

MEMORANDUM

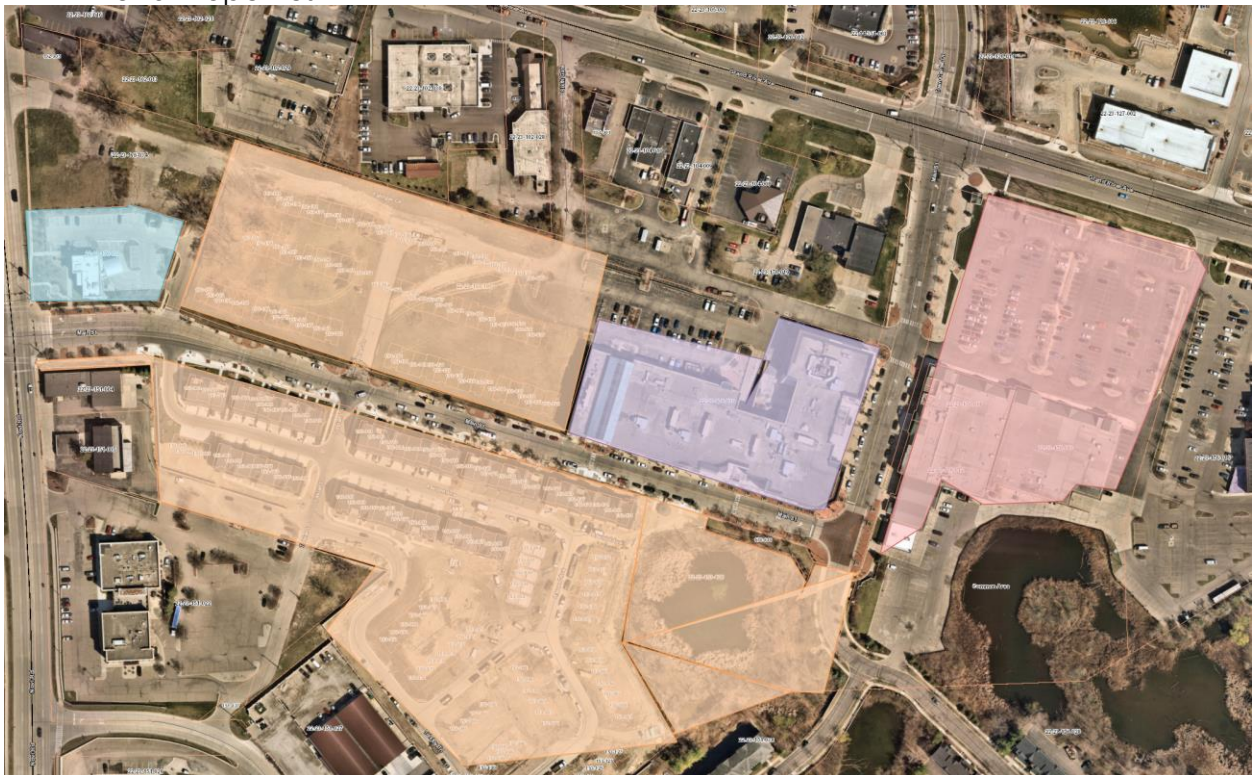


TO: CORRIDOR IMPROVEMENT AUTHORITY
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: MAIN STREET
DATE: SEPTEMBER 19, 2025

Let me begin by saying this is more of an FYI for the Authority, as much of this has to do with the property owners of Main Street.

At our last meeting in May we previously discussed replacing the streetlights along Main Street. Since then, the City's Department of Public Works has taken a deeper look into the condition of the sidewalks, planter boxes, and streetscapes of Main Street. Their assessment is that much of it should be replaced. Nearly all of the repairs would fall to the individual property owners of Main Street. There are four (4) primary owners in and around Main Street:

- Pulte – Townes at Main Street
- Diversified Credit Union
- Main Street Partnership – Atrium Building
- Luna Properties



With assistance from one of the City's Engineering Firms, AECOM, the following suggested work should be completed on Main Street:

- Sidewalk - Includes the full removal of the concrete sidewalk on the south side of the intersection of Main and Novi Rd. This also includes the East and West sides of the North and South sections of Main, South of Grand River. This section is a fully reconstructed area. The other sections include the stamped concrete intersection sidewalk, which consists of three sections totaling 175, 65, and 50 square yards. This will be replaced with regular Sidewalk, Conc, 4 inch.
- Assumed 20% of total existing brick pavers will be salvaged and replaced for spot repairs. The remaining 80% will be removed.
- Curb and gutter Curb Ramp includes the curb areas that possibly will need to get replaced due to damage during the ADA ramp construction process.
- Masonry Concrete Structure Removal includes the removal of the above-ground planter boxes, as well as the two concrete benches and planter boxes.
- Per the estimate, all tree grates being impacted are set to be removed and replaced with new ones to improve uniformity. This can be as-needed / as-directed by the engineer instead if desired.
- All tree replacement species to be determined by the Novi Forester. Included trees in the estimate, but if desired, new trees could be replanted by the city and timing coordinated with the Contractor. Or planted by the city after the work was done.
- 2 Steel benches are to be replaced where the concrete benches are being removed. The bench replacement and reinstallation are to include the 3 Steel Benches at the intersection of Main and Main.

Total estimated cost is \$797,809

Our office has begun the engagement process with the four owners regarding cost-sharing for these necessary repairs.



December 26, 2024

City of Novi
26300 Lee BeGole Dr
Novi, MI 48375

Re: Proposed Streetlighting-Main St

I have completed the review of your request for the proposed lighting and have prepared a cost estimate for the installation of one hundred and five (105) streetlights. I am proposing the installation of forty-five (45), 12’ decorative posts with forty-five (45) 39w LED acorn luminaires. Twenty-five (25), 12’ decorative posts with dual crossarm and fifty (50) 39w LED acorn luminaires. Five (5), 20’ square posts mounted on high-band foundations and ten (10), 149w LED Area lights with Type 5 distribution. Posts and luminaires to have a black finish. Streetlights to be fed by underground cable.

The costs are based on the Option 1 Municipal Street Light rate, where DTE Energy installs, owns, and maintains the lighting system. The rate requires a portion of the construction costs be paid by the customer, which is determined by the following formula.

<u>Underground fed (105) LED Luminaires</u>	
Annual Operating Cost	\$25,781.00
Costs to Construct	\$530,177.00
3yr Revenue Credit	(\$77,343.00)
Contribution from the City of Novi	\$452,834.00

The price quoted shall be in effect for a period of six months from the date of this letter, after which these costs will no longer be valid.

