



**TO:** MAYOR AND CITY COUNCIL  
**FROM:** VICTOR CARDENAS, CITY MANAGER  
**SUBJECT:** PUBLIC SAFETY FACILITY .....  
**DATE:** NOVEMBER 20, 2024

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Mayor and Council –  
Please see a summary of previously raised questions about the status of the Public Safety Facility Needs Assessment process. Included is:  
Summary  
History of what has been done to date  
Draft update from PMR  
A current working draft of the agreement, including scope.  
- Victor

In response to the City of Novi's evolving public safety needs, this memo consolidates our initial evaluations and decisions for developing new public safety facilities. The proposed plans for the police station, fire stations, and associated infrastructure reflect a commitment to efficiency, centrality, and adaptability. Data from the Redstone Architects report, the Public Safety Needs Committee, which incorporated Director of Public Safety/Chief of Police Erick Zinser's insight along with community stakeholders, and comparative cost analyses support our recommendations to construct new facilities rather than repurpose existing structures.

### 1. Data Evaluation About Re-Use of Existing Buildings

- **Summary:** The viability of repurposing existing buildings was carefully evaluated, with findings clearly indicating limitations in configuration and functionality. According to the 2022 Redstone study, the current 38,000 square-foot facility, despite potential renovations, lacks the structural capacity and spatial layout necessary to meet the department's operational demands. This constraint underscores the need for purpose build facilities that align with both immediate and projected needs.
- **Supporting Data:** The Redstone study highlights the limitations of current buildings in terms of configuration, which inhibits effective adaptation for public safety needs.
- **Cost Comparison:** Refurbishing older structures could lead to higher long-term costs while still falling short of current functional standards. Redstone's cost projection estimated that a new combined Public Safety Building and Fire Station #1 could be built for approximately \$650 per square foot, aligning with budgetary and spatial needs.
- **Additional Factors:** Chief Zinser's recommendations suggest the location's proximity to residential areas as a challenge, underscoring the need for a centrally located, dedicated facility.

## 2. Location Benefits for New Police Station

- **Centralized Location:** A central location benefits operational efficiency, ensuring equitable access across Novi's neighborhoods. This placement, endorsed by the Public Safety Committee, enhances response times and optimizes patrol routes citywide.
- **Operational Efficiency:** Redstone's and city staff's Run Time Analysis (RTA) reinforces this benefit, predicting that over 93% of existing calls can be reached within five minutes of this site - a crucial factor in our emergency response standards.
- **Community Integration:** The new location will maintain a police presence at civic events, particularly those at the Civic Center.
- **Enhanced Civic Center Campus:** This move supports the development of a cohesive second campus for city operations, including police, fire, and DPW facilities. Considerations include the potential addition of a public pocket park. The fuel island, fleet maintenance facilities, and personnel will all be centralized.
- **Disaster Preparedness:** By moving this facility to another part of the City, it provides a secondary location that could serve as an emergency base of operations if a natural disaster strikes both the Civic Center and Police Station at their current location

## 3. Considerations for a new location for Fire Station #1

- **Alternative Locations:** We explored other potential locations for Fire Station #1 and concluded that the existing general location optimally supports our emergency response requirements.
- **Mapping and Logistics:** A map illustrating potential locations reveals few viable properties; many are either prohibitively expensive or unsuitable for logistical reasons. With assistance from Plante Moran Realpoint, if another viable centralized property becomes available, it will be considered/evaluated and presented to City Council.
- **Road Infrastructure:** The planned road necessary for this location has been included in economic development plans and traffic flow enhancements to Grand River, similar to the long-term planning for the current ring road.
- **Historical Goals:** Plans for Station #1 align with long-standing City Council goals dating back years, underscoring the importance of maintaining this location within the broader infrastructure strategy.

## 4. General Considerations for Flexibility in Site and Configuration

- **Evaluation of New Options:** Our approach prioritizes flexibility, allowing for adjustments in building design, parking configurations, and other site features to

reflect community feedback and ongoing assessments. The proposed site allows for needed expansion, providing scalable solutions that accommodate Novi's growth projections. Should a more affordable and suitable site become available, we are open to evaluating it for potential use as a Public Safety Headquarters and Fire Station #1.

- **Configurable Design:** The data and cost analyses provided by Redstone Architects, combined with the Public Safety Committee's strategic input, confirm the advantages of constructing purpose-built facilities. These new sites will meet current demands while allowing for growth and adaptability. Continued dialogue with community stakeholders and thorough evaluations of any merging site opportunities will further enhance these plans. This foundation will support Novi's public safety needs for years to come, ensuring prompt, effective, and accessible services.

