pfm

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January 29, 2026

Patrick McGow
Miller, Canfield, Paddock & Stone, P.L.C.
150 West Jefferson, Suite 2500
Detroit, MI 48226

RE: City of Novi, County of Oakland, State of Michigan, 2026 Unlimited Tax General Obligation Bonds

Dear Pat:

Pursuant to the instructions given to us by the City, below are the specifications for your use in drafting the necessary legal documents for adoption at the City's Council meeting on February 23, 2026.

Sales Method:	Negotiated Sale	
Bond Amount:	Not to exceed $35,000,000 (First series of total voter authorized UTGO bonds in the amount of $120,000,000)	
Bond Details:	Dated:	Date of Delivery
	First Interest Payment:	November 1, 2026
	Capitalized Interest:	None
	Interest Payments:	May 1 and November 1
	Principal Maturity:	May 1 and/or November 1, amounts to be determined
Term Bonds:	To be determined	
Prior Redemption:	To be determined	
Bank-qualification:	The bonds are **not** anticipated to be designated as qualified tax-exempt obligations (i.e. "bank qualified").	
Transfer Agent:	To be determined	
Insurance:	Please authorize the City to obtain municipal bond insurance, if it is deemed to be cost effective (although not anticipated).	
Appointments:	Bond Attorney:	Miller, Canfield, Paddock & Stone, P.L.C.
	Municipal Advisor:	PFM Financial Advisors LLC
	Underwriter:	To be determined
Delegation:	Please delegate authority to the City Manager to sign the bond purchase agreement under the following parameters:	
	Maximum TIC%:	5.50%
	Maximum Underwriting Discount	0.75%
	Maximum Bond Term:	25 years

The City's Municipal Finance Qualifying Statement was approved for fiscal year ended June 30, 2025.

Please forward us a copy of the legal documents when they are available. In the meantime, if you have any questions or require additional information, please contact us. Thank you.

Sincerely,
PFM Financial Advisors LLC

Kari L. Blanchett

Kari L. Blanchett	Sean Wahl
Managing Director	Director

Enclosure

cc: Victor Cardenas, City of Novi
Karen Lancaster, City of Novi
Nathan Thomas / Jacob Murphy, PFM Financial Advisors LLC

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RACHAEL EUBANKS
STATE TREASURER

December 22, 2025

Approval
Municipality Code: 632130
Fiscal Year Ended: 6/2025
Report ID Number: 174848

Dear Chief Administrative Officer:

Thank you for submitting a Qualifying Statement for City of Novi to the Michigan Department of Treasury on December 22, 2025. Based upon the information provided in the Qualifying Statement, we have determined that the municipality is in material compliance with the criteria identified in Section 303(3) of Public Act 34 of 2001.

The municipality is now authorized to issue municipal securities under this Act without further approval from Treasury. This authorization will remain in effect for six months plus 30 business days after the end of your next fiscal year, or when Treasury has made a new determination, whichever occurs first.

Within 15 business days after the issuance of a municipal security, you will need to upload with the Department a Treasury Website (Security Report) and the documents required in Michigan Legislature Website (Section 319) of Public Act 34 of 2001.

If you would like to speak with a member of our team, please email our office at Treas_MunicipalFinance@Michigan.gov.

Sincerely,

Cary Jay Vaughn, CPA, Administrator
Local Audit and Finance Division

pfm

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734-994-9710 fax
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Option C2

		Series 2026	Series 2027	Series 2028
$120,000,000	Amount:	$35,000,000	$40,000,000	$45,000,000
CITY OF NOVI	TIC:	4.50%	4.50%	4.55%
COUNTY OF OAKLAND, STATE OF MICHIGAN	Dated Date:	May 1, 26	May 1, 27	May 1, 28
026, 2027, 2028 UNLIMITED TAX GENERAL OBLIGATION BOND	First Payment:	1, 26 < 6 Months	Nov 1, 27	Nov 1, 28
	First Levy:	Jul 1, 26	Jul 1, 27	Jul 1, 28
	Capitalized Int:	$0	$0	$0
ESTIMATED MILLAGE NEEDED TO RETIRE BONDED DEBT				
	Bond Term:	25 yrs., 0 mo.	25 yrs., 0 mo.	25 yrs., 0 mo.
	1:5 Ratio:	TRUE	TRUE	TRUE
	Average Life:	14.98	16.83	18.12

Ballot Information	
Election Date	August 5, 2025
First Yr. Millage	1.00
Avg. Millage	0.95

Levy Cycle	July Only
Millage Impact	
Projected	1.00
Current	0.00
Net Increase	1.00