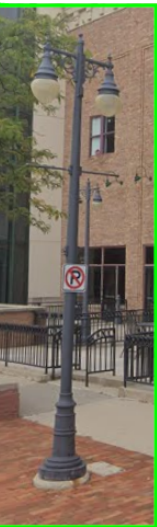
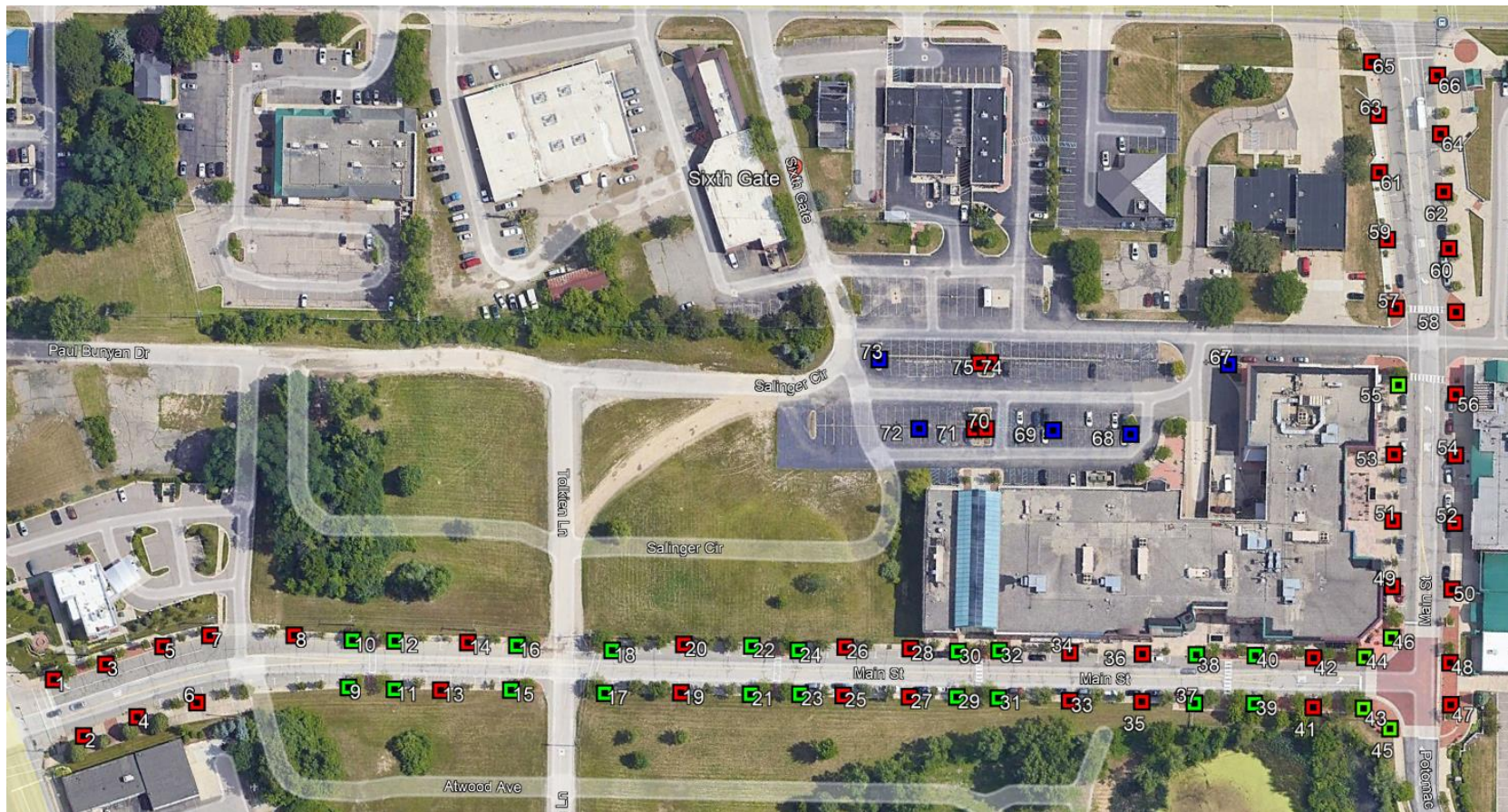
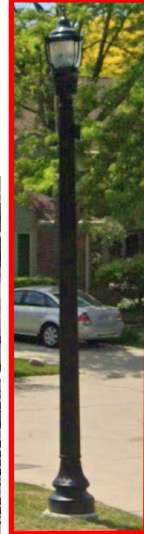
Please contact me for a streetlighting agreement if you would like to proceed with the above installation.

