disabilities like autism and Down's syndrome. They said, "Can you help us find a way to create housing for our children? We're particularly concerned with what happens when we're no longer here." Well, they did that development. It turned out to be a successful venture and then they've started now their second and third projects in the State of Michigan in Rochester Hills, doing the very same thing, providing 38 out of 80 housing units for disabled people. They were there tonight to speak in support of wanting to be part of the Novi City West project. He said they'd like to bring the same neuro-inclusive type community to Novi along the south side of the road. He said they've been in lengthy discussions with Blair for some time to create that same kind of community where a certain percentage of those units are going to be ownership units, meaning that they're owned by the people in the special needs trusts within that community. He said it's a very, very good location from their perspective. It has all the things you might want to have around there, a hospital, Blair's Showcase, retail, opportunities for jobs for some of the people, walkability. They think it's just an outstanding location for this. They came to the meeting saying they look forward to being able to work with Blair and the City of Novi to help create their part of the Novi City West transformation.

Aaron Taylor said he was representing Avalon Hospitality which manages the Hyatt Place hotel in Novi. He said he appreciated the opportunity to speak in support of the Novi City West development and the inclusion of a quality full-service hotel that is going to be part of this vision that will be presented by Blair Bowman. He said he is not a resident, but he is employed in Novi and he fully understands what a new hotel can provide to a community, businesses, and the residents. As someone who works in the hospitality industry, he has had the privilege of welcoming thousands of people to the City of Novi. Every day, he sees firsthand why people choose this great city. They come for business, sporting events, conferences, shopping, dining, healthcare and to visit friends and family. More importantly, they leave with a positive impression of this community. A hotel is much more than a place to sleep; it serves as an economic engine. Every guest who stays overnight spends money at local restaurants, shops, entertainment venues, gas stations, and many other businesses. Every dollar circulated through the local community creates opportunities that extend way beyond the hotel itself. Hotel development also creates jobs. There are construction jobs during development and long-term careers in hospitality after opening. He encouraged Council to view the project not simply as another development, but as an investment in Novi's long-term economic vitality.

Peter Scodeller, 5480 Kensington Road, Brighton Township, said he owns a business located in Wixom, Michigan. His company is in the construction business, and they have

several crews that travel on a routine basis. They occupy about 9,200 hotel rooms on an annual basis. He said when they bring people to this area, they try to keep them as close to their Wixom facility as possible. Frequently, they're forced to go as far as 30 miles away because of lack of hotel rooms. So, hotel space is important to them. In the last 30 days, they utilized the Showplace as they have many previous times for company meetings and training and safety and other activities. In transparency, he is a partner of Blair Bowman's on the Central Park South property. He met Blair roughly 30 years ago. Much like one of the previous speakers, he does not go to dinner with Blair. He doesn't socialize with Blair. He has not been on vacation with him or his family. He has never attended his kids' weddings nor has he been to his. They maintain a business relationship. When he met Blair 30 years ago, he was impressed with his vision, his demeanor, and his honesty. That's what motivated Mr. Scodeller to try and become engaged with Mr. Bowman in a business setting. He asked that Council give the Novi City West situation an opportunity to come to fruition. He said he believes it's good for the community. As a business owner in the area that occupies a lot of hotel rooms, he said they need hotel rooms, restaurants, and food service. It will also provide construction jobs and long-term permanent jobs to operate these facilities.

Randeashia Burns, 24840 Olde Orchard Street, said she lives in the Olde Orchard Condominiums. She greeted Mayor Fischer and City Council and said she never thought she'd be standing there speaking about an issue that has impacted her family so directly. She moved back to Michigan two years ago. She had the option to move to Birmingham, Rochester Hills, and other thriving cities, but she chose Novi. She made this decision not because it's a thriving city, but because it has one of the best education systems for her children. She said her children have been attending Novi schools for the past two years. It has truly been a blessing. They have grown, built friendships and become a part of this community. Her oldest daughter also attends the Youth Mayor Forum. Their teachers and school experience have positively impacted their life, and she is grateful for the support that she has received. She also thanked Ms. Walsh for emailing her back in such a timely manner last week. The possibility of having to move out of the district because of housing costs is heartbreaking. For families, housing is not just about a house, it's about stability, education, and giving our children the opportunity to continue to thrive in a community they know. She hopes the city continues to consider affordable housing situations so that families who want to stay and contribute to the community have that option. She thanked Council for listening and for considering the impact these decisions have made on her family or families like hers.

Jeff Wainwright said he is with Paradise Park. He said he came to share some thoughts that are to him, very important and very strong. He has been a part of the community for an extended period. That doesn't mean that he's old, just that it's been an extended period. He said imagine a city that's bold enough to dream, setting a vision to breathe new life into the Grand River corridor. He said it's not like there's something wrong with it, but there is a need for some significant improvement. For decades, this premier, highly accessible gateway sat stagnant, burdened by compromised land, fading light industrial sites, shuttered businesses that no longer really reflect who Novi is, the intensity, the vibrancy of what Novi really is. As you think about this and what happened, the city planners said they could do better and they set forth to create a mission to improve that

corridor. He said they did that with the City West program. It was no small feat. They undertook a massive undertaking of study and review to come to that plan. It was reviewed and it was rejected and it was reviewed and it was rejected and it was studied and finally, it was passed. It encompassed something that was significant. It isn't small. It's, in some sense, revolutionary. It includes businesses. It includes sensitivity to residential when it comes to development. Imagine what happened. An incredible stroke of perfect timing. At this exact moment, a respected Novi business leader has stepped forward with a monumental proposal. This is not the development of a building. This is a significant change to the City of Novi. Astonishingly, it is just a complement to the city's vision. It is truly complementary. It passionately embraces every single component of the City West vision. When you look at this, it's without question. This is a perfect match. That was considerable thought that went into this. This is not just a development project. It's truly a transformation, and it's something that has to be looked at and thought about in those terms. By blending residential, retail, vibrant mixed-use spaces across 12 interconnected developments, this will skyrocket Novi into becoming, as you can imagine, the third-largest visitor destination in the State of Michigan. That's not a small undertaking and that's not a small comment. He said that is significant. He ran out of time, but Mayor Fischer allowed him to wrap things up. Mr. Wainwright said he had a couple of quick points. The one thing is about the economic impact. People have talked about that. He said this will bring an effect of economic development of \$1 billion to the City of Novi. This is not small; it is significant. It will change everything within the community. He said they talk about the risk, the cost to the city. He said this is not a big cost to the city. This is an upside. There is zero cost for the city as this plan unveils and Blair will explain that in his presentation. He thinks this is about gain. This is about gain to everybody within the City of Novi and there is no cost to the City of Novi. It's a net gain of \$1.3 million first time every year. He said think about how that affects the neighborhoods and residents. He said they did the right thing in dreaming up the City West plan and now doing the right thing truly means backing this brave leader because this is no small investment from an investment perspective who answered the call. He said, "Let's seize this moment, support this flawless alignment and build the future for Novi to be the best it can."

Brooks Cowan said he is with Pulte Homes. He was there to voice their support for the City West Transformational Brownfield Program and to say they're excited to be a part of another project in the City of Novi.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 26-07-092 Moved by Casey, seconded by Martinez; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 July 13, 2026 - Regular Meeting
- B. Approval of Resolution Appointing City Manager, Community Development Director, and Economic Development Manager to the Economic Development Corporation Board of Directors.

- C. Approval of resolution appointing City Manager, Community Development Director, and Finance Director to the Building Authority.
- D. Approval of a Resolution Authorizing "2026 Michigan State Fair" to occur on the Vibe Showplace property at 46100 Grand River Avenue on September 2-7, 2026.
- E. Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan amendments to neighboring communities, Oakland County, railroads and public utilities for a 42-day review and comment period.
- F. Approval of an ownership transfer of an escrowed 2025 Class C license for Kim's Bap LLC, transferring 50% interest from Kiwan Seo to Junghyang Kim, for the business located at 43155 Main Street, Suite 300, Novi, MI 48375.
- G. Approval of request for a special land use for service of alcoholic beverages and to transfer ownership of an escrowed 2025 Class C and SDM license from OTB Acquisition LLC to Round One Entertainment Inc. located at 27600 Novi Rd., Suite 201, Novi, MI 48377
- H. Approval of CLEMIS Authority Participation Agreement, Main Services Agreement, and Police/Fire Membership Orders.
- I. Approval of a Storm Drainage Facility Maintenance Easement Agreement for UPH Novi Property, LCC for the Culver's located on the west side of Novi Road north of West Oaks Drive (parcel 50-22-15-200-115).
- J. Approval of a sidewalk easement from UPH Novi Property, LLC as part of the Culver's site plan, located on the west side of Novi Road north of West Oaks Drive (parcel 50-22-15-200-115).
- K. Approval of the final closing documents from Hartwell Cement Company, Inc, for the 2024 Neighborhood Sidewalk Repair Program project, in the amount of \$0.00.
- L. Approval of the final payment to T&M Asphalt Paving, Inc, for the Ella Mae Power Park Pathway Reconstruction and Parking Lot Rehabilitation project, in the amount of \$23,679.61, plus interest earned on retainage.
- M. Approval to purchase a new replacement sewage pump from Kennedy Industries for the Liberty Park Pump Station, in the amount of \$32,675.
- N. Approval of Resolution Declaring Necessity and Tentative Intent to Proceed with Project and Setting Public Hearing for Main Street Area Streetlighting and Streetscape (Resolution No. 2)
- O. Approval of claims and warrants – Warrant 1206

Roll call vote on CM 26-07-092

Yeas: Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer, Casey

Nays: None

MATTERS FOR COUNCIL ACTION:

1. Appointments to Boards and Commissions

Mayor Fischer recommended Sunitha Ramappan for appointment to the Cultural Arts Advisory Board.

CM 26-07-093 Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0

Appointment of Sunitha Ramappan to the Cultural Arts Advisory Board.

**Roll call vote on CM 26-07-093 Yeas: Heintz, Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy
Nays: None**

Mayor Fischer recommended David Staudt for reappointment to the Corridor Improvement Authority with the term ending in 2029.

CM 26-07-094 Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0

Appointment of David Staudt to the Corridor Improvement Authority with the term ending in 2029.

**Roll call vote on CM 26-07-094 Yeas: Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz
Nays: None**

BREAK FROM 8:09 P.M. – 8:16 P.M.