### **Redstone Architects Background**

Redstone Architects, Inc., established in 1937, is a highly respected firm specializing in law enforcement, justice, and public safety architecture. With over 85 years of experience, their expertise lies in developing innovative, functional, and cost-effective facilities tailored to the specific needs of police, fire, and public safety departments. They have earned a strong reputation for delivering high-quality designs that enhance operational efficiency and align with modern public safety standards. Their expertise is evident in Novi's feasibility study, where they conducted data-driven analyses, including space needs assessment and the Run-Time Analysis, which confirmed that a purpose-built facility would address current space deficiencies, optimize emergency response times, and accommodate future growth. Redstone's recommendations prioritize operational efficiency, sustainability, and flexibility, ensuring long-term value for Novi.

### **Some of the highlights of their report are as follows:**

1. **Space and Operational Deficiencies:** The current public safety building is approximately 38,000 square feet but is not meeting the spatial and functional requirements identified in both internal and external studies. Limitations in layout prevent effective operational adaptations, which impacts the efficiency and response capabilities of both police and fire departments.
2. **Cost Inefficiency of Renovations:** The option to renovate and expand the current building was evaluated but deemed impractical. Initial estimates suggested renovation with an addition would cost around \$7 million but still fail to meet long-term needs. By comparison, a purpose-built facility offers a more cost-effective, durable solution that aligns with operational demands.

3. **Run Time Analysis (RTA) Findings:** The RTA conducted by Beckett and Raeder along with city staff shows that a centrally located facility would achieve rapid response times, with about 93% of calls being reachable within five minutes. This efficiency aligns with best practices in emergency response and public safety standards, making a centralized new building strategically essential. The City of Novi operates on a tiered emergency response system. The fire and police department, depending upon the nature of the call, initially respond, followed by the contracted ambulance service provider.

The Michigan Department of Health and Human Services (MDHHS) response standard for emergency medical calls is 90% within nine minutes (8:59 or less) within urban/suburban areas with populations of 1000 residents per square mile. The Novi Fire Department has always used six minutes as our benchmark, which is below the MDHHS standard. The current response average by the Novi Fire Department for 2024 is five minutes and eleven seconds for approximately 5,189 priority calls.

4. **Projected Facility Requirements for Growth:** Redstone's space needs assessment highlighted the future growth needs of the police and fire departments. For instance, the new combined campus is planned to encompass over 53,776 square feet for police and administrative operations, with additional space for Fire Station #1 and maintenance facilities. These projections account for both current needs and future scalability.
5. **Inadequate Site Capacity at Current Locations:** Redstone's study assessed potential sites for Fire Stations #2 and #3 and found the existing locations too small to house the needed facilities. They recommend relocating to larger sites that could accommodate three-bay fire stations with necessary amenities like sleep rooms for personnel and designated parking for emergency vehicles.
6. **Centralized Campus Benefits:** The report supports creating a cohesive campus by relocating the police and fire departments alongside other city operations. This setup would facilitate shared resources, streamlined maintenance, and improved community access. It also positions public safety as a prominent and accessible city service located near the "four corners" of the city (Novi Road and Grand River Ave), which is beneficial for community engagement and transparency. The proposed site line of the new location would be in the heart of the city with views of 12 Mile Crossing at Fountain Walk, 12 Oaks Mall, I-96, Novi Road, and Grand River Avenue.
7. **Long-Term Cost Savings:** Although the projected cost per square foot for the new Public Safety Building is higher than renovations, the purpose-built facility will reduce future maintenance costs, extend the lifespan of city assets, and accommodate modern public safety technology. Redstone's cost projections—

factoring in construction costs and soft costs—demonstrate that a new facility is a prudent long-term investment.

8. **Support for Community and Economic Development:** The report indicates that the new location and facility design align with broader economic development plans, including traffic flow improvements and infrastructure updates. A modernized facility not only supports efficient public safety services but also enhances property values and city appeal, thus benefiting Novi's economic growth.
9. **Flexibility for Future Adaptation:** The Redstone study emphasizes a modular design approach, allowing the new building to adapt to emerging public safety needs or increased staffing in the future. This forward-thinking design is a cost-efficient way to ensure the facility remains functional over the next few decades as Novi's population and service demands grow.
10. **Compliance with Industry Standards:** Redstone Architects, specializing in law enforcement and public safety architecture, based their recommendations on best practices and standards within the field. The proposed facility's layout, equipment specifications, and site selection all adhere to industry norms, reinforcing the project's credibility and necessity.

The need for new public safety facilities is clear and supported by expert analysis. The Redstone Architects report identified critical deficiencies in our current infrastructure, including inadequate space and outdated layouts, and confirmed that renovating would cost more while providing less functionality than a new purpose-built facility. Council approved Plante Moran Realpoint, a leader in municipal project management, brings extensive experience with similar projects, including work in Royal Oak, Livonia, and Novi schools. Notably, the Novi School District faced a comparable situation and allocated tens of millions of dollars for a comprehensive remodel of its high school campus to accommodate future growth, a forward-thinking approach we should replicate for our public safety needs. This investment will modernize public safety operations, enhance efficiency, and support the city's long-term growth.