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

Sincerely,
Brandon R. Faron
Brandon R. Faron
Account Manager
Community Lighting

Existing Lighting

Proposed Lighting



City of Novi
Main Street Full Reconstruct Sidewalk
Sidewalk Removal and Replacement
Preliminary Estimate of Cost
9/17/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 46,612.00	\$ 46,612.00
2	Pre-Construction Audio-Visual	LS	1	\$ 3,500.00	\$ 3,500.00
3	Sidewalk, Rem, Modified	Syd	824	\$ 13.85	\$ 11,416.40
4	Sidewalk, Conc, 4 inch	Sft	9145	\$ 5.50	\$ 50,295.30
5	Brick Pavers, Salv and Replace	Sft	3937	\$ 20.00	\$ 78,732.00
6	Brick Pavers, Rem	Sft	10886	\$ 5.00	\$ 54,432.00
7	Conc Pavt, Misc, Nonreinf, 8"	Syd	51	\$ 80.00	\$ 4,080.00
8	Curb and Gutter, Rem	Ft	70	\$ 24.00	\$ 1,680.00
9	Curb Ramp Opening, Conc	Ft	70	\$ 40.00	\$ 2,800.00
10	Aggregate Base, Conditioning	Syd	1524	\$ 5.00	\$ 7,620.00
11	Bollard, Rem	Ea	8	\$ 55.00	\$ 440.00
12	Pavt, Rem	Syd	51	\$ 30.00	\$ 1,520.01
13	Masonry and Conc Structure, Rem	Cyd	52	\$ 110.00	\$ 5,720.00
14	Detectable Warning Surface	Ft	65	\$ 55.00	\$ 3,575.00
15	Dr Structure Cover, Adj, Case 1	Ea	3	\$ 1,000.00	\$ 3,000.00
16	Tree, Grate 6x6	Ea	25	\$ 9,000.00	\$ 225,000.00
17	Bench, Rem, Salv, Reinstall	Ea	3	\$ 1,500.00	\$ 4,500.00
18	Bench	Ea	2	\$ 2,000.00	\$ 4,000.00
19	Tree 6 inch, to 18 inch	Ea	25	\$ 800.00	\$ 20,000.00
20	Tree Rem, Rem, 6 inch to 18 inch	Ea	22	\$ 400.00	\$ 8,800.00
21	Maintaining Traffic	LS	1	\$ 10,000.00	\$ 10,000.00
22	Surface Restoration	LS	1	\$ 5,000.00	\$ 5,000.00
	Base Bid Construction Cost				\$ 552,722.71
	Misc Items	10%			\$ 55,272.27
					\$ 607,994.98
	Design Engineering	10.00%			\$ 60,799.50
	Geotechnical	1.25%			\$ 7,599.94
	Design Contingency	10%			\$ 6,079.95
					\$ 74,479.39
	Construction Engineering	8.25%			\$ 50,159.59
	Materials Testing	2%			\$ 12,159.90
	Crew Days	\$ 800	60		\$ 48,000.00
	Construction Contingency	10%			\$ 5,015.96
					\$ 115,335.44
	TOTAL COST				\$ 797,809.81

Assumptions and Clarifications

Sidewalk Rem- Includes the full removal of the concrete sidewalk on the south side of the intersection of Main and Novi Rd. This also includes the East and West side of The N and S section of Main, South of Grand River. This section is a full reconstruct area. The other sections are the stamped concrete intersection sidewalk, there are three sections that amount to 175, 65, and 50 syd. This will be replaced with regular Sidewalk, Conc, 4 inch.

Traffic control can be managed by closing parking lanes and managing two way traffic like with neighborhood roads when working in a lane.

Assumed 20% of total existing brick pavers will be salvaged and replaced for spot repairs. The remaining 80% will be removed.

Conc Pavt, Misc, Nonreinf, 8"/ Pavt, Rem- This includes the section W side crosswalk concrete pavement section that will be removed and replaced due to cracking.

Curb and gutter Rem/ Curb Ramp includes the curb areas that possibly will need to get replaced due to damage during the ADA ramp construction process.

Masonry Conc Structure, Rem, includes the removal of the above ground planter boxes along with the removal of the two concrete benches and planter boxes.

Per the estimate, all tree grates being impacted are set to be removed and replaced as new, in order to improve uniformity. This can be as-needed / as-directed by the engineer instead if desired.

All tree replacement species to be determined by the Novi Forester. Included trees in the estimate, but if desired, new trees could be re-planted by the city and timing coordinated with the Contractor. Or planted by the city after the work was done.

2 Steel benches are to be replaced were the concrete benches are being removed.

Bench Rem and reinstall is to include the 3 Steel Benches at the intersectio of Main and Main.

No additional considerations for DTE lighting.

Aggregate base conditioning under all removed items.