2. Initial presentation of the project in the City West Corridor, with the potential to utilize the State's Transformational Brownfield Program

City Manager Cardenas said Mr. Bowman and his consultants from Plante Moran Realpoint were there to present the City West proposal. He said what would be proposed in the presentation are permitted in the City West zoning district and would not require re-zoning or a PRO. He said what they'd hear is the developer is plans to make an application to the Michigan Economic Development Corporation, specifically the Transformational Brownfield Program. He said this program is less about contamination on the site and more of an incentive for development. It's a vehicle for tax increment capture. Similar to brownfields that the City Council has approved previously, like the Villas at Stonebrook, once the development is built and new taxes are generated from that new development, it will be captured to reimburse the developer for costs associated with that development. In this program, the state is giving up sales tax and income tax on construction materials and workers. The county and the city will be on the

hook for future property tax contributions. He said as they had also seen in the press, this is the same program that's been utilized with the City of Detroit and for various projects, most recently, the reimagination of the Renaissance Center in the core of the city.

Blair Bowman said he was there on behalf of the project Novi City West Transformational Brownfield. He said they're happy to have some of the folks involved with their efforts come up and tell a little bit about their commitment. The reason why he wanted to have a few of the folks speak is so that Council can understand that this is a real qualified group of developers that are ready to make the investment and take this program to the next step. It was also very good to hear the comments being made and the questions being asked about what the numbers mean, what the commitment is, and what this means for the City.

Mr. Bowman said it's hard to believe that more than 35 years ago, what is now known as the Vibe Credit Union Showplace began as a truly very unique public-private partnership in an old, abandoned liquor warehouse at Novi Road and I-96. Today, they have grown to the 50th largest convention center in the United States, the largest privately-owned, non-casino-based convention and hotel center in the country, and one of Michigan's premier visitor destinations. Most recently, Plante Moran's research confirmed that the Showplace is now the third largest visitor generator in the whole state of Michigan. This level of success brings both opportunity and responsibility. He said as other communities continue to make significant investments in convention facilities, hotels, visitor attractions, they need to ensure that Novi and the Showplace remain competitive for the decades to come. As he's noted in several of his previous annual reports, they are facing major challenges in the competitive landscape. While they continue to view the market from a regional perspective, he believes that it's important for their urban partners in downtown Detroit to do well. It's also their position that they should have access to a scaled approach, similar to the structure utilized for the new hotels being developed adjacent to the Detroit Convention Facility. For the past two years, they have worked closely with City Manager Cardenas, Oakland County leadership, legislative leaders, and more recently, with Plante Moran to evaluate the Transformational Brownfield Programs as a means to achieve that objective. He said he was pleased to say that the program has now been recapitalized, expanded, and signed into law by the governor, creating what they believe is a once-in-a-generation opportunity for the Showplace and for the city to leverage significant and limited state investments and incentives to catalyze local investment. This initiative is about far more than the convention center hotel. Although, he said, the importance of that convention center hotel component cannot be overstated. It represents a comprehensive vision to revitalize the City West Corridor through new housing, hospitality, entertainment, and destination-oriented developments that will benefit residents, businesses, and visitors alike. Today, the Showplace generates approximately \$1 billion annually in direct economic impact. With these planned investments, that impact is projected to exceed \$1.4 billion annually. Just as importantly, this proposal advances the long-term vision established through Novi's Master Plan and City West planning efforts by transforming contaminated, underutilized, blighted properties into a vibrant, connected destination district. He said they believe this is the right project, at the right place, at the right time, and the investment will strengthen the

Showplace, enhance the surrounding corridor, and reinforce the City and the economic future for generations to come.

Mr. Bowman turned the podium over to Ben Tubergen from Plante Moran Realpoint. He said Mr. Tubergen would explain the specifics of the Transformational Brownfield Program and what it means to Novi. He said after Ben's presentation, he would gladly give a brief overview of the individual portions of the projects and developments which represent, in total, over \$400 million of new private investment.

Mr. Tubergen said he appreciated them taking the time to hear about the TBP program. He said a Transformational Brownfield Plan (TBP) is a performance-based financing tool. They are typically used for the viability of large-scale developments, such as Novi City West. On top of incremental newly created property taxes generated by the project, a TBP also includes state tax capture revenues. Those revenues are then utilized to obtain additional financing, which ultimately makes the project financially feasible. In order to qualify for the project, there's going to be five major program requirements. The first and foremost is the developer captures newly created taxes only. No existing tax bases are going to be captured within this program. Each parcel has to have a recognized brownfield condition. There's an investment threshold that needs to be met that's based on population. For the City of Novi, that's \$50 million. He said steps four and five would be other steps of levels of approvals. The City of Novi and the State of Michigan must designate this project as having a transformational impact. That's defined as growth in employment, population, and commercial activity. On top of that review process, it must also pass a financial underwriting process through the city and at the state level and that demonstrates the need for the TBP, essentially stating that this project would not continue through without a Transformational Brownfield Plan. Over the next few months to a year, there is going to be a number of approving entities that will be involved reviewing the process, the program, and everything involved. That would include this City Council, the local Brownfield Redevelopment Authority, the Michigan Strategic Fund as well as the MEDC.

Mr. Tubergen said to talk more about where the revenues are being derived from, he said there are going to be four major buckets where these revenues reside. Three of them are going to be state tax capture revenues. The first two are going to come in the construction period. Those are going to be the exemption for sales and use tax on the construction materials, and then reimbursement of income tax of the construction workers. Post-completion, he said they were going to move into another round of state tax capture revenues that take place for 20 years. Those are going to be income taxes of the residents, withholding tax of the workers, and then sales tax of the businesses involved. The fourth bucket is the only local contribution that's going to be made, and that's a traditional TIF. This is the incremental property tax revenue that they discussed earlier that will be eligible for reimbursement for the project. He said this is a reinvestment strategy that's been utilized in a number of different Michigan communities across the state. Mr. Tubergen showed a new slide called "Investment & Benefits Precede Incentives" and said moving on, they targeted four major milestones of what happens once this project gets moving forward. The key is that the investment takes place before the incentives come in. Step one being a \$400 million investment from the developer

team, \$0 of which is going to come from the City's general fund or state funds. Step two, the projects will come to fruition and be developed which results in about 63 contaminated acres redeveloped, and additional 100,000 square feet of retail, food and beverage and office space. Then, about 750 residential units made up of a combination of for sale townhomes, condos and multi-family rentals as well as a 225-room hotel adjacent to the Showplace. Step three, you'll start to see the economic and fiscal impact of the developments. Along the construction period, they anticipate approximately 1,000 construction jobs. Permanently, they anticipate over 410 direct and indirect permanent jobs and 87,000 new attendees to the Showplace, resulting in about \$1.4 billion annual impact between the Showplace and the development itself. Step four takes place over the life of the TBP which is about a 35-year time horizon, where the city's fiscal benefit is set to be about \$39 million, while also the developer getting \$25 million in reimbursements of new taxes generated. With that, he said he'd let Mr. Bowman run through some of the projects to give Council an idea of what they were proposing.

Mr. Bowman said in their overall plan, they have 12 interrelated projects and developments. The first is the Cambria Hotel. It's a Choice Hotel property. It is the line that they are putting the greatest amount of investment in. It is very consistent with their vision for what a modern forward-thinking hotel environment. It will also have a rooftop element, food and beverage, and meeting space on top. The next item is what they're calling their "finer dining" restaurant. They don't have any announcement to make, but they have had many very positive meetings with both restaurateurs and chefs that are interested in the opportunity. A lot of the feedback they've received is that it may very well be, from both the hotel standpoint and the restaurant standpoint, that it might be better to connect them physically. They'll still be independent operations, but they would have access through a common entryway. That may be one design alteration. He wanted to make sure everyone understood that this is early concept planning in many of these cases. As the plans are submitted for formal review, they, of course, will undergo changes both in reaction to any comments the reviewers might have, but also from market conditions and opportunities that may come their way. This is a very critical thing for having additional dining opportunities in the area. The third and fourth projects are two related projects that are The Mix and the Farm-to-Table. Looking at a slide with the same name, he said this is a perspective view looking down from the new farm-to-table restaurant into some of the rehabilitated buildings. He said they were going to take some of these older structures and put a lot of elbow grease and some new exteriors and certainly a lot of work on the inside. The idea is to keep the old industrial feel and kind of the cool nature of the project and add some new spaces that will support it in the form of prep kitchens, delivery, and city dock areas. He said the centerpiece will be landscaped grounds leading down to an atrium-style structure that will be for indoor/outdoor recreation, entertainment events, social events and gatherings, but also have day-to-day, seven-days-a-week opportunities for bocce ball, lawn bowling and those types of things seasonally outside and then even inside the building. There will be an area dedicated, just past the atrium where one of the existing structures will be dedicated to a dog bar. It'll have a dog park and a dog bar. He said there will be the inside where you can be off leash and outside where you can be off leash. Then, there will be an area where you can be on leash that will lead into their trail system for the

entire project area which is connected all the way through to Beck Road, and north and south with pedestrian and bike trails.

Mr. Bowman showed a slide called "Pulte Townhomes" and said this is the Pulte townhome portion of the property. He said he thinks they've indicated that it's going to be similar to their project in Main Street with a few differences. He said, from what he understands, it's going to be at a little less price point, but they'll be making those determinations and coming in soon for the next level of meetings with the city. They'll be able to go over all of that. He said the next project is a very exciting addition which they just heard about from Bruce Michael with the Three Oaks Development Group. He said they're calling this development Novi Oaks, calling for about 200 units of the neuro-inclusive units, condominium units with the incredible mission of dedicating a sizable percentage of those. That is also done at a pricing and economic point that allows these individuals to attain housing and have it dedicated to those types of owners and users on into the future through deed restrictions. It's something where they can then integrate with neurotypical people, so they create a community with caregivers, team leaders that provide for the care of these individuals and parents who have the unfortunate thought process of, "What is going to happen with my child when I pass away?" This community drives that in spades. He said they have a program that his wife was the immediate past chair of in Brighton called Work Skills. Twice a week, they have groups come in that help with the necessary work. They get a lot out of it at the Showplace and he knows they do, too. He expects that there'll be many more opportunities with this group. Mr. Bowman said the forward buildings along Grand River, they think are very consistent with the City West vision office and retail. He said the lower level of the office retail building looks like it could very well become another restaurant opportunity. That was at least one of the buildings that a prominent chef has identified would be their choice. They like the idea of being adjacent to the farm-to-table restaurant. Then, of course, to the west, there will be retail and a community building. The community building will serve the Three Oaks community center needs and then they'll also have residential on top. He said this residential, a portion of that will be dedicated to workforce housing, particularly for caregivers. An arrangement will be made for at least four, if not five, of these units to be dedicated for the caregivers. He said they've also identified five or six individuals in their current employ that have expressed interest in an opportunity for them to be housed close by the Showplace. He believes this is going to be very consistent with the intent of the transformational brownfield and the affordability component and the workforce housing component.

