



**CITY OF NOVI CITY COUNCIL
NOVEMBER 27, 2023**

SUBJECT: Consideration to approve Purchase Agreement for a vacant property on Eight Mile Road, adjacent to ITC Sports Park, approximately 88.32 acres total, Parcel No. 22-31-300-003, for \$4,000,000, and to amend the budget accordingly.

SUBMITTING DEPARTMENT: City Manager

EXPENDITURE REQUIRED	\$4,000,000
AMOUNT BUDGETED	\$0
APPROPRIATION REQUIRED	\$4,000,000
LINE ITEM NUMBER	401-901.00-971.000

BACKGROUND INFORMATION:

Attached for City Council's consideration is a draft Purchase Agreement for the above-referenced property, which is located on the north side of Eight Mile Road, adjacent to ITC Sports Park.

The proposed agreement is similar to those the City has used for such purposes over the years. It allows the City time to do a survey and environmental reviews, as well as title work. The date by which the transaction must be closed is no later than February 29, 2024.

A couple items bear closer review. The earnest money deposit (which is paid to the title company and forfeited in the event of a default by the City) is \$50,000. Also, the City has ordered a full Phase II environmental review because of potential environmental contamination.

See the attached materials for more information on the property.

RECOMMENDED ACTION: Approval of Purchase Agreement for the vacant property on Eight Mile Road, adjacent to ITC Sports Park, approximately 88.32 acres total, Parcel No. 22-31-300-003, for \$4,000,000 including closing and related costs, and to amend the budget accordingly.