



CITY OF NOVI CITY COUNCIL JULY 28, 2025

SUBJECT: Approval of Assignment and Assumption Agreement for Purchase of Property at Thirteen Mile and Novi Roads (42000 W. Thirteen Mile Road), Parcel No. 22-02-400-008.

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- Attributed to the purchase of a property for the location of a new Station 3

BACKGROUND INFORMATION:

Plante Moran Realpoint (PMR) secured an Agreement to purchase this roughly 2.15-acre parcel of property on the north side of Thirteen Mile Road, just east of Novi Road, for a purchase price of \$850,000. Under the attached Assignment and Assumption Agreement, the City secures the rights to close on the purchase of the property under the terms and conditions agreed to by PMR and the owner.

PMR has commissioned a survey of the property, which reveals no irregularities that would prevent closing. It has also commenced the environmental due diligence. The Phase I review showed the existence of an old apple orchard on adjacent property, so a Phase II review is currently being performed. Under the PMR Purchase Agreement, the Purchaser has 60 days to evaluate the property (although that period could be extended an additional 30 days if the Purchaser deposits an additional \$10,000 into the deposit escrow, which at the outset of the Agreement is \$15,000). The date of the Purchase Agreement is June 20, 2025, so the 60-day period ends August 19, 2025.

The Purchase Agreement does specifically indicate that the Agreement is assignable, so the Assignment and Assumption Agreement is expressly anticipated in the Purchase Agreement.

RECOMMENDED ACTION: Approval of Assignment and Assumption Agreement with Plante Moran Realpoint (PMR), as well as:

- 1) authorize for Mayor and Clerk to sign the Assignment and Assumption Agreement;
- 2) authorize payment of \$15,000 to the title company (or PMR) for the initial good faith deposit; and
- 3) authorize the City Manager and City Attorney's Office to take all actions necessary to finalize the purchase under the terms and conditions of the Purchase Agreement and the Assignment and Assumption Agreement, including closing on the purchase.