Mr. Bowman showed a slide called "North Grand Mixed-Use Projects" and said this has been the largest addition since they originally launched the idea of the City West. He said they had previously proposed that the specialty grocer was going to be basically where the Three Oaks development currently was proposed that he just showed them. They were talking with Three Oaks about whether they might be interested in the north side. Their interest was to be closer integrated on the south side, like the residential makeup of that, the connectivity with the other planned residential. At the same time, they were hearing from retailers, particularly specialty grocers, that they wanted to be closer to the interchange and intersection. Mr. Bowman said two things made a great deal of sense, is to then position the new retail specialty anchored grocery anchored

building to the north side, along with some of these multi-family units, both on the north side of City Gate and the south side of City Gate. This would be very consistent with the City West vision. It's a total of just over 320 units of residential that's proposed there as well. Now, that will be mostly market rate, but they are looking at the affordability components again and how they would meet not only the intent, but the requirements of the transformational brownfield and that's something that will be developed as they move forward. He said it is very likely that they will have an affordable component of at least one of these buildings, if not both, as far as the residential.

Mr. Bowman showed a slide called "Central Park South" and said to answer the question, he knows when they came in early on, they talked about other developments that they were planning as the City West ordinance was being developed and connecting Central Park South and the existing Central Park in through the pedestrian and bike path components that they have proposed in the whole plan. He said they have walking trails that are part of the amenities there that will be able to be enjoyed and even summertime potential access for some of the residents to the new projects to be developed to the east to their very underutilized clubhouse at Central Park Estate. They're really trying to do and live and walk the talk about connecting the community and the development.

Mr. Bowman pulled up a slide called "The City Has an Annual Benefit at Every Step" and he turned the time back over to Mr. Tubergen. Mr. Tubergen said he knows everyone at the meeting was kind of wondering, "Where does the city actually benefit here outside of the development itself?" He said that's what they're showcasing here in three different phases within the project. Where the project currently stands today would be about a \$300,000 tax net collection to the city. Post-completion of this project in about 2031, he said you're looking at the gross annual taxes jumping up to about \$2.3 million less the annual municipal services expenses that would increase due to the development itself and then also taking into account the developer reimbursement, he said you're looking at about a net collection of about \$1.365 million, which is about a four and a half times increase over where they currently stand today. In the year 2061, the TBP sunsets on this project. He said you're looking at a gross city collections of \$3.7 million, taking into account the services expenses there, again, adjusted for inflation, he said you're looking at about a total of \$2.7 million moving forward on an annual basis. He highlighted two footnotes. In order for the city to have the same net collections without the TBP program, he said you'd have to see about \$270-\$280 million worth of investment on this project site. Another way of looking at that is that \$270 million worth of investment is your break even as a city of where you stand with and without the TBP. He said over that same 35-year period, the collections as is, no developments, adjusted for inflation, would get close to about \$830,000 annually compared to that 2.7 number. He said you could see the benefits of the development in the long term. Mr. Tubergen showed a slide called "The Showplace is an Economic Driver for Novi" and said on top of that, he knows they've talked a lot about the Showplace and its economic impact on the city and the surrounding area. He reiterated that it is the third-ranked site in Michigan for annual visitors, driving in over 500,000 visitors each year. He said over 50% of those visitors are going to be attending and utilizing local shops, restaurants, and businesses before and after their events.

Mr. Tubergen showed a slide called "Historical Site Context" and asked Mr. Bowman if he'd like to speak about the historical site. Mr. Bowman said he thinks this is an interesting aerial photograph. It shows when the area was mostly populated, particularly where they're talking about midpoint west of where the existing Showplace sits. It was mostly older industrial, heavy industrial trucking companies, contracting yards and things like that. To address the brownfield aspect of this, there are multiple ways of being designated a brownfield. He said they're dilapidated, obsolete structures, functionally obsolescent site conditions. He said they have both on the north, chromium, and then also on the south, arsenic. Throughout all of these sites, heavy fill conditions, many, many tens of feet of fill on the north side, particularly. He said most of those areas, frankly, will remain and need to remain in more surface-like parking conditions. And as they get closer to Grand River, that's where they'll be able to still with the construction measures that will be much more in-depth pilings, foundations, and those types of things for vertical construction. Really, besides the Showplace and a few other important but not as significant as one might expect investments, literally for the last five, six decades, this corridor really has not seen much change. He said one of the contentions, and he believes it is one of the components of transformational brownfields, is at the core of them, they have to be a brownfield because these sites have sat and languished in large part because of the existing conditions and the difficulty of development. He showed a slide called "Current Site Photos" and said just running through the red building up top, he said he knows you have to use a lot of creativity and squint a little bit, he said they are planning on saving three of those structures of the four. He said the farmhouse on the right, they're going to add about, make it a little bit over double in size, and that's going to be the farm-to-table restaurant. All of the other buildings that you see in the images except for the bottom left, that's existing neighbor, One Source. All of the other buildings are planned for demolition and removal, including the cement plants, the old Carol's Upholstery, Planet Neon and the other buildings, the blue buildings as you see there, that's where the hotel will be going as well.

Mr. Bowman said he thought that did it for their overall presentation. He showed a slide called "Community Development Partners" and said this was a thumbnail collage of their partners and, again, it's still early conceptual imagery, but he said he thinks if you compare it to the City West Planning and Design Guide, it looks very consistent with what the city had as far as their vision. He said they look very much forward to working with the city and they were happy to answer any questions Council had for them. He said they hoped they had addressed some of their questions and they'll answer even more through the question and answer session, but this is just the very beginning. He said it's kind of interesting. They've been almost two years at getting to this point, but it really, with the recapitalization of the program, just allows them to get started. He said if they were honored with the opportunity to convince the community that they would consider at least looking at the next steps of hosting a transformational brownfield there for the City West.

Mayor Fischer thanked Mr. Bowman and Mr. Tubergen for their presentations. He said he was sure there were going to be a lot of questions. He believes it is a really good opportunity because there have been several iterations in the media, the proposal that was out there maybe a year ago, and obviously, it has transitioned to a couple different

items. He said, he thinks at its core, he thinks Council understands what they are talking about proposing. He said as Mr. Bowman mentioned, the Transformational Brownfield Program has been recapitalized by the state, which puts them in a position of potentially approaching the MEDC for an application and moving forward. He asked that Mr. Bowman and Mr. Tubergen join them, that they're able to present to the seven people on Council what might be included in such a proposal and development such that they could provide their thoughts, their feedback before they get any further down the process. He said that is a fair thing to do to give all of his colleagues an opportunity to go ahead and opine on. He said at the meeting, they weren't talking about a site plan review, they weren't talking about any of that kind of information. He said obviously, this is a very high-level proposal and subject to change, but it can generate the question for Council, "Is this the kind of vision the city would have and, more importantly, their interest in participating at the levels that were talked about?" He reminded his colleagues of the level of discussion they're having. He said they're not talking about the things they normally do in a site plan approval. He said as he always reminds his colleagues, they, for some reason, decide to run and in doing so, they're doing it so they can make decisions on behalf of the residents and on behalf of the community. He said they were supposed to come there and be ready to opine and make those kinds of decisions. So, this is their opportunity to provide that feedback, answer any questions and show their level of interest in some sort of proposal as being presented at the meeting.

Member Smith said that this was probably going to be the biggest thing that he encountered on City Council. It's a generational kind of project. When he first considered moving to Novi in '82 or '83, his wife at the time and he drove down Grand River, and their opinion was "Why on Earth would we want to move to Novi?". It was old industrial sites. Fortunately, they took another look and found out there was stuff other than old industrial sites in Novi, and they decided to move here. He said it definitely is in need of some freshening up. The Showplace has done a good job there. He used to be able to ride his bike from Novi Road to Milford and not worry about traffic, and that's changed a lot. He thought it was a change for the better. He wanted clarification on the numbers. \$25 million is what would be invested, essentially. The return would be \$39 million, or was it \$39 million with \$25 million off? Mr. Tubergen said that he was correct, the \$25 million was Blair's portion, or the developers portion of the newly generated taxes through the TIF program. And the \$39 million is solely for the City. There's no split there. Member Smith said so a 50-ish percent return on investment, that's not bad. So long as taxes are coming in and exceed the amount of reimbursement plus the extra cost that we incur for police and other services, it's definitely something that the City should consider. Money is hard to come by, and this is good. We definitely have things we can do with that money. He said the presenters said 87,000 more people coming into the Showplace with this, is that just based on having the hotel and more facilities? Mr. Bowman said that actually is on the business-to-business side of things, It is a very conservative estimate of 12 to 14 new significant business to business events that would utilize the hotel. In addition to that, he said they expect that it would support the existing show lineup, allow for growth. They certainly expect that there'll be an additional, call it the consumer show, too. The big four, the Boat Show, the MUCC Outdoorama folks, the RV and camper folks, and the home show folks. They are what really created this. He is hoping that it will also help them, sustain them, but also attract new events as well.

