

MEMORANDUM

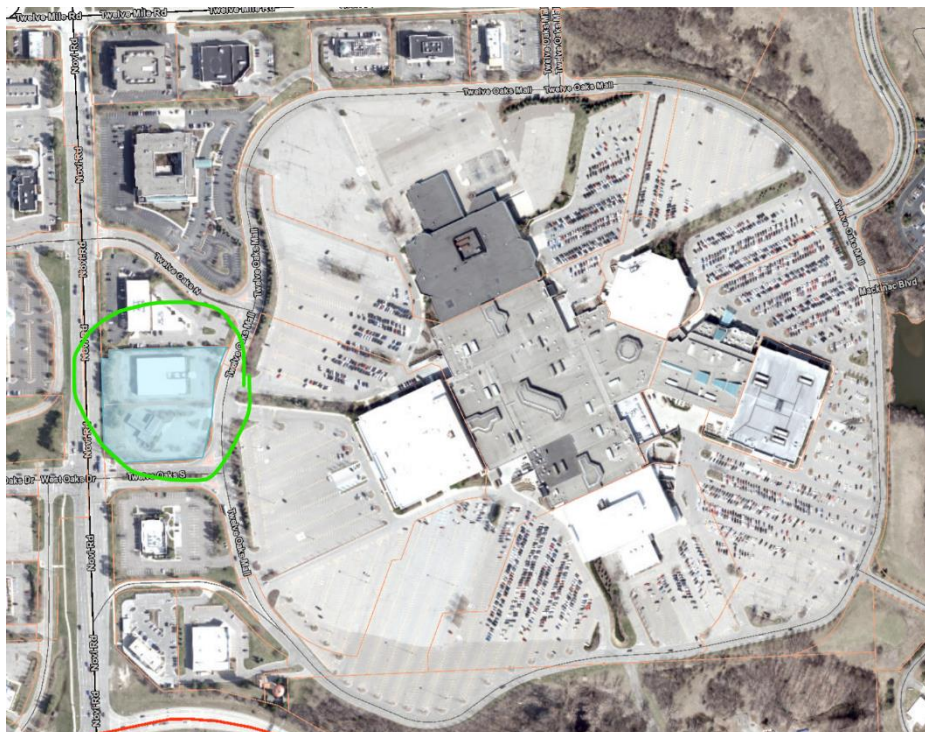


TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: TWELVE OAKS MALL UPDATE
DATE: DECEMBER 5, 2024

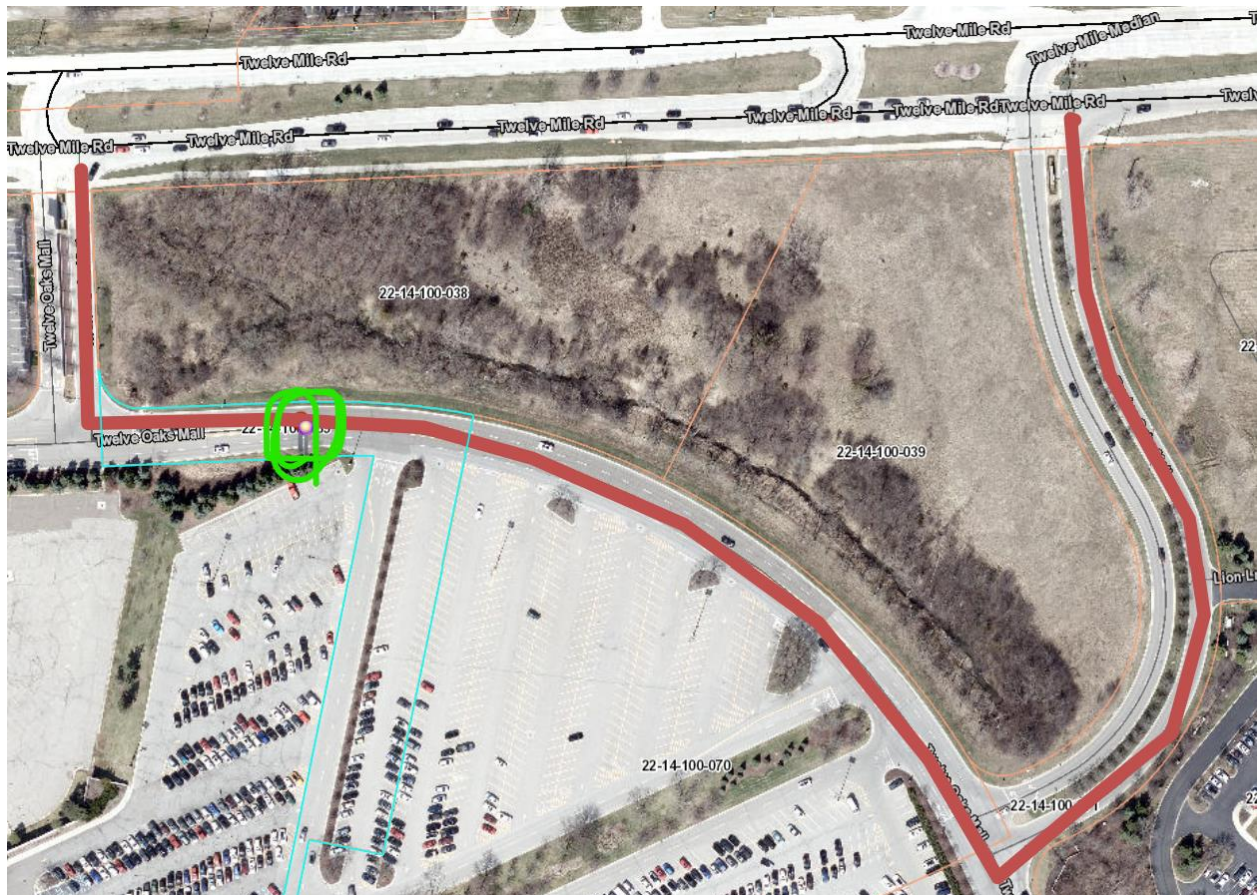
This morning, Sheryl Walsh-Molloy, Charles Boulard, and I met with Dan Jones, the retiring general manager (GM) of Twelve Oaks, and Scott Lofton, the incoming GM. Dan has been with Twelve Oaks/Taubman for 22 years. My goal is to provide a quick update on Twelve Oaks, which is quite contrary to the current narrative surrounding malls.

The holiday shopping season is in full swing. The mall is over 90% filled with limited vacancies. The large "anchor" stores Macy's, JC Penney, and Nordstrom continue to be the top performers in their respective holding companies' portfolios. Simon/Taubman does not own the vacant Sears and Lord and Taylor, but there is some movement, particularly regarding the Sears property. I have been in contact with a representative for Dick's Sporting Goods as they are investigating the possibility of building out the first floor for a [Dick's House of Sport](#). If they do follow through with this development, we've received mixed messages about whether they will maintain their other location on the 12 mile road in Fountain Walk at 12 mile at the crossing. With respect to the remaining space, we know of a proposed [Primark](#) that would be housed on the second floor.

Community Development has received word that two long-vacant buildings on the outskirts of the mall property, again owned by a separate entity, will be demolished later this month.



Finally, Dan and Scott informed us that Simon/Taubman has worked out an agreement to allow SMART to have a bus stop on the property. The stop is near the McDonald's Mall entrance, shown below. This stop will become active later this year. The buses' route is shown in red, showing how they will enter and exit the mall property.



Again, the mall is in great shape and is thriving. We are sad to see Dan Jones leave, as he has been a great community partner for the last 22 years. We look forward to forging a new relationship with Scott and continuing to work with the mall for years to come.