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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

MEMORANDUM

To: Mayor Fischer and City Council

From: Beth Saarela and Tom Schultz

RE: Request to Purchase part of Water Tower Park (Novi Road/Trans-X Drive)

Date: October 1, 2024

Dear Mayor Fischer and Councilmembers:

As previously discussed, Novi Industrial, LLC, the property owner located at 25425 Trans-X Road wants to buy a portion of the City's adjacent property from the City to place a sand silo on the a portion of the property. Temperform has already placed the base of the tower on the City's property under the belief that it was part of its leased parcel.

After meeting with the City and investigating options for relocating the tower to a location on the Temperform/Novi Industrial, LLC site, Temperform determined that placement on the current Temperform site would require variances from the Zoning Board of Appeals. Temperform indicates that even with variances, however, the tower will not fit properly on its own site.

Temperform/Novi Industrial has obtained an appraisal of the City-owned property which is attached. The appraised value of the portion Temperform wants to purchase is \$68,000. They have also provided an updated survey showing the proposed new parcel lines. The survey includes additional information requested by Assessing to adjust the parcel boundaries.

We are enclosing additional information for your review including Temperform's proposed site plan for the sand silo, an aerial photo of the property, the applicable zoning map for the area, and the City's original survey of the property from its purchase. If the sale of the City property is approved, Temperform/Novi Industrial, LLC will be required to apply to the Planning Commission for site plan approval.

We are attaching the proposed purchase agreement which was prepared by our office and was reviewed and approved by Counsel for Novi Industrial, LLC. The appraisal is also attached.

If the City were to sell the area in question it would still retain its interest in a large portion of the parcel to be used for City park purposes. The City's Director of Parks and Recreation has reviewed the proposal and does not object to the sale of the portion of property requested.

Mayor Fischer and City Council
City of Novi
October 1, 2024
Page 2

We look forward to discussing the proposal with you on October 14, 2024 and answering any remaining questions you may have.

Please feel free to contact me with any questions or concerns regarding this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

C: Victor Cardenas, City Manager
Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Barb McBeth, Planner
Jeff Muck, Director of Parks & Recreation
Thomas R. Schultz, Esquire