City of Novi CIA TIF Table Review - As Presented

GRAND RIVER CIA CAPTURE PROJECTION

Taxable Value				Estimated TV New Construction	Tax. Value Estimate Total	Captured Value	O.C. Operating	City of Novi	Oakland County Parks	O.C. Transit	O.C.C.	H.C.M.A.	Estimated Revenue
(millage rates are 2024 W & 2025 S)							1.9651	5.2688	0.32305	0.47035	0.73735	0.1031	
(Ad Val & Sp Acts)													Totals
Tax Year		Base Value: 226,267,465											
2019	Actual	226,021,995	245,844,710		245,844,710	19,822,715	38,952.63	104,441.92	6,403.73	9,323.61	14,616.28	2,043.72	175,782
2020	Actual	226,267,465	265,447,510	-	265,447,510	39,180,045	76,990.75	206,431.82	12,657.11	18,428.33	28,889.41	4,039.46	347,437
2021	Actual	226,267,465	270,563,750	-	270,563,750	44,296,285	87,044.41	233,388.27	14,309.91	20,834.76	32,661.87	4,566.95	392,806
2022	Actual	226,267,465	291,040,780	-	291,040,780	64,773,315	127,282.80	341,277.64	20,925.02	30,466.13	47,760.60	6,678.13	574,390
2023	Actual	226,267,465	311,407,760	-	311,407,760	85,140,295	167,304.94	448,587.19	27,504.57	40,045.74	62,778.20	8,777.96	754,999
2024	Actual	226,267,465	329,702,390	-	329,702,390	103,434,925	203,254.80	544,977.93	33,414.65	48,650.62	76,267.74	10,664.14	917,230
2025	Actual	226,267,465	348,447,540	-	348,447,540	122,180,075	240,089.96	643,742.38	39,470.27	57,467.40	90,089.48	12,596.77	1,083,456
2026	Estimated	226,267,465	357,158,729	33,027,379	390,186,108	163,918,643	322,108.33	863,654.54	52,953.92	77,099.13	120,865.41	16,900.01	1,453,581
2027	Estimated	226,267,465	366,087,697	32,882,085	432,822,845	206,555,380	405,891.65	1,088,298.99	66,727.72	97,153.32	152,303.61	21,295.86	1,831,671
2028	Estimated	226,267,465	375,239,889	13,163,000	456,806,416	230,538,951	453,020.57	1,214,663.63	74,475.61	108,434.00	169,987.90	23,768.57	2,044,350
2029	Estimated	226,267,465	384,620,886		468,226,577	241,959,112	475,461.75	1,274,834.17	78,164.89	113,805.47	178,408.55	24,945.98	2,145,621
2030	Estimated	226,267,465	394,236,409		479,932,241	253,664,776	498,463.97	1,336,508.97	81,946.41	119,311.23	187,039.72	26,152.84	2,249,423
2031	Estimated	226,267,465	404,092,319		491,930,547	265,663,082	522,041.24	1,399,725.65	85,822.46	124,954.63	195,886.67	27,389.86	2,355,821
2032	Estimated	226,267,465	414,194,627		504,228,811	277,961,346	546,207.94	1,464,522.74	89,795.41	130,739.12	204,954.80	28,657.81	2,464,878
2033	Estimated	226,267,465	424,549,492		516,834,531	290,567,066	570,978.81	1,530,939.76	93,867.69	136,668.22	214,249.63	29,957.46	2,576,662
2034	Estimated	226,267,465	435,163,230		529,755,394	303,487,929	596,368.96	1,599,017.20	98,041.78	142,745.55	223,776.82	31,289.61	2,691,240
2035	Estimated	226,267,465	446,042,310		542,999,279	316,731,814	622,393.85	1,668,796.58	102,320.21	148,974.81	233,542.20	32,655.05	2,808,683
2036	Estimated	226,267,465	457,193,368		556,574,261	330,306,796	649,069.37	1,740,320.45	106,705.61	155,359.80	243,551.72	34,054.63	2,929,062
2037	Estimated	226,267,465	468,623,202		570,488,618	344,221,153	676,411.78	1,813,632.41	111,200.64	161,904.42	253,811.47	35,489.20	3,052,450
2038	Estimated	226,267,465	480,338,782		584,750,833	358,483,368	704,437.74	1,888,777.17	115,808.05	168,612.65	264,327.71	36,959.64	3,178,923
							7,983,776.24	21,406,539.40	1,312,515.67	1,910,978.93	2,995,769.78	418,883.66	36,028,464

Considerations of Spreadsheet:

Base Year - 2018

Base Value: \$226,267,465 (see note below RE: 2019)

See Tab "Proj Additions" for projects under construction and coming soon.