Member Smith said that he knew there was one pedestrian crosswalk planned for the center of the area over Grand River. Mr. Bowman said he wanted to address that, too. He said he knew that City Manager Cardenas was part of the meeting with the County of Oakland economic development folks. They had the transit authority folks and the transportation people involved. He said he has been the one saying that they had to figure out a way to safely get people across and had been operating under the assumption that the elevated platform approach to things would be the most effective way. In that meeting, he impressed him and then sent studies that they're shown not to work. They are expensive to build and people avoid using them because it takes too long when they can see the opposite end right in front of them, you are better off putting in more robust at-grade crossing with signalization, even with a place in the middle for a temporary respite, additional buttons. He said he read that with a great deal of interest and will work with this group, with the transportation officials and traffic planners, to make sure that we create a safe environment for people to migrate between the two. That's what he will pledge here. Ultimately, how that works into the infrastructure package, because he knows that has been asked about too. They are committed. He said he was standing there telling them that there will be some local investment, because that's a part of the package the application will need to make. It's an important thing that the State needs to see. He thinks the design of the pedestrian crossing and how many locations there might be opportunity for at grade at a much less cost is probably something they should be looking at. Member Smith said he guessed a bridge further west is also to be decided. Mr. Bowman agreed. Member Smith continued that for walkability, we have the ITC trail that essentially ends at Providence. You can get into Providence. If they could do something to increase the ability of people to get from Providence across to restaurants and things at City West, he thinks that's great. His dream is to have a better pedestrian crossing over 96. Anyone who's talked to him for a very long time knows that. He thinks it would improve traffic into the West side of that, whether that's improving the crossing at Beck or a separate pedestrian bridge over the freeway. Either one of those. Mr. Bowman said the trail system, that might even be a different approach to things through because of how active it may be, that may call for something elevated, right? So that it can be dedicated, maybe even ramped up slightly. He has seen that in other communities. He said that he is committed to working out the safest approach, particularly as it relates to the portion of the corridor that they are proposing to be involved with and work with the community to develop. That's been one of his key things, making sure that the uses were aligned and getting people back and forth, but connecting the two, because he thinks that's going to be important as well.

Member Smith said he would give his usual pitch for environmentally sustainable buildings. He encourages building too the highest possible standards. With a project like this, again, it's generational. Looking for some innovative ways to save energy, whether that's in-ground heat exchangers, solar panels, whatever the architects can come up with. He strongly encouraged that. Mr. Bowman said that they are engaged in that, he didn't know if anyone had gone by the Showplace recently, but they had a lot of reinvestments going on at the Showplace right now. They are transitioning to an environmentally sensitive membrane for the roof that is reflective versus absorbing, and they are putting in the largest solar array that they are allowed to put in before they get

into all kinds of problems with DTE. They like them in this fashion, but they get mad if you put too much in, right? They are in the process of doing all that right now, even taking the Showplace to a different level of sustainability. He said they just went through an audit system where they're going to take the next steps for a full building evaluation for all of their operating systems, individual piece of equipment by piece of equipment. They're very committed to that. In the process, they learned that DTE is launching an energy-efficient new construction plan and pilot program that they've invited them to be involved with because they had information about the Novi City West in advance. So their general contractor is meeting with their consultants. They just communicated today about that. They're well ahead, early stages of design process to work with them. He said they get rebates, so he's certainly anxious to do that.

Member Gurumurthy said that she was thinking about one of the reasons they approved as a Council City West. They all had a vision, so she was glad that, she liked the word generational. When she closed her eyes 10 years from then and looked at what she wanted to see there, of course she wanted to see the whole. They were thinking about the mixed-use development, and there is a piece to the mixed use where they want it to be integrated. She wanted to make sure it was walkable. And then she was thinking that it's not only for her, but also for the future generations. Like her kids. So, they needed to think about what they would want. At the same time, affordability was also one of the keys. She said that it was the greatest opportunity. She was glad Mr. Bowman had talked about it but wanted to talk about it as well. First, she wanted to dive a little bit more into TBP in terms of numbers, to make sure she understood clearly. Is it a five-year construction that is planned? Mr. Bowman confirmed yes. It was his understanding that the legislation did not change as it related to that. It's still five years, but they had two one-year extensions that could be asked for if you're in progress. Member Gurumurthy said that helped. After the project's completion, for the next 35 years, it happens after 2031, right? 2031 to 2060? Mr. Bowman said yes, and it will happen even sooner if certain projects are completed sooner. To give a quick, maybe larger scale answer for timing, because people have asked. Even though the hotel is the number one project, and of all these projects, some of them may be a little more feasible than others, might go a little bit faster than others, but all of them are linked together to share in those future recaptures to make the hotel feasible to construct. We need to see a considerable number of these developments and, he would say, most of the South side developments will proceed relatively swiftly. He expected sometime in 2027, if they were able to accomplish the approvals, get invited to apply, come back to this body, and go through the appropriate planning processes, because all of that still has to take place, right? You'll still see so many aspects of this. Those projects would move forward in 2027, 2028. Those would then start generating some of those recaptures that we could go out to the financing world and say that it's real, the dollars are coming in. They we could go out and bond for the hotel without taking too much of a discount or as much of a discount as you might otherwise impact. So then things on the North would start to move forward, including the hotel, the North Grand development of the mixed use and the retail on the North side as well too. He expects, if they were successful in gaining the privilege and honor of doing this with the community, that they will have all of the projects broken ground within the five years. But standing there, who knows exactly what the future might hold, right? So that's where they have those two one-year extensions available to you. We assumed for the purposes

of doing the numbers, that in 2031, the projects were all completed. Member Gurumurthy said she wanted to walk through three use cases. The first one was ideal state, the way he had laid it out. If all completed within five years, then every year after that, you have this annual municipal service expenses here, as you know that is a very high level estimate. But then there is also a TBD where you have in the corridor authority, because there's going to be some newer infrastructure that might be needed. How does that all play in terms of the total expenses? Mr. Bowman said that he would put it as simplistically as he could because the TBD was really because we have to engage in that process with the community as to what they would feel would be a reasonable local share. There has to be some form of local share in our application. If we don't have it, we won't stack up in Lansing. And at the same time, we also recognize that from the standpoint of critical services, that that's of key interest to the community. You've mentioned the VIA. That actually is in from of the captures, right? So that authority is a genuine major opportunity for this community because that will continue to flow in. And right now, the estimates for development in this area, he wasn't sure of the exact number, but it is nowhere near the level of investment they were looking to make. He was not asking to put it all into this area because they realize it's a corridor wide authority. But they would certainly look for some of the circulation roadway type of expenditures that he thought had historically been something that had been considered. Maybe those pedestrian crossings that may be more but less expensive, more cost-effective locations to do it in a sage manner. Those types of things. But they have to finalize that because we're at the earliest stages, right, as to what that would exactly be that the City would be willing to do and that would reach the level of what we hope the State would review favorably as far as our application. Member Gurumurthy said that is going to be an important number to understand how they estimate it and come up with that number. Back to the annual municipal service, too. The 415, it will be interesting to see how they came up, is it realistic? Do you feel confident about the number in terms of services? Mr. Tubergen said that they used 2024 and 2025 City budgets for that number, backing through the increase in employees and residents. There is legitimacy behind that estimated number, and they've worked with the City on that portion of it already. But as Blair suggested, there are things that need to be dialed in the next couple of months after financial review. Member Gurumurthy said she thought it would also help to add inflation, right? Is it also accounted for in that? Mr. Bowman said yes, he thought it went all the way up to 900 some odd thousand in the later years. Member Gurumurthy said in terms of the five-year, the second use cases, if it's not five years, if it extends, are we still going to pay all the things that's listed here, especially the 517 per year? Mr. Bowman said no, this is a full risk on method and tool and that's why, frankly, so many on both sides of the aisle proverbially look to this as a mechanism that is very widely supported because it's not a grant. It is not an abatement. These taxes still apply, still get paid, and only after the investment is made, the development is constructed, will the recaptures begin. And the taxes have to be produced for anything to be partially recaptured. Member Gurumurthy said so at the end of five years, even if it's not fully done, then whatever investment is done, and if the taxes are captured, then what. Mr. Bowman said it would be a proportional situation. He said it is continuing to add to the overall risk that a developer takes, and he understood it as best as he could from his good attorney, that it can get so difficult for a developer if only a small portion happens. You could be at risk of even them clawing back. There were some additional mechanisms put in this amendment to the legislation for additional

review and also for the potential, really making sure, to the best of their ability, that the projects move forward in a sale that is as close as possible to what was proposed. Member Gurumurthy asked if you renew for two more years and you're done, because you're saying you just have the two renewals, and say if the project is not done per what was initially planned for, what happens at that stage? Do we start doing the 517 even though? Mr. Bowman said no. It would only be so, and he would hope that whatever was accomplished by that point in time would be meaningful enough that we wouldn't have a concern for any clawback, because we'll have positioned, for example, all the developments on the South side. The hotel very likely will be going forward at that point in time. And perhaps, for whatever reason, and I just don't know what the world might hold for us, it's a very interesting time to be in. He continues to be very optimistic because he has to be. That's really what it boils down to. But he thinks that it is extremely likely that we are going to complete all these projects if we're able to avail ourselves of this mechanism and tool. That is exactly why it is the way that it is. Now, if we don't do, let's say, \$100 million of it and we've done \$300 million of it, then we would only be able to share or receive the tax benefits of the recaptures relating to the 300. You don't get the 100 you don't build, if that's what I think you are asking. Member Gurumurthy said that helped. In terms of construction, whatever you invest, then that's the proportion. Then there are a piece of the property taxes and all those things that we are talking about, the gain for the City and all those things. The question there is, the assumption, is it 100%? I see 70%? Say if it doesn't happen, the jobs that you predicted, or again, she was going after the use case jobs or housing. If that's the case, then it's going to be less than what was planned for in terms of the total property tax. Mr. Bowman said yes, it would be correspondingly less. Member Gurumurthy said that she thought we should run that use case in terms of that as well and make sure the services and then the annual reimbursement also is shown. Mr. Bowman asked if she meant to assume that we only build up to 25%? Member Gurumurthy said yes, you might build it, but maybe not all the jobs that are there or the housing doesn't happen, because it is also based on that, right? Mr. Tubergen said that he believed what she was trying to get here was that if we don't hit our benchmark assumptions on residents and new employment numbers and all these additional tax revenues that are coming to the project, what does that ultimately look like? He said he thought it was a sensitivity analysis for the developer team to understand what worst case scenario looks like. Member Gurumurthy said she was saying that we should run through that use case because that is going to show also, if that's the use case, then what about our expenses and everything and where do we stand net? Because this is an ideal case scenario here. Mr. T said that she wanted a scenario of what happens at 25% of the development actually and what does that look like sitting from her side of the table. Mr. Bowman said that he thought they could do tranches. Maybe a third, a third, a third. We can model that out. Member Gurumurthy said yes, that will show us the real, where we would be versus what we are seeing here. Mr. Bowman said because realistically, in the world of development, as we all know, timing can sometimes be your enemy. The longer it goes and those types of things. Because then unintended things could occur. But if things remain, and one of the challenges out there even right now is the cost of construction and things like that. That's why so many projects choose to go on the shelf or idle. Even with what we are seeing and projecting, these numbers have really baked in where we think that those costs are going to be. And that's, again, part of the reason why we're looking to have the but for approach of this tool. But if he

