

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: CHARLES BOULARD, COMMUNITY DEV. DIRECTOR
SUBJECT: BUNDOFF PARCEL NATURAL FEATURES INVESTIGATION
DATE: JULY 17, 2025

During the discussions related to the City purchase of the 10+ acre parcel located northwest of Novi Road and 12 Mile (43640 12 Mile, 50-22-10-400-048, aka Bundoff parcel) there were comments regarding the opportunity for natural features preservation. In addition, there was interest in possible use for offsite wetland mitigation for other public or private development projects within the City.

Based on the EGLE Hydric Soils mapping and the limited size, the site does not seem to necessarily lend itself to a formal wetland bank (see attached Wetland Bank Investigation Memo provided previously). That said, the EGLE mapping is approximate and something along the lines of the offsite mitigation done for the Sheetz or Innova sites might be possible.

Once the purchase is complete, the appropriate first steps could be to secure the services of a consultant to delineate and evaluate the location and quality of the existing wetlands as well as delineate the woodland boundaries. The intent would be that in the event possible mitigation areas are identified, a more detailed tree survey including tagging would take place in the specific targeted areas.

Merjent, the current City Woodland and Wetland consultant, has the capability to perform these services and has provided the attached Proposal should there be the desire to move forward. This first step would provide the basis for initial conversations with EGLE regarding mitigation potential as well as identify the overlap of woodlands and wetland areas.

The source of funds for the services would also need to be identified.

Please let me know if I can provide additional information.