



POLICE AND FIRE BUILDINGS

2025 BOND PROPOSAL

cityofnovi.org/2025bond

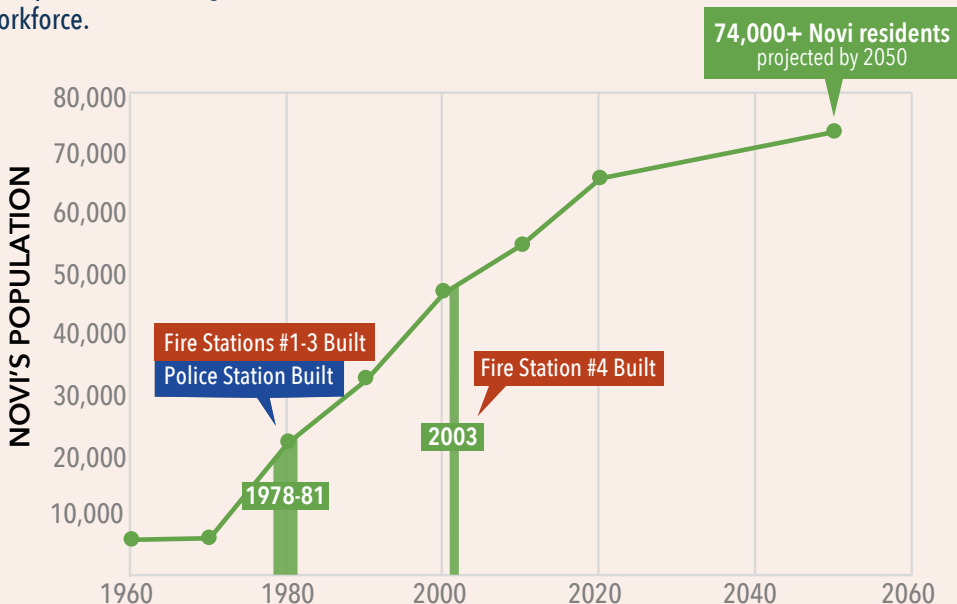


THE PURPOSE

Since Novi's Police Station and Fire Stations #1, #2, and #3 were built between 1978 and 1981, the community's population has more than tripled in size. With the population projected to exceed 74,000 by 2050, the City has had to evaluate whether these facilities can adequately support public safety needs.

The projected growth for public safety operations demonstrates a need for **larger and more flexible work spaces** than these buildings provide. The current buildings were **not designed with co-ed use in mind**, which presents challenges for a modern workforce.

While renovation is an option, the materials used in the original construction – including steel and concrete structural walls – make retrofitting difficult and costly. As part of authorizing the submission of this bond proposal to voters, the City Council has determined new facilities would provide police officers and firefighters the space, tools, and resources to serve the growing Novi community.



WHAT'S PROPOSED

**\$120
MILLION**

IN

- ▶ New, Larger Facilities
- ▶ Road
- ▶ Equipment & Technology Upgrades

Constructed over the
next five years



Public Safety Headquarters (Police Station + **Fire Station #1**)

78,500 sq. ft. New Facility
Lee BeGole Drive
\$91.85 million
(Aerial concept on the right)



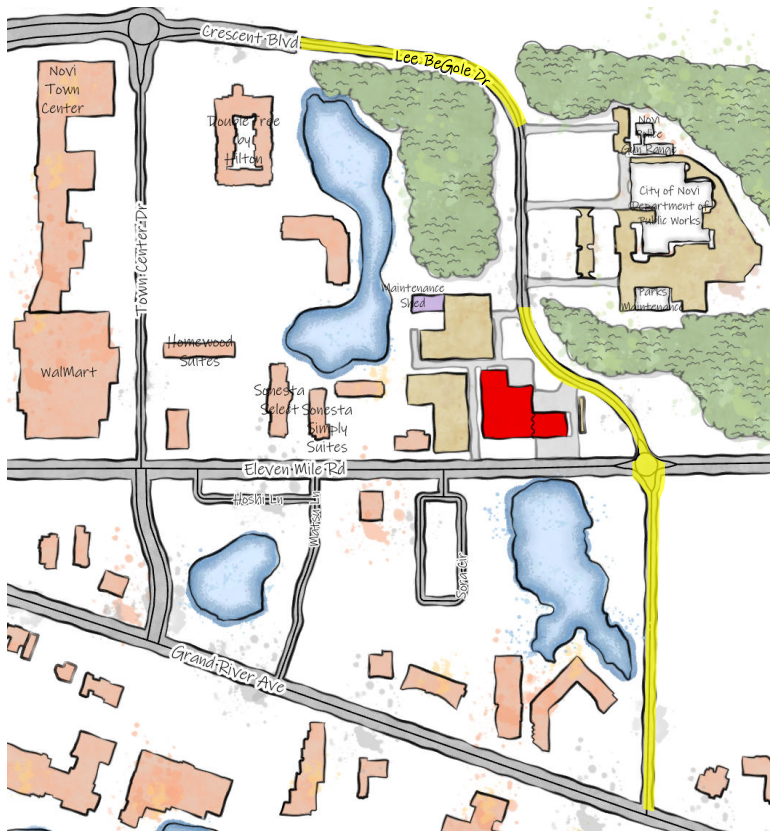
Fire Station #2
14,500 sq. ft. New Facility
North Novi
\$13.15 million