understood what she was concerned about, if they went ahead and put in one part of it, then don't do the other. He also knows that there's even a reverse concern, that they put in too much housing and don't put in mixed use. From a planning perspective. Member Gurumurthy said that where she was going with it was, idea state is always good, and then it shows net or gain at the end of 35 years, et cetera. But she thought they should also consciously look at what if. Mr. Bowman asked if she was thinking if the values dropped dramatically? Member Gurumurthy said no, if we don't hit the numbers, as Mr. T said. Because you are the ideal state, you had the 35 million, or that million dollars, and then you subtract all the services and then the TBA, then we net something. Where she was going was that they just needed to make sure that they looked at all the scenarios to understand where they would be either case, if it's 100% everything is developed, all the jobs are there, that's one scenario. But what are the realistic scenarios we have to be prepared for? So that goes back to the TBA application. When they saw the application, she hopes to see that use cases as well. Mr. Tubergen said absolutely. There's a reason that this goes through multiple levels of financial underwriting review and gets heavily scrutinized, to your point and your concern of what happens if it doesn't go as planned. So yeah, heard loud and clear. Member Gurumurthy said once the TBP is done, which is the 2060, that's when the whole incentive goes away, and then everything, that's the plan that you have to. With inflation and everything in mind. Mr. Bowman said that he wanted to touch on, because if went to the core of her question, is that a lot of this is where they were going to be utilizing these future captures. Again, it's not an abatement. We're going to have to pay for those. Residents are going to have to pay those taxes. The register rings, the sales tax still applies, right? And we're going to be utilizing them for another financing mechanism where we will be out borrowing, creating a bonding approach to underpin financial feasibility for particularly the hotel. So that will be somewhat set in stone. And then how the safe harbors, and there's other things, too, that maybe you want to touch on? Mr. Tubergen said that a lot of these state tax capture revenues are tied to what's called the safe harbor method. And that's a formulaic approach based off income wages, employments, and program development of retail office, what those wages and individuals, employees look like. Taking 90% of that, getting a price per square foot factor, and then multiplying that to the actual physical occupancy of the project. And then that is the number that is subject to the tax revenue reimbursement. Mr. Bowman said he thinks further understanding your point is what happens if these don't sell? What happens if they don't lease up? Those types of things, right? That ultimately is what will keep him up at night. He said she brought up a good point and joked well, let's cancel everything. He said he got it now, and they'll put together some scenarios on run rates of certain levels of occupancy, certain levels of sales.

Member Gurumurthy said her second topic was affordability. When she researched a little bit about the TBP, she knew about the 5 requirements, but they also have the affordability concept as well. She would encourage and consider, because this is a great opportunity. She said they have heard a lot in the 2050 surveys as well and everywhere about affordability, and this is an opportunity that we can, if TBP has that option, where you can incorporate it. Because Ann Arbor, she heard, they are 100%, the project they are doing with 200 million or 300 million. There is some amount of affordability that we can put in with a percentage AMI as well and make sure that's all incorporated in the

application. Mr. Bowman said that they are working with each project developer. Several of these are sub-developers that I won't control that aspect, but they're making commitments as to what they're willing to do. On the projects that we are involved with and actually going to be developing ourselves from a housing perspective, he didn't think it's total affordable housing in the 30 units of workforce, but it's going to be considerable amounts. We'll well exceed the percentage requirements on that one. He was confident in the Three Oaks, Novi Oaks development, the neuro inclusive, that went well beyond any requirement. That will have extraordinary positives as far as affordability, particularly for the developmentally disabled. And then on the North side where there's probably the largest concentration of new multi-family. He wasn't 100% there because he wanted to run the numbers, but it appears from the early stages that they're going to be able to, for that project, agree to the 20% affordable component. Member Gurumurthy said that with affordability, the definition could go anyway because for someone... she though there is the whole percentage of AML, right? Mr. T said that is wasn't like a State LIHTC deal by any means. It's more of an income restricted that's targeted towards workforce housing, is the way he would frame it, or the way that the TBP frames it. Member Gurumurthy said the next one was mixed use, one of the things she saw whenever there was mixed use, then they need to make sure it is connected and integrated. She said she knew in the proposal they had there was hotel and lots of parking spaces, she thought 2, 500. When she thought of mixed use, its more like the urban style development with retail. She said she saw a few there, but the concept is still that you need a car to drive everywhere kind of a concept versus walkable and connected. Mr. Bowman said that again, who knows what exactly the future will yield, but they see it more and more. They have to dedicate open lanes for Uber and Lyft, for rideshare type of situations, for even their typical social events and open to the public events. Business to business, it's a huge factor from that. The hotel itself, a considerable amount of those individuals will be coming by way of drop off and won't be out transporting on the roads, but we want them to be able to migrate to the restaurant. That's why, again, bringing that restaurant component, it will still be a single-story situation, but very likely will be attached to the lobby level for that restaurant operation. And all the others are interconnected in terms of walkways, pathways, and within the buildings themselves. There's first floor retail and upper-level residential or upper-level office as well. Member Gurumurthy said if we can also think about parking, more hidden or underground, those types of things outside. Mr. Bowman said that the Three Oaks folks, their parking for their units are all under the building, un the building. In the case of Central Park South, about half of those parking spaces are under the building. And on the North Grand side of things, a considerable amount, probably more than the 60% range, will be under the building parking. Member Gurumurthy said that one of the most important things about the mixed use is that the more can be connected and sort of spread out, that would be great. Going back to the urban, she wasn't saying New York or something like that, where you have more of these mixed uses. And then being more community centered verses more entertainment venues, more gathering spaces and open spaces for people to walk, sit would be great. Mr. Bowman said that the formal site planning of these sites has not taken place yet. He said that in each of the cases, particularly in the Mix and the Farm to Table, we're going to have very large, landscaped expanse areas. We hope that that is a hub for all the community to migrate to from both sides of the road to enjoy. Not that we don't want the same type of activity to go out to other

businesses that occurs right now, but I want to get that other even 50% that may be going to elsewhere in the region and things like that and having more things for people to do when they're here, enjoying the Showplace and other things on the corridor. He said from the environmental standpoint, on the South side particularly, they are preserving all the wetlands with a very small percentage situation. A lot of the wooded areas, we've moved completely. He said he thought they were 400 feet on the West side away from the residents and 300 plus feet even for the Three Oaks buildings. They have really taken that all into consideration, too. There'll be walking trails, there'll be open space, there will be park areas that will be a part of the final site planning process. Member Gurumurthy said she was glad to hear that and asked if they have looked at the active mobility plan and tried to integrate that with what they are planning? Mr. Bowman said that it wasn't something he personally had engaged in reviewing. He said that it was part of their overall plan to make sure that these are very robustly connected. Walking paths, bicycle paths, even the modest motorized, not full vehicles, right? Not cars but having the ability for scooters and other things like that, and mobility-assisted situations for people to migrate throughout all of it. And again, that speaks also to the multilevel or the elevated crosswalk. They'll have to see the whole process. Traffic planners, they are going to look forward to working with Oakland County, the folks here at the City, and their professionals to come up with the best plan for connecting both for traditional transit, because we need to acknowledge that people are still going to motivate by cars still quite a bit. But the idea would be if we put the connector road in, particularly on the North side, a nice, robust, new signalized intersection and pedestrian situations. We could see the vast majority of the Showplace traffic and even the new development traffic on the North side never interact with Grand River. They can get right out to Beck Road and onto the expressways, which would be a huge improvement from a travelling public standpoint. Member Gurumurthy said she thinks there's a lot of opportunities and encouraged them to look at the active mobility, because ultimately, they want to integrate that to this space and make sure they can see that vision come true here. She said just one comment, she hoped this is not true, but just making sure that the restaurants and all of that for affordability and all backgrounds, all ages to make sure that it's not kind of a luxury. Everybody should be able to, whether it's restaurants or retail. Mr. Bowman said that it was interesting that she said that because they were certainly not at a point of being able to make any type of statements, but one of the folks they've talked with, very prominent, would be associated with the finest of dining, right? No. It's finer dining and it's going to be something that will have even some casual elements to it. It is going to be something that, affordable in one person's mind might not be so affordable in another, but it is not going to be the over-the-top five-star Michelin situation. And then when you integrate it with the Mix and small plates, mixology opportunities. You get a draft beer. You can get a cocktail with your dog. It's going to be very casual with a very nice outdoor gathering space and then having the indoor/outdoor recreation element with the pavilion atrium as well, too. He said they were looking to attract. He said they have an area that would be seen on their plans where they can activate with food trucks on a number of occasions as well, too. They would not even have a full kitchen for that. When they do have events and things like that, they'll be using the commercial kitchens either at the Showplace or using the farm-to-table kitchen as well.

Member Gurumurthy's last question was regarding the 750 housing units. She asked how they came up with that number? Mr. Bowman said that from studies and feasibility studies that were conducted, these types of multifamily units, from the standpoint of the traditional rental units, there is right now a demand that is showing about 2,400 units for this area. He couldn't speak to the for-sale side of things either for the Novi Oaks, Three Oaks, or how they determined their needs. He said that he knew they had a considerable number of families that they're talking with about their developmentally disabled units. Those are typically committed even before they break ground. As far as their numbers and exactly what they generated, he talked with them about their mission, but they're also developers at the core of them. There is profit motivation there as well. He said he's assuming they are experts at those types of developments, and along with Pulte, of course. He knew they know their product type in the market very well and so very much appreciate that they are going to do the right thing and the right number of units. Member Gurumurthy asked if he could share how they came up with that number, it would be helpful to understand. Mr. Bowman said that he thought the next step for both of those projects will be coming in for a concept level meeting, an updated concept for Pulte, and then submitting formally for the site planning process. So they'll be engaged both with the administration and then with the decision bodies. And in this district, of course, we have to come to the City Council for every aspect of it. Member Gurumurthy said thank you for answering, she was looking forward to seeing those numbers walk through and then the infrastructure numbers as well and how we calculate it and stuff.