# MEMORANDUM



**TO:** VICTOR CARDENAS, CITY MANAGER  
**FROM:** ERICK ZINSER, DIR OF PUBLIC SAFETY/CHIEF OF POLICE  
**SUBJECT:** HISTORICAL CONTEXT OF PUBLIC SAFETY FACILITIES NEEDS  
ASSESSMENTS AND RECOMMENDATIONS  
**DATE:** NOVEMBER 21, 2024

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The Novi Police Department, built in 1980, and Fire Stations One (1981), Two (1981), and Three (1978) are now 45-46 years old. These facilities have reached the end of their operational lifespan in terms of functionality, capacity, and ability to meet the needs of the growing Novi community. As the City has experienced significant economic development in retail, commercial, and residential sectors over the past two decades, it is essential to expand the capacity of Novi's public safety teams. However, current facilities lack the space necessary to accommodate additional police officers and firefighters.

To address these challenges, the city has conducted five comprehensive needs assessment studies since 2000, evaluating the condition and capabilities of the Police and Fire Department facilities. Below is a summary of these studies and their findings:

## **Police Department Needs Assessments**

1. **2000 Study (Coquillard/Dundon/Petterson and Argenta)**
  - o Recommendations: 5,300 sq. ft. expansion (including vehicle bays, property room, and training room), jail expansion, ADA compliance upgrades, and capital improvements.
  - o Status: Fully implemented at a cost of \$2,407,900.
2. **2014 Study (Sidock Architects)**
  - o Recommendations: \$187,090 in facility upgrades and construction of a classroom at the Firearms Training Center (\$1,500,000).
  - o Status: Completed.
3. **2022 Study (Redstone Architects Inc.)**
  - o Findings: Further renovations deemed unviable. Recommended a \$7,000,000 addition; however, this would not adequately prepare the department for future needs.

## **Fire Department Needs Assessments**

### **Fire Station One (42975 Grand River Avenue):**

1. **2007 Study (Coquillard/Dundon/Petterson and Argenta)**
  - o Recommendations: High and medium-priority upgrades and maintenance.
  - o Status: Completed at a cost of \$2,083,625.
2. **2014 Study (Sidock Architects)**

- Recommendations: Maintenance upgrades with an estimated replacement cost of \$3,125,000 for a new 10,000 sq. ft. facility.
- Status: Maintenance upgrades completed at \$319,640.

**Fire Station Two (1919 Paramount):**

1. **2007 Study**
  - Recommendations: Upgrades, maintenance, and expansion.
  - Status: Completed at \$761,310.
2. **2014 Study**
  - Recommendations: Maintenance upgrades.
  - Status: Completed at \$86,150.

**Fire Station Three (42785 Nine Mile Road):**

1. **2007 Study**
  - Recommendations: High and medium-priority updates and maintenance.
  - Status: Completed at \$320,600.
2. **2014 Study**
  - Recommendations: Maintenance upgrades.
  - Status: Completed at \$236,900.

**Additional Facility Upgrades**

- Generators for Fire Stations Two and Three: \$163,311.09
- Generator for the Police Department: \$178,265
- Elevator improvements at the Police Department: \$90,000

**The total sum of all investments from recommendations to date is approximately \$8.3M**

**2024 Comprehensive Assessment and Recommendations**

In 2024, Redstone Architects Inc. conducted a thorough reassessment of public safety needs, building on previous studies. With input from the Public Safety Building Needs Committee, the study concluded that current facilities have exceeded their life expectancy. Further renovations were deemed insufficient to support the next generation of public safety services.

**Key Recommendations:**

1. Construct a new Fire Station Three on Venture Drive.
2. Relocate Fire Station Two to a new site (current site deemed non-viable).
3. Build a combined Public Safety Complex for the Police Department and Fire Station One at Eleven Mile and Lee BeGole Drive.

Three options were explored for the Public Safety Complex:

- **Option 1:** Build a combined complex at Eleven Mile and Lee BeGole Drive (most cost-effective).
- **Option 2:** Construct separate facilities for the Police Department and Fire Station One at Eleven Mile and Lee BeGole Drive.
- **Option 3:** Build a new Police Department at Eleven Mile and Lee BeGole Drive and reconstruct Fire Station One at its current location.

**Next Steps**

The Public Safety Building Needs Committee recommended contracting an owner's representative to oversee the replacement of the Police Department and Fire Stations One, Two, and Three. Currently, the city is collaborating with Plante Moran – RealPoint to advance this initiative. A status report of RealPoint's efforts to date is attached.



November 20, 2024

Mr. Victor Cardenas  
City Manager  
City of Novi  
Civic Center  
45175 Ten Mile Road  
Novi, MI 48375

RE: Plante Moran Realpoint Update

Dear Mr. Cardenas

On September 30, 2024, the City of Novi (“CON”), subject to legal and administrative approval, approved entering into a mutually agreed upon contract with Plante Moran Realpoint (“PMR”) to serve as the City’s consultant for the construction of new public safety facilities. As the City’s chief point of contact for this engagement, PMR is providing the following memorandum to you summarizing the firm’s work to date, as well as identifying two issues that will require timely direction from the City Council and City Administration so that this program is set up for success.

