



CITY OF NOVI
Corridor Improvement Authority Meeting
September 22, 2025, 5:30 p.m.
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0445

CALL TO ORDER: 5:31 p.m.

ROLL CALL: Mayor Justin Fischer, Councilmember David Staudt, Blair Bowman, Katie Chuba, Hugh Crawford, John O'Brien, Matthew Thibaudeau, Patrick Torossian, & Jeffrey Wainwright

PRESENT: Mayor Justin Fischer, Councilmember David Staudt, Blair Bowman, Katie Chuba, John O'Brien, Matthew Thibaudeau, Patrick Torossian, & Jeffrey Wainwright

ABSENT EXCUSED: Hugh Crawford,

STAFF LIAISON: Victor Cardenas, City Manager

ALSO PRESENT: Charles Boulard, Community Development Director
Jeff Herczeg, Public Works Director
Katherine Oppermann, Recording Secretary

APPROVAL OF AGENDA

Motion: Staudt; Seconded: O'Brien; Approved: 8:0

APPROVAL OF MINUTES – May 13, 2025

Motion: Wainwright; Seconded: O'Brien; Approved: 8:0

PURPOSE OF THE MEETING

1. Main Street Lighting and Sidewalks

City Manager Cardenas started out by stating that this section of the meeting is to re-visit what was discussed at the May meeting regarding the streetlights to be redone by DTE. The properties in question are owned by four different property owners (DMCU, Pulte Homes, Luna Properties, and Mainstreet Partnership). When the Department of Public Works did their investigation, it was found that there were many amenities needing attention and the Community Development Code Compliance division has been working to enforce but has had difficulty doing so. The necessary repair/updates to brick pavers, curbs, sidewalks, and lights totals \$1.3mil. Letters have been sent to the property owners though at the time of this meeting only one response has been received. The point of a Special Assessment District (SAD) would be to make sure the look and feel that is expected in the City of Novi is maintained, over the years there has been a cobble of agreements, but this would bring it all together.

Mr. Bowman asked if DTE would be responsible for maintaining the lights following their installation, and Mr. Herczeg replied that yes, DTE would perform ongoing maintenance/repair needs (though it would not fully replace a light). Following some further discussion of maintenance responsibilities and bylaws Mayor Fischer asked if there was an expected maintenance cost for the amenities beyond the lights, Mr. Cardenas said that we had expectations and that they would be build in the City maintenance plan (previously they had not been maintained by the City and posed a problem due to the mix of materials, etc.). Mr. Herczeg further elaborated on maintenance items and cost but noted that he doesn't expect it to be impactful if wrapped into existing maintenance contracts and schedules.

Mayor Fischer stated that if we can get the property owners onboard it would make sense to establish the SAD and we should move to implement it quickly. Mr. Cardenas briefly went over the letters already sent to the property owners. Councilmember Staudt commented that Pulte had already done a lot on their section, Mr. Herczeg agreed and said that their purview would be comparatively minimal on the Pulte section of the property. Mayor Fischer asked if we have a deadline set to go ahead and perform the work and then charge the owners for repair, Mr. Cardenas said that no hard deadline has currently been set. Mayor suggested a hard deadline be set soon (such as October 15) so that we can move forward. Councilmember Staudt asked why we wouldn't have the CIA pay the full amount and Mr. Cardenas replied that it was to allow for the maximization of funds. Mayor Fischer also said that he would rather go the route of a SAD than having the CIA pay it in full. Mr. Cardenas stated that once meetings are held with the property owners we can talk further on the topic, including if there are any other amenities we'd like to see included.

2. Corridor Improvement Authority (CIA) Finances

Mayor Fischer requested that a review of the CIA finances be placed ahead as it is a more timely than bus stops, and had also been asked for by other members of the board.

Mr. Cardenas reviewed the CIA Tax Increment Financing (TIF) table and noted that the direction from the CIA board was to look at the new projected revenues including new developments (Sakura East was not included in model), and pointed out the estimated taxable value for said new construction (approx. 33mil in 2026, 32mil for 2027, and 13mil for 2028). Mayor Fischer appreciated the updated figures and thinks that the group should get in the habit of updating and reviewing them for each future CIA meeting, as a living document. Mr. Cardenas noted that the Ring Road pay off is expected to be June 2027. Mayor Fischer requested that in the future that the spreadsheet show what is captured in summer and/or winter tax bills. Mayor Fischer once again noted his desire for this to be a standing 1st item on CIA agendas going forward.

3. Bus Stops

Mr. Cardenas shared that the "Eclipse" is the standard model, priced at just over \$9,000. He is still trying to get confirmation from SMART for if they can take the base \$9,000 and apply it towards a more custom or advance model. It was also noted that what ever we chose must be handicap accessible.

Mr. Wainwright asked if the model is heated and Mr. Cardenas replied that no, the base model is not. Mayor Fischer said he is in support if SMART pays for it.

Mr. Cardenas stated that while we have seen overall ridership go up we haven't received statistics individualized to each stop. Mr. Bowman commented that he knows that there is use among the workforce at Suburban Showplace and expressed curiosity about City's that have had SMART stops for a longer time than Novi and what models they chose (and what those stops look like now). Mr. Cardenas noted a need for more robust maintenance and cleaning of the City stops and also asked Mr. Bowman if he had heard from his employees about the reliability of the SMART service – Mr. Bowman affirmed that they are reliable from what he has heard.

Mr. Cardenas stated that we will continue to work on the matter. Mayor Fischer briefly noted that he liked the design of the California example provided. The board briefly noted those changes that would have to exist between a California model and a Michigan one due to winter weather and maintenance needs. The board is also potentially interested in the option of advertising on the stops but it would depend on the overall look.

PUBLIC COMMENT – None

ADJOURNMENT: 6:04 p.m.

Motion: Wainwright; Seconded: Chuba; Approved: 8:0