Member Staudt said he wanted to dispel a few urban myths. One of them is that City West was something that was presented by Mr. Bowman and staff went with it. That couldn't be further from the truth. He said he was the representative on the Master Plan Steering Committee and City West was something that was largely staff-driven and was brought forward during meetings in 2019, long before Mr. Bowman was included in the discussion. He said they spent a tremendous amount of time reviewing what City West meant and had a lot of consultants and discussions and opinions. He said the most important thing about City West was the connectivity of all the operations and having a walkable area which has multi-uses, office buildings, residences, doctor's offices and everything else. He said another thing he hears on social media is that this concept is something that is solely for the purpose of creating hotels for the Vibe Showplace. That is much more to it. He said he watched Mr. Bowman turn an old plant into an expo center and then an empty lot on the outskirts of the City of Novi into the Showplace. He said this isn't some rich guy who is exploiting the City of Novi. This is somebody who put his heart and soul into the community. He said he was encouraged by what he saw tonight and by what he's heard from his colleagues. He asked how Mr. Bowman planned to mitigate his risk for this development. Mr. Bowman said he appreciated what was said. He has his family involved in the business and it has allowed him to concentrate on this next step. He said they have resources but not the magnitude of what is required for this. They have brought in and are agreeing to sell portions of these properties to various developers. They are jointly developing some of it. The balance of it, particularly the hotel, is where he is mitigating if this program yields the group of projects. He said he will have to subsidize the hotel annually for operating expenses for at least 3-5 years. If they are able to bring in those additional events, it will also provide the additional major economic impact for the region. He said where the risk will be mitigated to a great degree is if they are able

to see these developments come to fruition on the south side, the hotel moves forward, and the remainder of the north side, it will make sense under this program.

Member Staudt said the Vibe Credit Union Showplace is the largest privately held expo center in the State of Michigan. Everything else they are competing against is publicly funded, including Detroit hotels and Huntington Place. He said there has to be some level of fairness and this allows us to get involved a little bit in leveling the playing field. He said he will look for staff to provide some level of redundancy in their analysis of financial numbers. He said no offense to Plante Moran, but he was hoping through the efforts of staff, they can provide some things that are consistent with what they are finding. That will help tremendously because they can ask staff to do things that they can't ask Plante Moran to do. He said he looked forward to seeing those numbers. He added that this was an extremely complicated project. There are a lot of things that have to happen right to make it happen. There is a lot of politics involved, and he hoped they could move past that.

Member Martinez asked who gets precedent for the captured tax dollars. He thought when the Sakura development was happening, there was a process that had to happen where the CIA had to forego or give a green light to forego tax dollars that they would have captured. City Manager Cardenas said in this situation, the CIA has the first capture of any new taxable dollar. You have a frozen amount, that is what's currently there, and then the first 50% of that new development or the new taxable value goes to the CIA. After that, it goes to the developer for the TBP process and program. Member Martinez asked if any of that changes with the City having its own Brownfield Authority moving forward. City Manager Cardenas said not at all. Member Martinez said when it comes to the CIA, it sounds like that would be a similar process that would be followed here. There would be some sort of approval at the CIA, to determine their portion. City Manager Cardenas said there would be no foregoing from the CIA. They would receive new revenue that they had never planned on prior to this. This is a whole new capture that was not foreseen and they would not be foregoing anything. There would be no approval from the CIA for any part of this. It completely rests in Council's hands. Member Martinez asked when the CIA determines how and when to spend that money, is there anything about those funds that would come from this project that would be earmarked or does the CIA or Council have any say on how that gets used. City Manager Cardenas said it will stick with the CIA in terms of abiding by the development plan that was approved almost 10 years ago. Whatever is in those guidelines of that development plan, those expenditures have to be used in accordance with maintaining and/or fulfilling the goals of the plan.

Member Martinez said one of the things he's been thinking about as they've gone through the budget discussions at the City level is that cities everywhere are running into hard times. Novi is better positioned because we've been able to plan and we've been able to take steps that others haven't been able to. One of the things that he thought about was the tax revenue, the things that you pay go to a regional authority for the convention center and hotels. Mr. Bowman said yes, the hotel. They found out they are the number one single generator of assessment revenue to the operating authority for Huntington Place. He thought it was about \$1.5 million per year. That is from their activities

for all hotels that go into the Tri-County area. They are the same for the Visit Detroit Bureau, something like just over \$1 million from the hotels. All those dollars flow from those entities. The Visit Detroit Bureau is a Tri-County authority that gets revenues from the Tri-County Authority, but its only purview is operating the Huntington Place at this stage. Member Martinez asked as part of the discussions that you and your team have had in Lansing when talking about this, have there been discussions about possibly changing some of that formula so that a City like Novi, where we house and hold onto these facilities, are able to recoup some of that money locally? Mr. Bowman said he would love to have that discussion. He said he was regional in focus. He was the Treasurer of the Visit Detroit Bureau until last year. He said he wasn't fully privy to how these funding mechanisms were going to go for the hotels downtown. There are now two of them and it is where the authority itself, the public entity, owns 49% through direct investment. He was always told that wasn't allowed. He said there is a sincere need in Detroit for additional hotel rooms. They are doing wildly better than most of the region, and that's where they need to get into a position where they have the critical resources of those additional rooms. He said he realized he wasn't directly answering the question, but it's very complicated as far as the legislation. There has been some discussion recently about whether there could be a marketing fund that would be established in the next iteration of lengthening the authority's life and also assisting facilities of certain size and jurisdiction, and a certain amount of population, and certain locations as far as infrastructure. There may be a constructive way of coming out of that review of what's going to happen with the authority's bonding and long-term capability. There might even be a way of actually providing some more direct support, but it would be in the form of marketing, not assessment. He said there were efforts that many jurisdictions were looking to see if they could levy hotel taxes. He thought there was a way to do it but it's a major process, and where an authority like the Bureau already exists, he thought it was precluded. He said he would love to have everyone go and talk to them about doing something where we could proportionally share those revenues and things like that to keep them here to support the events that are driving those revenues in. Member Martinez said he thought it was important they made some kind of effort. He thought it was important that the dollars we generate locally like that should be able to come back locally and serve the community, help the City, help the partners we have.

Member Martinez asked how confident they were that they have identified all the contaminants on these sites. Mr. Bowman said since they've been acquiring these sites since the 1990's, they've been conducting phase one type activities. In many cases, they have done phase two, even BEA's that were required. Some cleanups occurred before they were willing to buy. There is chromium on the north side where North Grand is proposed and arsenic in a portion where Three Oaks and the existing soccer field is. He said where the soccer field is, they took two feet of soil, brought new soil in, and tested thoroughly before allowing the youth soccer program there. They will have to either encapsulate or remediate on those sites after they are thoroughly tested. Member Martinez said he hopes anything they find is manageable and not unforeseen. Mr. Bowman said they do have conservative numbers for environmental remediation. When they get into final site planning, they will identify where buildings, foundations, and footings are going to do. The numbers they have now are for full removal, excavation, bringing in clean fill, and going to a class required landfill. They will manage it as best as

they can onsite. They have to get to a point where in those areas where residential habitation is going to take place, that it's safe and meets those standards.

Member Martinez said he appreciates this being referred to as a generational project. One of the points of feedback he has heard through his lifetime is that we've seen a couple generational projects come through Novi and some have struggled with vacancy. Some have sat a little emptier than had foreseen. Some have gone through a couple iterations to finally hit their stride and maintain those tenancies. He asked what they are doing to ensure that you are doing everything you can to proof this project from those economic volatilities. Mr. Bowman said from his own personal investment and involvement on the south side, some of the mixed use like The Mix and farm-to-table. He thinks those are going to be important gathering spots and uses where people can congregate, but the economic investment for that is something they can do relatively risk free. It is not insignificant. Those resources will also go into the underpinning of the capital stack for him to then buttress what he is going to be doing as far as the economic equity investment that he has to do for the hotel. He said it is not the same deal that the developers get downtown. If he could get that deal, he wouldn't be before them right now. This is a program where he is getting as close as he can to not having a traditional mortgage payment after using the bonding mechanism. He said he fully understands that when the hotel is only at 25% occupancy, which is what he expects in the first year, that he will be covering the shortfall in operating expenses. That is something he has baked into his commitment to the project. He said they have qualified and interested parties for the specialty anchored grocery retailer and he thought there was very little question that 320 quality units built in that location meets the demand. He said that along with the TBP support, this would be an extraordinarily solid project that will be financeable. He said they will work with partners on that for the construction financing and the feasibility studies that will be required. Under these types of funding mechanisms with that TBP underpinning, that is what makes them feasible, but you can never guarantee. He said he is going to be taking a great deal of risk and ultimately, if they fail, then the examiners look back and may claw back at the other TBP components, which could be devastating. He said for his sake and his family's sake, he will do everything he can to make sure it makes sense.

Member Martinez said as far as data and projections, he thought it would be helpful for when the time comes for Council to look at some of the plan, to be able to make sense of that. He said this is a very data driven Council and they would appreciate getting that information. He added that they've heard from some residents who are not thrilled about the idea for various reasons. He said when this plan starts moving into motion, he would like to see some sort of concerted effort to have that dialogue with the community. To make the residents in the neighboring areas feel they can have at least some opportunity to be heard as things are coming together. He said he knows they are envisioning this as a plan that will bring people together, and he thinks that starts in the early stages. Mr. Bowman said for three years that they've been communicating with a lot of the residents to the south. That has yielded movement in their proposed structures and buildings as it relates to setbacks, preserving open space and natural areas. He said they are different products, though. It's single-family for sale versus multi-family for rent. He said they've taken into consideration a lot of those thoughts. He knows what 750 units sounds like, but

over the amount of acreage they are dealing with, if you consider what could be done in a more dense, true urban format, it could be considerably more than that. He thought they struck a really good balance of working with the vision of the City and hearing, particularly on the south side, working with the residents. He hopes they can walk to and enjoy what they will produce. He also will continue to meet with the associations and work with everyone willing to work with them.

Member Heintz said regarding the contamination, it sounded like there is going to be a strong focus to remove that contamination source as opposed to just reducing the risk or mitigating the contamination. Mr. Bowman said yes, they have to get below the contamination for residentially habitable conditions, but for commercial components they do not. He added that it's another opportunity in those commercial areas for them to do encapsulation methods. There are also barriers that can be placed over repositioned soils. He said it will be tested before, during and after in order to get the change in condition and site for residential habilitation. Member Heintz said he appreciated hearing that some of the testing has been done as well as some cleanup. He said sustainability and environmental friendliness is going to be something that is front of mind for him. He said they've mentioned they've done a little bit of the environmental assessment, but not that much during this stage of planning. Is that correct? Mr. Bowman said no. The evaluation of these sites for the existing environmental conditions has been extraordinarily thorough. In fact, on the south side, it's been done multiple times. Several phase twos have resulted in an updated BEA, including additional properties.