#### CONTRACT STATUS

On July 25, 2024, the City of Novi issued a request for proposals seeking a consultant to assist with the construction of new public safety facilities. In its response, PMR outlined the following Phase 1 scope of real estate consulting services prior to actual construction:

- Pre-Ballot & Program Information Services
  - PMR will assist CON in its refinement and validation of the program scope, schedule and budget for construction work, including strategic planning, finalization of project scope, schedule and budget, cash flow modeling and phasing approach.
  - PMR will assist in the review of all site and financial due diligence performed to date.
- Architect/Engineer Procurement and Contract Negotiation
  - PMR will assist CON with drafting and delivering requests for qualifications (“RFQs”) and requests for proposals (“RFPs”) to prospective bidders, including contracts.
  - PMR will analyze proposals and qualifications and preparing an executive summary in a comparative format for CON’s review and ultimate recommendation to city council.

- Committee Facilitation:
  - PMR will assist in facilitating steering committee sessions in a manner to encourage meaningful and orderly input. These sessions will be developed to explain the planning work completed to date; explain the goals and objectives of the potential ballot proposal; discuss relevant financial, demographic, regional and other pertinent City data; gather input from the various committee members on goals and objectives; discuss/determine if any further courses of action are necessitated; and assist the steering committee in developing a recommendation to Council.
- Program Information
  - Upon CON's approval and acceptance of the Committee recommendation, PMR will assist CON to develop capital referendum information materials, schedule, activities, etc. which communicate the needs to voters prior to ballot proposal vote.
- Community Survey
  - PMR will assist CON to survey the CON community. PMR may engage a subconsultant to assist in this process. The community survey may include a strategic telephone survey questionnaire with the assistance and approval of the CON Mayor and City Council member prior to survey.
- Community Presentations
  - Based on the findings from the activities above, assist CON to present at community forums/town hall meetings to update on the development of the program scope or work, schedule, activities, etc. which communicate the needs to community at large prior to ballot proposal vote.

A facility assessment was not in the City's original request for proposals, but understanding the condition of these buildings is critical for the pre-ballot campaign. "Why invest" cannot be answered by the public credibly without knowing the current state of these facilities and why less expensive options such as renovation or building additions are not being considered.

A revised contract with the added facility assessment scope was sent on October 25, 2024, and a copy of PMR's agreement with the Novi Community School District was sent on November 4, 2024, per the City Manager's request that day. It is PMR's understanding that this agreement is currently under review by the City Attorney.

#### **PMR DUE DILIGENCE AND MEETINGS WITH NOVI**

On October 14, 2024, PMR held a kickoff meeting with the City Manager, Public Safety Director Erick Zinser, Chief Information Officer Robert Petty, Community Development Director Charles Boulard, and Assistant City Manager Danielle Mahoney. The purpose of this meeting was to confirm the City's goals and objectives, review PMR's scope of work and assumptions, discuss the

City's due diligence steps to date, and to hear the City's plan for financing a new police station and three new fire stations.

The following issues were also addressed at the 10/14/24 kick off meeting:

- Establishment of PMR/Novi bi-weekly, in-person meeting schedule (complete)
- Establishment of a Sharepoint document storage site for Novi to populate with its due diligence, including the Redstone reports, department strategic plans, etc. (complete and documents under PMR review)
- The project would be funded by an August 2025 public safety proposal. The proposal could seek authorization to bond for the project, or it could dedicate a millage increase for this project and other public safety activities. PMR suggested a millage proposal has more flexibility and allows the program to develop over a period of time versus a specific bond proposal.
- PMR recommended that CON retain a financial advisor.
- PMR recommended conducting a sensitivity analysis (i.e. how much would a mill fund, and what is the financial impact on an average household in Novi?)

During the second meeting with the City on November 4, 2024, PMR shared its concerns about the amount of preliminary work that would need to be in place and finalized in order to prepare a successful informational campaign for the August 2025 election. Typically, a 12 month lead up time to the election is preferred, but in this case, it would be 8 months. For example, PMR and CON discussed and agreed that Fire Station 2 could not be rebuilt on its current site, which is far too small, so a new site for this station would have to be identified fairly quickly in order have the necessary information in place for an August 2025 election.

At the 11/4/24 meeting, the City Manager shared with PMR that CON was considering asking the public to renew its Capital Improvement Millage during the August 2026 election and that this could be a potential funding source for the desired public safety improvements. As such, PMR requested a history of Novi's previous millage proposals to better understand the history of such proposals in the City. This information is currently under review.

#### **PMR FACILITY ASSESSMENT**

PMR has been reviewing all previous documents provided by the City, including Redstone's space needs analysis for the police and fire departments, and conducted a walkthrough of the police station and fire stations 1-3 on November 13, 2024. PMR is currently reviewing the recommendations made by Redstone, while adding its analysis and condition assessment of these buildings.

