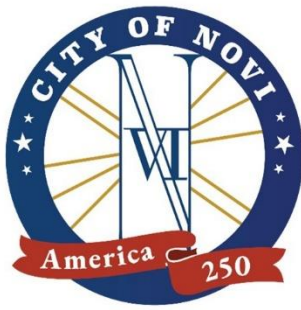




CITY OF NOVI CITY COUNCIL
APRIL 20, 2026

SUBJECT: Approval of a Resolution for the extension of a lease of City Property to the US Postal Service for approximately 10,680 square feet of City-owned land on the west side of Novi Road, north of Ten Mile Road, immediately north of the US Post Office Branch, for one term of five years beginning March 1, 2028, until February 28, 2033.

SUBMITTING DEPARTMENT: City Manager

BACKGROUND INFORMATION:

Pre-1980's, the Munro Creek Drainage District comprised an area between 10 & 11 Mile Roads from just west of Taft Road (headwaters) to its ultimate discharge into the Walled Lake Branch of the Middle Rouge River at Novi Road. In order to better attenuate 10-year and 100-year stormwater flows, the Munro Drainage District was split into two: the Cedar Springs District and the Munro District. This attenuation was handled in 1983 with the construction of the Cedar Springs Detention Basin located on the east side of Christina Lane. The Munro District has no detention basin facility, but does contain several large wetland systems that continue to serve as natural detention. Back in 1993, the City acquired two parcels (later combined into one parcel, 50-22-22-400-027) from the Superior Products Company to assist the Munro Creek Detention Basin. A year later, the City purchased the property immediately south (50-22-22-400-024) from Mr. Bosco, again to assist the Munro Creek Detention Basin. The City purchased these properties to protect these natural wetland systems from development and ensure conservation of stormwater flow.

Beginning in 2013, the US Postal Service has held a lease on the city-owned vacant land at 50-22-22-400-024, adjacent to the Post Office Branch on the west side of Novi Road, north of Ten Mile Road (see attached location map). Improvements to the City-owned land include a row of 24 parking spaces adjacent to, and accessible from, the northerly drive of the Post Office parking lot. The Postal Service constructed the parking spaces and now maintains the leased area. Upon termination of the lease, the Postal Service will be responsible for removing the parking lot improvements and restoring the site to its original condition, including stabilizing the disturbed area with vegetation.

The initial 2013 lease consisted of two 5-year terms and was proactively extended in 2021 to cover the 5-year period from 2023 to 2028. The Postal Service is again requesting an extension from the City of Novi in advance of the current period's

completion date, for another five (5)- year extension from its 2028 completion date, ending on February 28, 2033. The attached draft lease language is now in a form acceptable to the City Attorney's Office. The leased area covers approximately 10,680 square feet and provides a total lease amount of \$5 for the 5-year term.

Staff are not aware of any issues related to the lease of the land to the Post Office over the previous lease terms. Staff believe the improvements have benefited the Novi community by enhancing parking availability and traffic circulation.

RECOMMENDED ACTION: Approval of a Resolution for the extension of a lease of City Property to the US Postal Service for approximately 10,680 square feet of City-owned land on the west side of Novi Road, north of Ten Mile Road, immediately north of the US Post Office Branch, for one term of five years beginning March 1, 2028, until February 28, 2033.