Member Heintz said the overall reason for this Transformational Brownfield Program is that the contamination is one component, but it's also the size of it and other factors. He asked what the leading reason was. Mr. Bowman said it provides a vehicle and mechanism that is somewhat a poster child for the transformational brownfield because it's revitalizing an area that has long languished. Multiple projects, multiple uses, creating housing, creating jobs. It all leads to appropriate sharing ratios from these projects to be able to build the hotel. That hotel then helps sustain the Showplace. He has been trying to share in his communications about what they are facing. A lot of programming and projects are going on in other communities. There are other planned centers and things of that nature that he has always taken the tact that he can't worry too much about it, but at the same time, they have to come up with a plan to make sure they are they for decades to come. He said that's at the core, that it helps sustain the Showplace, builds on the economic impact for that, and it helps create the City West community.

Member Heintz said he hoped they were taking notes during the Novi 2025 Plan conversation. They are hearing some important elements like managing growth and the challengers with our aging roads, and all these different things that we hope continue to be factored into your plan. He reiterated the importance of sustainability and environmental friendliness. It's not just trying to maximize the number of units and profit within any sort of development but trying to have thoughtful development. Try to take a different perspective when it comes to planning rather than trying to maximize the number of units. Maybe think of how to orient things so they can be solar ready instead of just removing trees. Mr. Bowman said that was why he was anxious to bring The Mix and farm-to-table plan. He said it was originally thought of as an ideal location for a

considerable amount of more intense development, but they he walked the area with his daughter and thought they should try and save some of the old buildings. They are going to make it work. He said he was excited to bring that forward. He added that he knows the other development partners have sincerely worked on being as environmentally sensitive as possible. Mr. Bowman said the exception is on the north side. There are some wetlands sporadically positioned over the North Grand site and they have talked about the need to look at wetland banking as an option so they can fully mitigate. He was hoping that is something the community will consider with the scale of what they have proposed. He said they are utilizing an area where the old cement plant impacted the open body of water. They plan to upgrade that and create an area where they can manage to put some of the stormwater. He said everyone is talking about a place to gather and creating a substantial park along that open body of water. By enhancing that and being able to work with offsite banking for the remainder of the wetlands is something they will be proposing, and he wanted to be up front about that. Member Heintz encouraged them to do that as thoughtfully as they can.

Member Heintz said with all the different gathering spaces that have been mentioned, are they going to be for the public or are some pieces private. Mr. Bowman said the park he spoke about was off a public road and he believed it would be maintained in a way that would be of service to the residential projects, but still open to the public. He said inside of the residential units, there will be exclusive amenity areas as well. On the south side there will be pocket parks that will be exclusive to the residential units. They want everyone to come to The Mix and farm-to-table to enjoy that. He added that the trail system will go from the public right-of-way at Beck Road. They want people to be able to ride, roll, and stroll through these developments and get to Grand River, across to the north side, and visit shops.

Member Heintz asked if they have had any conversations with the Novi Community School District at this point in time about the potential impact and growth in that area. Mr. Bowman said his understanding was they would be in favor of having additional households. They are in a growth trajectory, but they are not impacted negatively in the funding. They would get funding on a per-pupil basis, and he believed they would look at that favorably. He said he would expect that could be a conversation that could take place at a more formal level. Member Heintz said in the sense of being able to plan appropriately for space capacity within the classrooms and within the schools themselves. Mr. Bowman said they were working on that diligently and they are planning for not only this project. He had let the superintendent know what they were planning and thought it was generally encouraging and favorable.

Member Heintz said he enjoyed hearing about Novi Oaks, the neurodiverse housing. Anytime they can identify and help with community needs like that, he thought was great. He said to continue to look at the affordability aspect. He said when you consider the available data, like from SEMCOG or other means, the average household median income is \$110,000 and the median house price is \$421,000. Just try to be mindful of what that means for residents in Novi and for Novi in the future. Mr. Bowman said he was anxious for the Novi Oaks to explain their full programming. He thinks they will be impressed with the affordability for not just the developmentally disabled, but for the

project itself. He said he can't speak for Pulte; they will price as they see fit. He said it will be good quality and a very good housing option for people.

Mayor Pro Tem Casey said in an earlier version of this plan, there was reference to a senior living building, and she was wondering what happened with that. Mr. Bowman said he didn't want to speak on behalf of that developer and didn't want to say that the opportunity was gone. He said conversations were on-going. He added there was interest in the north building on the North Grand side from high-quality senior housing. They aren't ruling it out and it will be residential. He said before they get their plan formally approved, he expects there will be some changes. He added that they would be transparent about any changes as well. Mayor Pro Tem Casey said they are learning a lot from Novi 2050 about the need for housing for all stages of life, so having a senior component in this area would be a great opportunity.

Mayor Pro Tem Casey said there had been reference to a community center in the discussion this evening and thought it meant something different than when Council talks about a community center. Mr. Bowman said in the Novi Oaks development, they would normally have a community center for the residents. They are unsure at this point if it would be open to the general public. He said they work with different organizations and may have event space, gathering space, and special purpose rooms. Mayor Pro Tem Casey said as they continue conversations, they may want to be careful about using the term "community center" for that space since it is not meant in the same way. Mr. Bowman said they have other property so if there is a thought of another community component that would be of interest, it would have to be some type of joint effort but he would not rule that out.

Mayor Pro Tem Casey asked about the buildings with first floor retail. Mr. Bowman indicated on the map that buildings 5, 6, 4, and 10 would have mixed use and retail. Mayor Pro Tem Casey said that was helpful. She said when looking at the residential piece of the proposal, she was looking at what was for rent versus for sale. In Novi, they already have about 40% of our residential is multifamily and broadly, about 32% of our residential is for rent. She said when they get feedback from residents, some people feel that tells us we've got our fair share of rental and multifamily. She asked if there was any possibility that some of what they have envisioned changes from rental to for sale to own. Mr. Bowman said they aren't locked in, but it is something they put a lot of through into and the feasibility studies about multifamily for-rent products on the north side. He said they are building them in such a way that they are not modest spaces. They have storage and parking, and they could be converted. He said they likely have planned for 300-400 units for rent. Mayor Pro Tem Casey said they were there tonight to be educated on what their plans are. Council is also giving their perspective and opinion. She said the development of City West as an ordinance or process popped up in the Master Plan in 2016 as a possibility and an idea to build out this corridor. When they approved the ordinance, they intended for this to be a vibrant, integrated, mixed-use arts and entertainment district. This was the place where they intended to have density for residential. That is what they are seeing here. She said she was looking forward to the continued conversations with RCOC about slowing down the speed of this stretch of road. She said if this is done well and City West gets developed, this can be an attraction

for Novi and be what brings people to visit. As they've been talking about in the 2050 plan, there is a lot that is so great about Novi, but we don't have anything that is awesomely unique about us. This might become that unique factor for us that makes Novi recognizable. They knew when they started talking about City West that it was going to be one of those things where someone needed to take the first step to think about how to build out City West, and then more people will follow. She said Mr. Bowman was not developing all of the stretch of City West right now. There are other lots that are available as well. What you are proposing is only the west half. When Council was talking about City West and figuring out how they wanted it to be, a lot of the imagery they used showed multiple use buildings like first floor retail, and second/third/fourth story residential. That is what she has imagined and what she expects to see. The value for that was people could come and walk up and down Grand River for that mile corridor and go in and out of shops. She was thinking of it as a Northville or Birmingham vibe where there is great shopping, great entertainment, great retail and she is seeing some of that. She said she sees a lot of residential and that's why she was asking about where mixed use would be. She said there might be some opportunities as they consider how to develop this, the vision for this was walkability, movability, a place to come visit, and not a lot of residential in one spot. Her rhetorical question is what is going to come in on the other half of this corridor. This is a chunk of residential, but how much more should they expect to come in the future. She said that is a consideration she has because we have an opportunity and they talk about generational development. She said this is the lead and people will take their cues from how this starts to build out when they look at the other half. She said we are 91% built out as a city and this is a big chunk of what we've got available and this project can be what makes us. This project really decides what we do with this remaining space. She is looking for this to be thoughtful in how we start, what we think is the right place to put all of these things that are going in because this sets the tone for what follows. She said when she looks at this, they are asking questions about affordability and tax capture and environmental concerns. She is also looking at this to say how we start because she knows an old saying "Start how you mean to go on.", and that is what they are doing. Mr. Bowman said he was asked how confident he was in this development and he said regarding first floor retail under residential in large-scale programs were not terribly successful. He said there are notable examples of really good visions that developers followed through on, but it was a serious part of their demise, and that's the last thing he wants to do. He said he wouldn't rule out workforce housing or some type of live-work situation. He said with the balance of what's available on the north side of City Gate, there will be some other mixed-use and other commercial opportunities for that. He said to do something on a grander scale where you integrate first-floor retail into residential, there are a lot of challenged projects that have tried that, especially what there isn't enough parking. Mayor Pro Tem Casey said fair point, but the vision they had to solve that was parking on side streets and behind those buildings, so it still exists, it's just not front and center. Mr. Bowman said what they are proposing is a modest combination and compromise of that. He said they are creating a core with the existing Central Park community and the additional phase where it is conceivable that walking traffic could be a big part of this and a big part of the retailer's opportunity. Mayor Pro Tem Casey said that is what she was expecting when she said yes to City West in the first place. The ability for people to come, walk around, do what they need to do and not have to get in a car.

Mayor Fischer said in talking about the TBP incentive, there is a 30- or 35-year incentive plan. He asked if that is what everyone has to sign up for from a local share. Mr. Tubergen said it was a 30-year window on the TIF and then a 20-year window on the state tax revenue. Mayor Fischer said he meant just the local share, is the 30 years required. Arthur Siegal, Taft Law Firm, said 30 years is the maximum and could be less if the economics work with getting less. Mayor Fischer asked if it would stop after the reimbursement and the amount is hit or could they discuss and negotiate a cap. Mr. Siegel said typically it's the former. If the full amount of agreed-upon reimbursement is satisfied before 30 years, that's it.