It is PMR's intent to issue a comprehensive Facility Assessment/Space Needs Report that justifies or refutes the need for the new construction of a police station and three fire stations. Whether the

police station and Fire Station 1 should be co-located has not been determined at this time. This report should be completed in two months.

NEXT STEPS / CURRENT ISSUES

PMR's chief concern at this point is whether a public safety ballot proposal will be on the August 2025 election, or whether this project can be funded from the renewal of the Capital Improvement Millage in 2026. The timing is critical, as it impacts the length of the informational campaign that must be created, as well as construction schedules, when to procure an architect and engineer, schematic drawings for the public of the new facilities, etc.

Furthermore, PMR seeks direction on whether the City is contemplating any additional ballot proposals that may impact its engagement. If the City was entertaining a ballot proposal for parks and recreation, for example, PMR could replicate the Phase 1 services in its public safety proposal to assess parks and recreation facilities to build an impactful information campaign. This would require another amendment to PMR's contract.

For those reasons, PMR believes it would be prudent to meet with the Finance and Administration Committee as soon as possible to share these concerns and to seek unified direction from the City Council and City Administration as to the method of financing and the election date. PMR can provide the City with the most comprehensive and experienced team to build on the work undertaken by the City to date, but there are assumptions that need clarification sooner rather than later, namely, the targeted election date and how the ballot proposal will be defined.

As always, we look forward to discussing this update in more detail with you at your earliest convenience.