Interest Factor
0.76

		Series 2026					**Series 2027**		**Series 2028**							
Tax Year	Fiscal Year End	Interest Due Nov 1	Interest Due May 1	Interest Rate	Principal Due May 1	Total Debt Service	Principal Due May 1	Total Debt Service	Principal Due May 1	Total Debt Service	Delinquency Allowance 10.00%	Use of Funds on Hand $0	Proposed and Existing UT Debt	Projected Tax Base [1]	Growth Rate	Estimated Mills Needed
2025	2026	$0	$0	4.500%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,236,499,815	5.24%	0.00
2026	2027	787,500	787,500	4.500%	3,275,000	4,850,000	0	0	0	0	544,596	51,364	5,445,960	5,445,959,808	4.00%	1.00
2027	2028	713,813	713,813	4.500%	500,000	1,927,625	1,900,000	3,700,000	0	0	0	36,173	5,663,798	5,663,798,200	4.00%	1.00
2028	2029	702,563	702,563	4.500%	300,000	1,705,125	325,000	2,039,500	200,000	2,247,500	0	(87,537)	5,904,588	5,890,350,128	4.00%	1.00
2029	2030	695,813	695,813	4.500%	400,000	1,791,625	375,000	2,074,875	250,000	2,288,400	0	0	6,154,900	6,125,964,133	4.00%	1.00
2030	2031	686,813	686,813	4.500%	550,000	1,923,625	425,000	2,108,000	280,000	2,307,025	0	0	6,338,650	6,309,743,057	3.00%	1.00
2031	2032	674,438	674,438	4.500%	700,000	2,048,875	510,000	2,173,875	285,000	2,299,285	0	0	6,522,035	6,499,035,349	3.00%	1.00
2032	2033	658,688	658,688	4.500%	850,000	2,167,375	510,000	2,150,925	390,000	2,391,318	0	0	6,709,618	6,694,006,409	3.00%	1.00
2033	2034	639,563	639,563	4.500%	935,000	2,214,125	610,000	2,227,975	485,000	2,468,573	0	0	6,910,673	6,894,826,601	3.00%	1.00
2034	2035	618,525	618,525	4.500%	1,025,000	2,262,050	710,000	2,300,525	610,000	2,571,505	0	0	7,134,080	7,101,671,399	3.00%	1.00
2035	2036	595,463	595,463	4.500%	1,095,000	2,285,925	830,000	2,388,575	730,000	2,663,750	0	0	7,338,250	7,314,721,541	3.00%	1.00
2036	2037	570,825	570,825	4.500%	1,165,000	2,306,650	980,000	2,501,225	855,000	2,755,535	0	0	7,563,410	7,534,163,188	3.00%	1.00
2037	2038	544,613	544,613	4.500%	1,235,000	2,324,225	1,130,000	2,607,125	1,005,000	2,866,633	0	0	7,797,983	7,760,188,083	3.00%	1.00
2038	2039	516,825	516,825	4.500%	1,330,000	2,363,650	1,280,000	2,706,275	1,140,000	2,955,905	0	0	8,025,830	7,992,993,726	3.00%	1.00
2039	2040	486,900	486,900	4.500%	1,405,000	2,378,800	1,430,000	2,798,675	1,295,000	3,059,035	0	0	8,236,510	8,232,783,538	3.00%	1.00
2040	2041	455,288	455,288	4.500%	1,485,000	2,395,575	1,580,000	2,884,325	1,525,000	3,230,113	0	0	8,510,013	8,479,767,044	3.00%	1.00
2041	2042	421,875	421,875	4.500%	1,565,000	2,408,750	1,730,000	2,963,225	1,730,000	3,365,725	0	0	8,737,700	8,734,160,055	3.00%	1.00
2042	2043	386,663	386,663	4.500%	1,625,000	2,398,325	1,880,000	3,035,375	2,015,000	3,572,010	0	0	9,005,710	8,996,184,857	3.00%	1.00
2043	2044	350,100	350,100	4.500%	1,710,000	2,410,200	2,035,000	3,105,775	2,325,000	3,790,328	0	0	9,306,303	9,266,070,402	3.00%	1.00
2044	2045	311,625	311,625	4.500%	1,775,000	2,398,250	2,180,000	3,159,200	2,600,000	3,959,540	0	0	9,516,990	9,544,052,515	3.00%	1.00
2045	2046	271,688	271,688	4.500%	1,840,000	2,383,375	2,305,000	3,186,100	2,790,000	4,031,240	0	0	9,600,715	9,830,374,090	3.00%	0.98
2046	2047	230,288	230,288	4.500%	1,910,000	2,370,575	2,430,000	3,207,375	2,910,000	4,024,295	0	0	9,602,245	10,125,285,313	3.00%	0.95
2047	2048	187,313	187,313	4.500%	1,980,000	2,354,625	2,565,000	3,233,025	3,035,000	4,016,890	0	0	9,604,540	10,429,043,872	3.00%	0.92
2048	2049	142,763	142,763	4.500%	2,060,000	2,345,525	2,700,000	3,252,600	3,160,000	4,003,798	0	0	9,601,923	10,741,915,188	3.00%	0.89
2049	2050	96,413	96,413	4.500%	2,135,000	2,327,825	2,820,000	3,251,100	3,325,000	4,025,018	0	0	9,603,943	11,064,172,644	3.00%	0.87
2050	2051	48,375	48,375	4.500%	2,150,000	2,246,750	2,940,000	3,244,200	3,565,000	4,113,730	0	0	9,604,680	11,396,097,823	3.00%	0.84
2051	2052	0	0	4.500%	0	0	3,820,000	3,991,900	4,035,000	4,421,523	0	0	8,413,423	11,737,980,758	3.00%	0.72
2052	2053	0	0	4.500%	0	0	0	0	4,460,000	4,662,930	0	0	4,662,930	12,090,120,181	3.00%	0.39
2053	2054	0	0	4.500%	0	0	0	0	0	0	0	0	0	12,452,823,786	3.00%	0.00
		$11,794,725	$11,794,725		$35,000,000	$58,589,450	$40,000,000	$70,291,750	$45,000,000	$82,091,600	$544,596	$0	$211,517,396			

[1] Includes $22,992,565 of equivalent IFT valuations & less Veteran Exemptions of $9,269,930 for 2025.

NT/KB