



CITY OF NOVI CITY COUNCIL
JULY 28, 2025

SUBJECT: Approval of a Purchase Agreement to sell City property located on the west side of Venture Dr., north of 22635 Venture Dr., to the Boll Filter Corporation.

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- The City has recently acquired parcels on the west side of Venture that better suits the construction of a new fire station 3
- Boll Filter is a growing business that owns the empty parcel at 22635 Venture Dr. and is looking to expand its facility. Acquiring the City's parcel would allow Boll to remain in Novi and grow its business.
- The property has been appraised at \$300,000 and is the agreed-upon sale price

BACKGROUND INFORMATION:

In early 2020, the City received 1.75 acres on Venture Drive as a donation from the previous owners. The intention for accepting the vacant parcel was to place a future fire station. During the investigative phase of the Public Safety Building Needs Committee, it was determined that new fire station facilities in the City of Novi should be on a 2-acre (or larger) parcel. The City recently acquired three parcels totaling 3.65 acres on the east side of Venture Drive and closer to 9 Mile Road, providing closer access to the thoroughfare and resulting in quicker response times.

During the Public Safety Building Needs investigative process, the City was approached by Boll Filter inquiring about the donated parcel as Boll was looking into expanding its business. To remain in the City and grow at their current location, expanding in the direction of the City's parcel was its only option. Until the City was able to secure the parcels on the east side of Venture, it was unable to engage in discussions with Boll Filter. Now that the City has the alternate fire station location, a sale can proceed. The City appreciates the donation of the property proposed to be sold, but at this time, it is believed that the better value for the City is to sell it to the adjacent owner. The City did not put out an RFP for this sale, but it is the recommendation of the City Administration that the Council finds that it is not in the interest of the City to do so because the greatest value of the property is for business expansion and retention.

RECOMMENDED ACTION: Approval of a Purchase Agreement to sell City property 50-22-26-401-041 located on the west side of Venture Dr., north of 22635 Venture Dr., to the Boll Filter Corporation, as the sale to Boll is in the City's best interests, and to authorize the Mayor and City Clerk to sign the Agreement and the City Manager and the City Attorney to take all actions necessary to complete the sale through closing.