Sincerely,

Todd Fenton  
Plante Moran Realpoint

CC: Greg VanKirk, Plante Moran Realpoint  
Robert Petty, CIO, City of Novi



## Land Survey - Novi, MI

Prepared for: City of Novi

Date Prepared: 11/26/2024

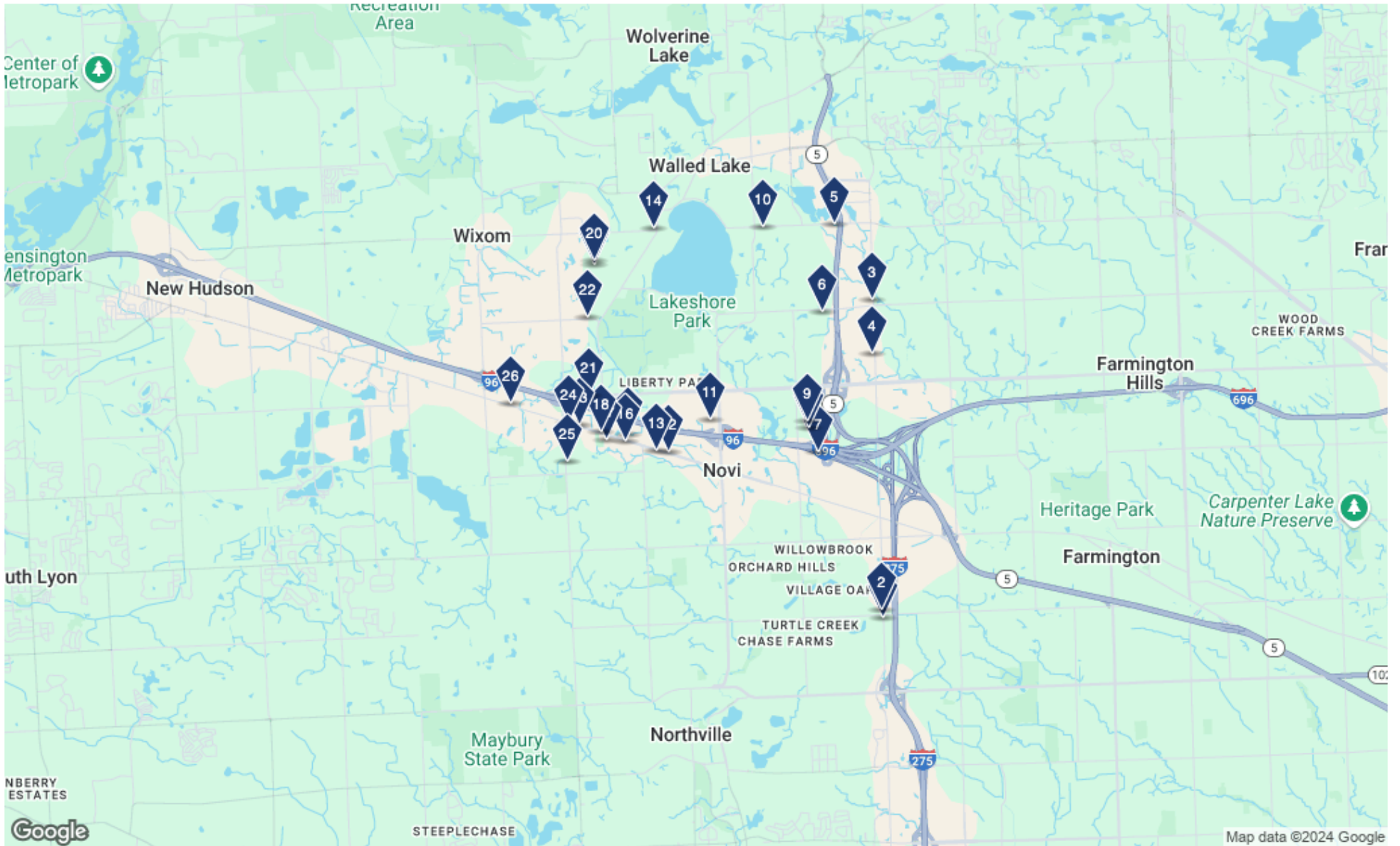
Land Size: 2.00 - 10.00 acres

Location: within boundaries of City

Land Type: Commercial, Industrial, proposed Commercial

#	Property Address	City	State	Zip	PropertyType	Land Area (AC)	Zoning	For Sale Price	Price per Acre	Secondary Type	Parcel Number 1(Min)
1	22279 Haggerty Rd	Novi	MI	48375	Land	2.34	OS-1	\$ 800,000.00	\$341,880.34	Commercial	22-36-200-003
2	9 Mile	Novi	MI	48375	Land	2.33	OS1	\$ 2,200,000.00	\$944,206.01	Commercial	22-25-400-027
3	Haggerty Rd	Novi	MI	48377	Land	3.61	OST Zoning	\$ 1,200,000.00	\$332,409.97	Commercial	22-01-400-010
4	28331 Haggerty Rd	Novi	MI	48377	Land	5.00	OST	\$ 899,999.00	\$179,999.80	Commercial	22-12-400-013
5	S M-5 Rd	Novi	MI	48377	Land	5.00	OST	\$ 1,000,000.00	\$200,000.00	Commercial	22-01-200-002
6	40705 13 Mile Rd	Novi	MI	48377	Land	6.44	C	\$ 1,200,000.00	\$186,335.40	Commercial	22-12-101-046
7	41000 Bridge St	Novi	MI	48375	Land	5.04	I-1	\$ 1,200,000.00	\$238,095.24	Commercial	22-13-352-003
8	Meadowbrook & 12 Mile Rd	Novi	MI	48377	Land	3.96	OST	\$ 248,709.00	\$62,805.30	Commercial	22-13-301-026
9	Meadowbrook & 12 Mile Rd	Novi	MI	48377	Land	4.57	OST	\$ 287,020.00	\$62,805.25	Commercial	22-13-100-029
10	42000 W 14 Mile Rd	Novi	MI	48377	Land	2.40	R-A	\$ 495,000.00	\$206,250.00	Commercial	22-02-203-002
11	0 Karevich Dr	Novi	MI	48377	Land	3.25	C	\$ 1,950,000.00	\$600,000.00	Commercial	22-15-200-107
12	Grand River Ave	Novi	MI	48375	Land	3.57	I-1	\$ 1,000,000.00	\$280,112.04	Commercial	22-15-376-019
13	Grand River Ave	Novi	MI	48374	Land	2.59	I-1	\$ 350,000.00	\$135,135.14	Industrial	22-15-351-024
14	Pontiac Trail & West Park Dr	Novi	MI	48377	Land	2.48	B2	\$ 975,000.00	\$393,145.16	Commercial	22-03-101-008
15	45800 Grand River Ave	Novi	MI	48374-1314	Land	2.00	OST	\$ 1,200,000.00	\$600,000.00	Commercial	22-16-426-003
16	45815 Grand River Ave	Novi	MI	48374-1311	Land	2.74	I-1	\$ 350,000.00	\$127,737.23	Commercial	22-16-451-008
17	46153 Grand River Ave	Novi	MI	48374	Land	10.00	Mixed Use	\$ 5,990,000.00	\$599,000.00	Industrial	22-16-451-001
18	46401 Grand River Ave	Novi	MI	48374	Land	3.40	I-1	\$ 1,350,000.00	\$397,058.82	Commercial	22-16-300-024
19	Cartier Dr	Novi	MI	48377	Land	3.32	Industrial	TBD	TBD	Commercial	22-04-151-019
20	Cartier Dr	Novi	MI	48377	Land	3.72	Commercial	TBD	TBD	Industrial	22-04-151-018
21	46795 W 12 Mile Rd	Novi	MI	48377-2427	Land	3.67	OST	\$ 729,000.00	\$198,637.60	Commercial	22-16-126-025
22	West Rd	Novi	MI	48377	Land	4.20	I-1	\$ 425,000.00	\$101,190.48	Industrial	22-09-126-003
23	Grand River Ave & Beck Rd	Novi	MI	48374	Land	2.01	City West District	\$ 300,000.00	\$149,253.73	Commercial	22-16-151-014
24	Grand River Ave	Novi	MI	48374	Land	9.86	B-3	\$ 6,500,000.00	\$659,229.21	Commercial	22-16-151-010
25	26200 Beck Rd	Novi	MI	48374-1804	Land	4.36	R-A	\$ 698,500.00	\$160,206.42	Commercial	22-16-300-008
26	48645 Grand River Ave	Novi	MI	48374	Land	2.00	L1	\$ 595,000.00	\$297,500.00	Commercial	22-17-101-003