Fire Station #3
14,500 sq. ft. New Facility
Southeast Novi
(Venture Drive)
\$13 million



Fire Station #4
On-site Improvements
Ten Mile & Wixom Roads
\$2 million



Conceptual drawing

- Proposed location of Police and Fire Headquarters, Police Station and Fire Station #1
- Construction of connecting road

PROPOSED PUBLIC SAFETY HEADQUARTERS LOCATION AND EXPANSION OF LEE BEGOLE DRIVE

The proposed bond initiative includes the co-location of the Novi Police Station and Fire Station #1 into a modern, centralized Public Safety Headquarters. This move is to improve efficiency, collaboration, and emergency response capabilities.

Co-Location:

Bringing police and fire services under one roof will improve communication and coordination during emergencies. This shared space will allow first responders to mobilize more efficiently, including during critical incidents. The new centralized facility will also provide updated technology, enhanced training areas, and improved working conditions for public safety personnel.

Maintaining or Enhancing Response Times:

Lee BeGole Drive would be constructed to connect Crescent Boulevard south to Grand River Avenue. This road will provide a direct and efficient route for emergency vehicles, reducing potential delays caused by traffic congestion or limited access points.

THE FUTURE IMPACT

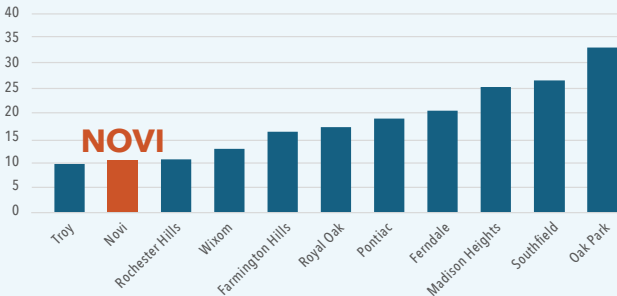


NOVI HAS ONE OF THE LOWEST MILLAGE RATES IN OAKLAND COUNTY
and would continue to do so even with the proposed 1-mill increase.

If approved, this funding will provide:

- ✓ **Enhanced Emergency Response:** Modern facilities are expected to improve response times through efficient building layouts and equipment access.
- ✓ **Safety for First Responders:** Updated stations will feature dedicated spaces that prioritize firefighter decontamination, proper equipment storage, and health-focused design.
- ✓ **New Community Access:** Purpose-built spaces will support public engagement, community education, and enhanced emergency preparedness initiatives.
- ✓ **Long-Term Cost Savings:** Investing in new facilities now avoids short-term fixes and minimizes ongoing maintenance expenses.

TOTAL CITY CERTIFIED TAX RATES OF NEIGHBORING COMMUNITIES



IMPACT ON YOUR TAXES

Home Value	Taxable Value	Impact of a Mill
\$250,000	\$125,000	\$125 per year
\$400,000	\$200,000	\$200 per year
\$550,000	\$275,000	\$275 per year
\$750,000	\$375,000	\$375 per year

The chart above is the approximate increase to your annual City of Novi taxes for the 1-mill proposal.

THE FAQs



WHERE WILL THE NEW POLICE AND FIRE BUILDINGS BE LOCATED?