Mayor Fischer said as far as the \$2.3 million annual, does that include what was referred to in some of the other slides, like the parks and police and fire donations? Mr. Tubergen said yes, a small fraction of that is those donations. Mayor Fischer said to confirm, the amount includes tax revenues, donations, all of the things. Those donations wouldn't be above and beyond that amount. Mr. Tubergen confirmed that was correct. Mayor Fischer said when they get to \$1.4 million, he wanted to understand how that related to the \$39 million on the other slide. Mr. Tubergen said that is going to be the whole life of the TBP through year 2060. \$1.3 million annually, adjusted for inflation year over year through the life of the TBP gets to \$39 million. Mayor Fischer confirmed the donations were part of that and it was confirmed. Mayor Fischer said when Council and staff looked at this corridor in 2016 they recognized it wasn't living up to its potential and was underutilized. He said it's been a blighted area for as long as he's lived here. That's why they took it upon themselves to look at the corridor and think about what the vision from the City's perspective is. He said this is an area where density makes sense because the infrastructure with the highway, Grand River and the ring road are more likely to be able to handle that. He said to tie it into the 2050 plan, it's appropriate because when they talk about housing affordability, the main way they can accomplish this is by adding to our supply while making sure they take into consideration workforce housing and things like that. He said they've hit a lot of those aspects. They've taken that vision and intent of City West and hit a lot of the nails on the head. He said this discussion tonight was more about whether this large-scale project has the things they would be willing to consider to give him the direction to move forward with an application to the MEDC for the Transformational Brownfield and would they be willing to see these kinds of numbers. He said he was comfortable that this is something the City should consider. He has said for the past year they would be cutting off our own nose to spite our face as a city if they didn't support a major developer looking to revitalize that section of Grand River. There's all this money that a bipartisan group of legislators and the Governor have recapitalized to do projects like this. The money is going to go somewhere. There are state incentives, county incentives and our portion, but he thought it would be silly to not tell him to go make the application at Lansing and see what they have to say. If they don't someone else will, and 30 years from now they will be looking at this corridor and probably wondering what they did.

Mayor Fischer said he wanted to dispel some rumors. The City West ordinance is passed. Every single one of these projects that are being proposed generally fit the criteria of City West. Council has some discretion to maneuver things and ask for things as site plans

come through but realistically, if you brought every single one of these projects independently, he thought many would get approved. He said it once again proves that the intent of City West is being met with a lot of these projects if you read through the ordinance that was created after a decade long project.

Mayor Fischer said when City West was created, they put a lot of elements in that drive sustainability. Underground parking was talked about and that was something he would be looking for accomplishing down the road. He said this is quite a bit residential as a ratio to the entertainment aspect because the entertainment aspect was a big draw of them approving City West. He just wanted to caution Mr. Bowman that he has the largest piece of property and that he holds a lot of influence on that corridor. As they look to develop east and some of the remaining parcels, entertainment, the arts, and bringing people to that city center is what we really need to be focused on. Mr. Bowman said there is a half million square foot facility that is attached to a hotel that is all about gathering entertainment options. They've started the process with a couple of test cases as far as some real entertainment type components in the event center portion of the facility. The outdoor gathering component for events will continue to expand. The core entertainment hub will continue to be the Showplace, supported by other additional uses. Mayor Fischer said to put it simply, if we continue to move to the east and it all ends up being more residential and there's no ancillary entertainment aspects to City West, they will have failed. Mr. Bowman said the sites immediately to the west of the new finer dining restaurant and further to the east are the greatest opportunity for something very creative for entertainment. He said he heard the message. Mayor Fischer said he hoped Mr. Bowman would join with the City in recruiting more of that entertainment aspect in some of the parcels that still need to be redeveloped but aren't contemplated as part of this plan. Mayor Fischer said he disagreed with a previous speaker because he felt we had a lot of affordable options for dining, but we are missing fine dining.

Mayor Fischer said what is being proposed is generational. It is exciting. It's in line with the vision of what the decade-long master plan process has been. He said to not even contemplate and support Mr. Bowman in trying to get some of the stat county, and local investment would be silly on their behalf. He encouraged them to continue the process and wished them the best of luck. He hoped the conversation had been constructive. Mr. Bowman said the conversation had been extremely constructive.

3. Consideration of approval to award a contract to GM & Sons Inc. for as-needed concrete repairs, with the estimated annual amount of \$608,000.

CM 26-07-095 Moved by Staudt, seconded by Casey: MOTION CARRIED 7-0

Approval to award a contract to GM & Sons Inc. for as needed concrete repairs, with the estimated annual amount of \$608,000 The contract term is one year with three potential one-year extensions.

Roll call vote on CM 26-07-095

**Yeas: Smith, Staudt, Fischer, Casey,
Gurumurthy, Heintz, Martinez**
Nays: None

4. **Approval to advance purchase one 12-foot by 6-foot precast box culvert and one 15-foot by 7-foot precast box culvert for the Lee BeGole Drive/Crescent Boulevard Road Extension project from Northern Concrete Pipe, Inc., in the amount of \$698,488.**

CM 26-07-096 Moved by Casey, seconded by Staudt: MOTION CARRIED 7-0

Approval to advance purchase one 12-foot by 6-foot precast box culvert and one 15-foot by 7-foot precast box culvert for the Lee BeGole Drive/Crescent Boulevard Road Extension project from Northern Concrete Pipe, Inc., in the amount of \$698,488.64.

**Roll call vote on CM 26-07-096 Yeas: Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith
Nays: None**

5. **Consideration of final approval of the request for JSP25-02 Camelot Parc Townhomes, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan.**

Member Staudt asked if it was legally permissible to vote on this resolution at this time. City Attorney Schultz replied yes.

CM 26-07-097 Moved by Staudt, seconded by Casey: MOTION CARRIED 5-2

Final approval of the request of Avalon Investment Group, LLC, JSP25-02, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan for the Camelot Parc Townhomes based on the following findings and conditions, City Council deviations, and conditions, with final form and language to be modified as determined by the City Attorney's Office and City Manager:

1. **The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The applicant proposes a walking trail through a 0.92-acre area of woodland to be preserved, which meets the 10% site area requirement. Most of this nature trail will be publicly accessible from an entrance on Wixom Road. There are benches in separate locations as enhancements of the common open spaces shown on the site. Much of the property is wetland area to be preserved and wetland mitigation, with over 50% of the site to be placed in conservation easements. Removal of invasive species, native seeding, and habitat structures for wildlife are proposed to***

enhance the natural features of the property. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail. The applicant also proposes to contribute to a list of improvements to the Wildlife Woods Park pavilion and restrooms as a benefit to the larger public.]

2. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The estimated number of daily vehicle trips is 132, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 5 peak hour AM trips, 10 peak hour PM trips). The proposed use is expected to have minimal impacts on the use of public services, facilities, and utilities over what the underlying zoning would allow. The proposed concept plan impacts about 0.37 acres of existing 2.41 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures will be provided, and woodland replacement credits will be planted on-site to the extent practical.]*
3. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*
4. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Map, which permits multiple-family uses as a special land*

use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]

5. *City Council deviations as indicated in the PSLR Agreement (as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter).*
6. *The following conditions are made part of the PSLR Agreement:*
 - a. *Consistent with its representations at the Planning Commission and City Council meetings, the applicant shall work in good faith with the Villas at Stonebrook to enter into a reasonable Maintenance Agreement between the applicant and the Villas (the City is not to be a party) that requires the applicant's property to share in maintenance costs for Stonebrook Drive (subject to City review).*
 - b. *A conservation easement shall be provided for the remaining woodland and wetland areas, woodland credit replacements, and wetland mitigation areas, to ensure permanent protection of these natural features (approximately 4.25 acres). Such easements shall also be reflected on the Master Deed for the property.*
 - c. *A public easement shall be placed over a portion of the nature trail through the northern area of the property, west of the stormwater detention basin. Such easement shall also be reflected on the Master Deed for the property.*
 - d. *Wetland areas and buffers shall be enhanced with appropriate seeding and plant selection, placement of habitat structures, as well as invasive species removal, which will be shown and reviewed during site plan submittals.*
 - e. *Wetland and Woodland impacts shall be permitted by the Planning Commission during site plan review under the process and conditions of the Code of Ordinances.*
 - f. *Disturbance of the wetland buffer area shall be discouraged by the installation of appropriate landscaping and signage.*
 - g. *The applicant shall provide funding to the Department of Parks, Recreation and Cultural Services to complete the improvements to Wildlife Woods Park pavilion and restrooms, as proposed in the applicant's letter dated November 17, 2025, in order to address potential impacts of use by residents of those*

facilities.

h. Items noted in the Staff and Consultant review letters, except as otherwise noted in the Agreement, shall be addressed in the site plan process.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Member Smith said it may be legally ok to support or move this forward, but he wasn't sure what he would be voting on with litigation pending. He wanted to wait to see how that progresses before he would approve of this. He said he could not support the motion at this time.

Member Martinez said his position on this hasn't changed. PSLR sets a high bar, and he didn't think it had been met. He said to the petitioner, assuming you get the votes, he wishes the project well.

Roll call vote on CM 26-07-097

Yeas: Fischer, Casey, Gurumurthy, Heintz, Staudt

Nays: Martinez, Smith

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS:

1. Finance and Administration Committee - Mayor Fischer

Mayor Fischer said the Committee toured the Ice Arena since there has been a lot of discussion about some of the user groups. It was very informational and he asked that they add the discussion of "Ice Arena" to the next Council Agenda. He also requested that the draft FAC meeting minutes be provided to Council so they have an opportunity to review what they found out about the different user groups.

2. Long-Range Strategic Planning Committee - Mayor Pro Tem Casey

Mayor Pro Tem Casey said Assistant City Manager Mahoney did a great job with her presentation earlier about the Long-Range Strategic Plan and had nothing to add.

3. Mobility Committee - Councilmember Staudt

Member Staudt said they had a robust discussion about e-vehicles/e-bikes and they decided it would be appropriate to move forward with a deeper discussion on the topic at the Ordinance Review Committee or at the Council level.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 10:37 P.M.

S//

Cortney Hanson, City Clerk

S//

Justin Fischer, Mayor

S//

Transcribed by Diana Charles
Customer Service Representative

Date approved: August 10, 2026