# Property Map Overview





Location: Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48375

Type: Land  
 Proposed Use: Office, Health Care, Medical  
 Zoning: OS-1  
 Density: OS-1 Office Service

Developer: -  
 Management: -  
 True Owner: AJR Communities  
 Recorded Owner: Hamburg Hills-coventry Woods

Parcel Size: 2.34 AC  
 Lot Dimensions: 306x306  
 Improvements: 3,800sf Office Bldg.  
 On-Site Improv: -

Parcel Number: 22-36-200-003



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48375

Type: Land  
Proposed Use: Commercial, Retail  
Zoning: OS1  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: 2.33 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: Rough graded

Parcel Number: 22-25-400-027





Location: Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48377

Type: Land  
 Proposed Use: Office, Bank, Day Care Center, Health  
 Care, Strip Center  
 Zoning: OST Zoning  
 Density: -

Developer: -  
 Management: -  
 True Owner: POC Group LIC  
 Recorded Owner: -

Parcel Size: 3.61 AC  
 Lot Dimensions: -  
 Improvements: -  
 On-Site Improv: -

Parcel Number: 22-01-400-010



Location: 4.98 acres on Haggerty Rd, Novi 'OST'  
 in Haggerty  
 Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48377

Type: Land  
 Proposed Use: Commercial, Office, MultiFamily, General  
 Freestanding, Health Care, Hospital,  
 Medical, Office Park, Storefront  
 Retail/Office

Developer: -  
 Management: -  
 True Owner: Cervi Arthur A  
 Recorded Owner: Cervi Arthur A

Zoning: OST  
 Density: Commercial

Parcel Size: 5 AC  
 Lot Dimensions: 160x160  
 Improvements: Underground Stormwater Detention  
 On-Site Improv: ~~Already developed lot~~

Parcel Number: 22-12-400-013



Location: SWC M-5 & 14 Mile Rd  
Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48377

Type: Land  
Proposed Use: Commercial, Retail, Office  
Zoning: OST  
Density: -

Developer: -  
Management: -  
True Owner: Robert Rich  
Recorded Owner: Robert Rich

Parcel Size: 5 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: Raw land



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48377

Type: Land  
Proposed Use: Commercial  
Zoning: C  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: 6.44 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: 22-12-101-046, 22-12-101-047



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48375

Type: Land  
Proposed Use: -  
Zoning: -  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: 5.04 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: 22-13-352-003



Location: Parcel 26  
 Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48377

Type: Land  
 Proposed Use: Commercial  
 Zoning: OST  
 Density: -

Parcel Size: 3.96 AC  
 Lot Dimensions: -  
 Improvements: None  
 On-Site Improv: Raw land

Developer: -  
 Management: -  
 True Owner: Paskon Inc  
 Recorded Owner: Mak Real Estate Investment Holdings Llc

Parcel Number: 22-13-301-026



Location: Unit 3  
 Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48377

Type: Land  
 Proposed Use: Commercial, Industrial, Office, Mixed Use, Community Center, Distribution, Health Care, Hold for Investment, Medical, Office Park, R&D, Retail Warehouse, Schools, Self-Storage, Warehouse

Developer: -  
 Management: -  
 True Owner: Paskon Inc  
 Recorded Owner: Mak Real Estate Investment Inc.

Zoning: OST  
 Density: -

Parcel Number: 22-13-100-029

Parcel Size: 4.57 AC  
 Lot Dimensions: -  
 Improvements: Utilities  
 On-Site Improv: Finish grade



Location: Maples Place Plaza  
 Maples Place Professional Pad 1  
 Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48377

Type: Land  
 Proposed Use: Commercial, Office, Hold for  
 Development, Medical  
 Zoning: R-A  
 Density: -

Developer: -  
 Management: -  
 True Owner: Evangelista Development LLC  
 Recorded Owner: J S Evangelista Development L

Parcel Size: 2.40 AC  
 Lot Dimensions: -  
 Improvements: None  
 On-Site Improv: Raw land

Parcel Number: 22-02-203-002





Location: Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48377

Type: Land  
 Proposed Use: Commercial  
 Zoning: C  
 Density: -

Developer: -  
 Management: -  
 True Owner: -  
 Recorded Owner: -

Parcel Size: 3.25 AC  
 Lot Dimensions: -  
 Improvements: -  
 On-Site Improv: -



Location: Grand River Avenue  
 Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48375

Type: Land  
 Proposed Use: Commercial, Retail, Office, Medical  
 Zoning: I-1  
 Density: -

Developer: -  
 Management: -  
 True Owner: Medical Care 1 Real Estate Llc  
 Recorded Owner: Medical Care 1 Real Estate Llc

