



CITY OF NOVI
Corridor Improvement Authority Meeting
October 30, 2024, 5:30 p.m.
Novi Special Conference Room | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0445

CALL TO ORDER: 5:30 p.m.

ROLL CALL: Mayor Justin Fischer, Councilmember David Staudt, Blair Bowman, John O'Brien, Jeffrey Wainwright, Katie Chuba, & Matthew Thibaudeau

PRESENT: Mayor Justin Fischer, Councilmember David Staudt, John O'Brien, Jeffrey Wainwright, Katie Chuba, & Matthew Thibaudeau

LATE ARRIVAL: Blair Bowman (Arrived following roll call and approval of agenda)

STAFF LIAISON: Victor Cardenas, City Manager

ALSO PRESENT: Charles Boulard, Director of Community Development
Dan Commer, Planner
Katherine Oppermann, Recording Secretary

APPROVAL OF AGENDA

Motion: Wainwright; Seconded: O'Brien; Approved 6:0

PURPOSE OF THE MEETING

Mayor Fischer welcomed everyone present, it has been some time since the Corridor Improvement Authority (CIA) last met. He requested that City Manager Cardenas give some background. Mr. Cardenas explained that the CIA formed a few years prior and that it acts much like a Downtown Development Authority (DDA) by capturing revenue along a specific area – in our case Grand River Avenue from Haggerty to Wixom Rd. Initially in 2020 the board decided to fund the ring road construction activity. The CIA has since been inactive since the cost of that project has been eating the captured revenue for some time. The total cost will be paid off in 2028.

1. Main Street Lighting

Community Development Director, Charles Boulard, stated that the responsibility for street lighting is based on frontage and historically they are not consistently all on. As the area in question falls under the CIA jurisdiction, Mr. Cardenas is recommending that their budget is utilized for the project rather than City budget.

Mr. Bowman asked who would perform the streetlights to which Mr. Cardenas responded that they would be installed by DTE. Councilmember Staudt asked if the new lights would be LED and Mr. Cardenas confirmed that yes, they would. Mayor Fischer confirmed that the City would be responsible for the lights and what the course of

action would be should the CIA decide not to take on the burden of the cost. Mr. Cardenas stated that we would examine the City funds to determine where there might be room for accommodation in the budget, potentially the Road Fund. Estimates for tax revenue from the existing, currently under construction, as well as planned unconstructed units in the area were also briefly discussed. Mr. Cardenas noted that the new units would drive significant tax revenue to the CIA funds.

Councilmember Staudt asked if there are any ADA issues with the construction of the sidewalks on the new Mainstreet development, especially regarding the old trees and planters. He noted that, with the new construction, we're looking to fix the area and that the layout, as it currently exists, is not walkable. Mr. Boulard confirmed that the sidewalks in front of the Pulte development, when completed, will meet all necessary standards (including ADA).

Councilmember Staudt also requested that City Attorney Tom Schultz confirm the exact streetlight responsibilities, and history in a written explanation. He noted that, if we're looking to improve the area there is a lot that can be done.

Mr. Bowman asked if the cost, 32 million, was just the lights and DTE work. Mr. Cardenas confirmed that, yes, the cost covers the poles, lights, and installation work.

Mayor Fischer asked if there were any more questions on the topic and, seeing none, said he would entertain a motion regarding the Mainstreet lighting. He added that he did not want official action until the requested information regarding streetlight responsibility and history from the City Attorney.

Motion to approve adding the Mainstreet Light to the Corridor Improvement Authority Budget, pending confirmation of history and ownership from the City Attorney, for 2025.

Motion Maker: Bowman; Seconded: Wainwright; Approved 7:0

2. Review and Approval of Corridor Improvement Authority Budget

Mr. Cardenas asked for confirmation of the budget, expenses, and the remaining payback period.

Councilmember Staudt asked if the board should start considering other projects under the CIA. Mayor Fischer agreed that he liked that approach and thinks the board should have a meeting in Q1 of 2025 to consider projects. Now that revenues for the CIA are forecasted to be up it is worth meeting more to consider those future projects. When the CIA started, they couldn't foresee many of the projects coming to fruition now. Mr. Bowman noted that in the future there could be other projects, like Sakura, who need assistance. Councilmember Staudt said that he wants to see where the money is coming from clearly. He thinks that the current estimate is unaggressive and that it would help the group to understand the future of developments in the area. Mr. Boulard asked for clarification if, in Q1, the interest would be in linking with the Council goal of

supporting growth in the Town Center, Mainstreet, etc. Mayor Fischer said yes, it would tie into that goal. Mr. Bowman also stated that there is huge opportunity in City West.

Mr. Cardenas went over the chart of taxable value produced. Mr. Bowman opined that with The Bond alone it could exceed the current taxable interest. He agrees with Councilmember Staudt's point that there will be considerably more.

Mr. Cardenas stated that he will get the confirmation from City Attorney Schultz regarding lighting as previously discussed and will also have City staff look at Capital Improvement Projects that could be considered at a future meeting.

Mayor Fischer requested a motion on the budget.

Motion to approve the Corridor Improvement Authority Budget, as presented, for 2025.

Motion Maker : Thibaudeau; Seconded: Wainwright; Approved 7:0

Mayor Fischer requested that Ms. Oppermann schedule the next CIA meeting for Q1 and that the agenda should include the revenue piece of the matter as well as the Capital Improvement Project discussion.

PUBLIC COMMENT – none

ADJOURNMENT: 6:05 p.m.

Motion: Bowman; Seconded: Wainwright; Approved 7:0