2019 Millage Rates at 50%

The CIA tax code was first added on the 2019 database

2018 is the base year

Base Value
2019 \$226,021,995 In early 2020, several parcels needed to be coded (added) to the CIA
2020 \$226,267,465 district because the parent parcel had been a CIA parcel.
The base value was corrected for the 2020 tax year, and now remains the same.

Taxable Values in table include residential, commercial & industrial real property and industrial & commercial personal property.

Note that C & I personal property are taxed at different millage rates than real property.

IRM 2.5%

	Parcel	Complete end of 2025	Complete end of 2026	Complete end of 2027	Description	2025 TV	2025 TV +IRM	New Add 2026	Projected 2026 TV	Projected 2026 TV +IRM	New Add 2027	Projected 2027 TV	Projected 2027 TV +IRM	New Add 2028	Projected 2028 TV
	22-17-126-006	100%	100%	100%	El Car Wash	\$264,120	\$270,723	\$436,360	\$707,083	\$724,760	\$0	\$724,760	\$742,879	\$0	\$742,879
	22-17-126-016	100%	100%	100%	Goddard School	\$1,743,170	\$1,786,749	\$720,630	\$2,507,379	\$2,570,064	\$0	\$2,570,064	\$2,634,315	\$0	\$2,634,315
	22-23-127-002 (50-CR-21-400-017)	100%	100%	100%	Sakura Retail	\$362,670	\$371,737	\$613,450	\$985,187	\$1,009,816	\$0	\$1,009,816	\$1,035,062	\$0	\$1,035,062
	22-23-127-004 (50-CR-21-600-017)	100%	100%	100%	Sakura Residential	\$2,403,330	\$2,463,413	\$4,081,140	\$6,544,553	\$6,708,167	\$0	\$6,708,167	\$6,875,871	\$0	\$6,875,871
Project Stalled	22-24-476-031	60%	60%	60%	Surgical Center	\$1,789,850	\$1,834,596	\$0	\$1,834,596	\$1,880,461	\$0	\$1,880,461	\$1,927,473	\$0	\$1,927,473
	22-23-127-001 (50-CR-21-300-017)	50%	100%	100%	Sakura Retail A & D	\$49,300	\$50,533	\$592,550	\$643,083	\$659,160	\$592,550	\$1,251,710	\$1,283,002	\$0	\$1,283,002
	22-23-127-005 (50-CR-21-700-017)	100%	100%	100%	Sakura Residential B	\$132,600	\$135,915	\$8,483,400	\$8,619,315	\$8,834,798	\$0	\$8,834,798	\$9,055,668	\$0	\$9,055,668
	22-24-326-025	0%	48%	100%	Feldman Kia	\$874,240	\$896,096	\$0	\$896,096	\$918,498	\$613,000	\$1,531,498	\$1,569,786	\$663,000	\$2,232,786
	22-22-226-008	20%	75%	100%	Bond	\$1,735,321	\$1,735,321	\$8,264,679	\$10,000,000	\$10,250,000	\$27,250,000	\$37,500,000	\$38,437,500	\$12,500,000	\$50,000,000
Uncapped for 2026	22-16-151-012 & -010	0%	100%	100%	Gas Station & Car Wash	\$470,990	\$1,922,245	\$0	\$1,922,245	\$1,970,301	\$621,475	\$2,591,776	\$2,656,570	\$0	\$2,656,570
	22-24-476-036	0%	100%	100%	Porsche	\$2,547,590	\$2,611,280	\$526,900	\$3,138,180	\$3,216,634	\$0	\$3,216,634	\$3,297,050	\$0	\$3,297,050
	22-23-153-001 thru 098	69%	100%	100%	Townes at Main Street	\$7,872,030	\$8,068,831	\$9,308,270	\$17,377,101	\$17,811,528	\$3,805,060	\$21,616,588	\$22,157,003	\$0	\$22,157,003

Estimated TV New Construction

2026	\$33,027,379
2027	\$32,882,085
2028	\$13,163,000