



CITY OF NOVI CITY COUNCIL
MARCH 23, 2026

SUBJECT: Approval of a Resolution of Intent to Create and Provide for the Operation of a Brownfield Redevelopment Authority for the City of Novi.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- The Ordinance Review Committee (ORC) discussed and recommended proceeding with establishing a City of Novi Brownfield Redevelopment Authority (BRA).
- This is the first of a six-step process to establish the BRA.

BACKGROUND INFORMATION:

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

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

- Sakura
- Dunhill Estates
- Villas of Stonebrook

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

But it is somewhat unusual for a city of Novi's size not to have its own BRA to accomplish the same project and financing approvals in a more efficient way, while capturing some of the revenue from those projects for the City's use in connection

with other future projects. That revenue-capturing ability is a primary reason why this topic is being introduced now.

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

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

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

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

- 1. Prepare a Resolution of Intent**

The City Council adopts a *Resolution of Intent to Create a Brownfield Redevelopment Authority*. This resolution declares the Council's intention to establish the Authority and sets the stage for a required public hearing. Sample language is included in the attachments.

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

- 2. Public Hearing and Notice**

Before creating the BRA, the Council must hold a public hearing. Public notices of the hearing must be published and posted in accordance with state law (typically in a newspaper of general circulation and posted in public places). This ensures transparency and provides affected residents and stakeholders an opportunity for input.

- 3. Adopt Establishment Resolution**

Following the public hearing, the Council acts on a *Resolution Establishing the Brownfield Redevelopment Authority*. This resolution formally creates the BRA and typically includes provisions for appointing board members to serve on the authority.

- 4. Appoint Board Members and Adopt Bylaws**

Once established, the Council appoints the BRA board members (usually five to nine members, though local bylaws may determine specific numbers, terms, and qualifications). The Board then adopts bylaws governing its internal operations, meetings, quorum rules, and officer roles.

- 5. Coordinate with County and Taxing Jurisdictions (if applicable)**

Once it's established, if the BRA will overlap or coordinate with County brownfield efforts or involve property in multiple jurisdictions, the Council may also adopt resolutions consenting to participation or concurrence in joint Authorities and provide necessary notices to all affected taxing jurisdictions.

6. **Ongoing Compliance and Plan Adoption**

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

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

RECOMMENDED ACTION: Approval of a Resolution of Intent to Create and Provide for the Operation of a Brownfield Redevelopment Authority for the City of Novi.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

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

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

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

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

RECITALS

WHEREAS, the City Council of the City of Novi has received and reviewed testimony that there are or may be certain environmentally distressed, functionally obsolete, and/or blighted areas in the City of Novi and that the continued existence of such areas can limit, hinder, or delay redevelopment or revitalization of properties within the City, and, accordingly, that it is in the best interest of the public to facilitate identification and treatment of environmentally distressed, functionally obsolete, and/or blighted areas and promote revitalization within the municipal limits of the City; and

WHEREAS, in order to further such interests, it is appropriate for the City Council to create and provide for the operation of a Brownfield Redevelopment Authority within the City of Novi pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"); and

WHEREAS, pursuant to the Act, this City Council is required (a) to hold a public hearing on the adoption of a proposed resolution creating a Brownfield Redevelopment Authority under the Act (the "Authority") and (b) to publish notice of the public hearing in a newspaper of general circulation in the City of Novi, all in accordance with Section 4(2) of the Act.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby determines that is in the best interest of the public to promote the redevelopment of environmentally distressed, functionally obsolete, and/or blighted areas of the City.

2. The City Council hereby declares its intention to create and provide for the operation of the Authority within the City of Novi pursuant to and in accordance with the provisions of the Act.
3. A public hearing shall be held before the City Council on March 23, 2026, at 7 p.m. in the Novi Civic Center, 45175 Ten Mile Road, Novi, MI, on the adoption of a resolution creating the Authority within the City of Novi, within the municipal limits of which the Authority shall exercise its powers.
4. The City Clerk (the "Clerk") shall give notice of the public hearing by causing notice to be published, in the form attached hereto as Exhibit 1, in the Novi News, a weekly newspaper of general circulation in the City of Novi on the 19th day of March, 2026, and by posting a similar notice of the public hearing pursuant to the practice of the Clerk.

AYES:
NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

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

Cortney Hanson, City Clerk
City of Novi