Novi's public safety facilities, including the police station and four fire stations, are already strategically positioned throughout the city to ensure fast and effective emergency response for the community. The proposed new facilities will be located near the existing ones they are replacing, maintaining this coverage.

Public Safety Headquarters/Police Station/Fire Station #1 would relocate to Lee BeGole Drive & Eleven Mile Road near the Department of Public Works Field Services Complex. The cost to connect Lee BeGole Drive from Crescent Boulevard to Grand River Avenue is included in the bond proposal.

Fire Station #2 on 13 Mile Road would remain in north Novi in close proximity to the current site or possibly be fully reconstructed at this same location.

Fire Station #3 on Nine Mile Road would relocate across the street to Venture Drive.

WHEN WOULD THE NEW BUILDINGS BE CONSTRUCTED?

If passed, design of the new facilities would commence in fall of 2025 with construction anticipated in 2026. All proposed buildings would be complete within five years.

WHY NOT JUST REPAIR THE CURRENT BUILDINGS?

The buildings proposed for construction would replace those built more than 40 years ago when Novi's population was approximately 22,000. Renovation of the current Police Station and Fire Stations #1, #2 and #3 has been considered by City Council; this proposal was determined by Council to be more cost-effective. Fire Station #4, built just more than 20 year ago, will receive technology & equipment updates.

WHAT WILL HAPPEN TO THE OLD POLICE AND FIRE STATIONS?

The old facilities will be demolished, and that cost is included in the bond proposal.

1978

Fire Station #3
Nine Mile Rd



1980

Public Safety Headquarters
Ten Mile Rd



1981

Fire Station #1
Grand River Ave



Fire Station #2
13 Mile Rd





HOW LONG IS THE BOND?

If passed, the bonds issued for the project would have a 25-year term.

WHEN WOULD I SEE THE INCREASE TO MY TAXES?

The millage would be levied starting in 2026.

HOW WILL THE RELOCATION OF THE STATIONS IMPACT RESPONSE TIMES?

The new station locations are carefully planned to maintain or improve current emergency response times. Even though the facilities are being relocated, they will remain in close proximity to the existing facilities they are replacing and are anticipated to improve functionality for first responders.

WHAT WILL THE PROPOSED BALLOT LANGUAGE BE?

Shall the City of Novi, Michigan, borrow the principal sum of not to exceed One Hundred Twenty Million Dollars (\$120,000,000), and issue its unlimited tax general obligation bonds, in one or more series, payable in not to exceed twenty-five (25)

years from the date of issue, to pay the cost of acquiring, constructing, furnishing and equipping a new public safety facility including police department and fire department facilities; two new fire department facilities to replace Fire Stations 2 and 3; and renovations to Fire Station 4; including site acquisition, demolition, and related road and site improvements? If approved, the estimated millage to be levied in 2026 is 1.0 mills (\$1.00 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.95 mills (\$0.95 per \$1,000 of taxable value).

WHAT HAPPENS IF THE PUBLIC SAFETY BOND DOES NOT PASS?

If the proposed Public Safety Bond does not pass, Novi's Police and Fire Departments will continue to operate out of their current facilities, which are technologically and physically outdated. These buildings, constructed between 1978 and 1981, were not designed to accommodate modern public safety operations or the co-ed workforce we have today.

While the City's first responders will continue to provide the high level of service residents expect, the aging facilities will continue to present increasing challenges:

Space Limitations: The size of the current facilities limits the ability to expand essential services, add modern equipment, or improve training capabilities.

Operations: The building layouts hinder operational flow, impacting efficiency.

Maintenance: As the current buildings continue to deteriorate, the costs of repairs and temporary fixes will increase over time.

2003

Fire Station #4
Ten Mile Rd



EDUCATE & VOTE



FOR MORE INFORMATION, VISIT
CITYOFNOVI.ORG/2025BOND

QUESTIONS? EMAIL
COMMUNITYRELATIONS@CITYOFNOVI.ORG



VOTING INFORMATION

JUNE 26

Absent Voter ballots will be available in-person at the City Clerk's Office. First mailing of Absent Voter ballots to voters who have already submitted an application or are on the Permanent Ballot List will occur.

JULY 26 -AUGUST 3

Early In-Person Voting available at the Novi Civic Center from 8:30am-4:30pm, except Thursday, July 31 when hours are noon-8pm.

AUGUST 5

ELECTION DAY