Parcel Size: 3.57 AC  
 Lot Dimensions: -  
 Improvements: -  
 On-Site Improv: Raw land

Parcel Number: 22-15-376-019



Location: Grand River Avenue E Of Taft  
 East of Taft  
 Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48374

Type: Land  
 Proposed Use: Industrial  
 Zoning: I-1  
 Density: -

Parcel Size: 2.59 AC  
 Lot Dimensions: -  
 Improvements: -  
 On-Site Improv: -

Developer: -  
 Management: -  
 True Owner: -

Recorded Owner: Novi Ace Llc

Parcel Number: 22-15-351-024



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48377

Type: Land  
Proposed Use: Commercial  
Zoning: B2  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: Kassem Khalil

Parcel Size: 2.48 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: 22-03-101-008



Location: Novi City West  
 Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48374

Type: Land  
 Proposed Use: Commercial, Retail, Office, Mixed Use,  
 MultiFamily, Apartment Units, Health  
 Care, Motel, Office Park, Restaurant,  
 Storefront Retail/Office, Storefrnt  
 Retail/Residntl

Developer: -  
 Management: -  
 True Owner: -  
 Recorded Owner: Moslem Shriners

Zoning: OST  
 Density: -

Parcel Number: 22-16-426-003

Parcel Size: 2 AC  
 Lot Dimensions: -  
 Improvements: -  
 On-Site Improv: Previously developed lot



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48374

Type: Land  
Proposed Use: -  
Zoning: I-1  
Density: -

Parcel Size: 2.74 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: Long Real Estate Investments Llc

Parcel Number: 22-16-451-008



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48374

Type: Land  
Proposed Use: Commercial, Retail, Office, Mixed Use,  
Hospitality, Bank, Day Care Center,  
Health Club, Medical, Parking Lot,  
Religious Facility, Restaurant

Developer: -  
Management: -  
True Owner: Charles Snider Associates  
Recorded Owner: 46153 Grand River Investors

Zoning: Mixed Use  
Density: -

Parcel Size: 10 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: Raw land

Parcel Number: 22-16-451-001



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48374

Type: Land  
Proposed Use: Commercial  
Zoning: I-1  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: James & Mary N Frankfurth

Parcel Size: 3.40 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: Raw land

Parcel Number: 22-16-300-024





Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48377

Type: Land  
Proposed Use: Commercial, Industrial  
Zoning: Industrial  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: 3.32 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: 22-04-151-019



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48377

Type: Land  
Proposed Use: Commercial, Industrial  
Zoning: Commercial  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: 3.72 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: Raw land

Parcel Number: 22-04-151-018



Location: Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48377

Type: Land  
 Proposed Use: Office, Bank, Day Care Center, Medical  
 Zoning: OST  
 Density: Medical

Developer: -  
 Management: -  
 True Owner: -  
 Recorded Owner: -

Parcel Size: 3.67 AC  
 Lot Dimensions: -  
 Improvements: Level Ground  
 On-Site Improv: Raw land

Parcel Number: 22-16-126-025



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48377

Type: Land  
Proposed Use: Industrial, Warehouse  
Zoning: I-1  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: Mkr Associates Llc

Parcel Size: 4.20 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: Rough graded

Parcel Number: 22-09-126-003



Location: Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48374

Type: Land  
 Proposed Use: Commercial, Industrial, Retail, Office,  
 Service Station  
 Zoning: City West District  
 Density: -

Developer: -  
 Management: -  
 True Owner: -  
 Recorded Owner: Lvp Ltd

Parcel Size: 2.01 AC  
 Lot Dimensions: 362x362  
 Improvements: -  
 On-Site Improv: Raw land

Parcel Number: 22-16-151-014



Location: SEC Grand River & Beck Road  
 Livingston/W Oakland Cluster  
 Central I-96 Corridor Submarket  
 Oakland County  
 Novi, MI 48374

Type: Land  
 Proposed Use: Commercial  
 Zoning: B-3  
 Density: -

Developer: -  
 Management: -  
 True Owner: -  
 Recorded Owner: -

Parcel Size: 9.86 AC  
 Lot Dimensions: -  
 Improvements: -  
 On-Site Improv: -

Parcel Number: 22-16-151-010, 22-16-151-012



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48374

Type: Land  
Proposed Use: MultiFamily  
Zoning: R-A  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: 4.36 AC  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: Raw land

Parcel Number: 22-16-300-008, 22-16-300-009, 22-16-300-010, 22-16-300-047



Location: Livingston/W Oakland Cluster  
Central I-96 Corridor Submarket  
Oakland County  
Novi, MI 48374

Type: Land  
Proposed Use: Commercial, Apartment Units  
Zoning: L1  
Density: -

Developer: -  
Management: -  
True Owner: -

Parcel Size: 2 AC  
Lot Dimensions: -  
Improvements: None  
On-Site Improv: Rough graded

Recorded Owner: Jeannette E Steinberger Trust

Parcel Number: 22-17-101-003