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July 28, 2026

VIA e-mail tschultz@jrsjlaw.com

Thomas R. Schultz
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

Re: City of Novi Ice Arena Property

Dear Mr. Schultz:

Because of my representation of Novi Ten Associates and Mr. Dan Weiss, you have reached out to me with an inquiry on behalf of the City of Novi regarding the Novi Ice Arena property. It is my understanding that the City of Novi is considering the potential of selling the Novi Ice Arena and the property on which it is located to the company which has operated the ice arena for over 20 years, Suburban. The property is currently encumbered by a use restriction, which was created when the property was originally acquired by the City of Novi in 1997 from Novi Ten Associates in what has been described as "a charitable action in the conveyance of the land." You have inquired as to whether Novi Ten Associates and its managing partner, Dan Weiss, would consider waiving the use restriction to allow the sale.

Initially, Mr. Weiss and Novi Ten would like to thank the City for its recognition of the charitable gift and the use restriction which was placed upon the property as a crucial element of its conveyance to the City. The 1997 negotiations and conveyance documents evidence of the intent by both parties that the property would continue to be used by the City for recreational purposes.

Mr. Weiss is certainly willing to examine this matter further with the City. The use restriction document refers to "an offer to purchase dated January 9, 1997, and amended July 23, 1997. . ." Mr. Weiss would like to request that the City provide us with a copy of that offer to purchase and any amendments thereafter along with the documents referred to in Mr. Weiss' attached letter. We would like to review the City's current inquiry concerning potential release of the use restrictions, within the context of all of the documents which were executed in 1997. Accordingly, if you could provide us with a copy of that original offer to purchase as well as any other documents which were executed at the time the property was sent to the City, we would very

much appreciate it. We would be more than happy to meet with the City to examine this matter thereafter.

Again, we appreciate the City's continued concern regarding the charitable use restrictions on this property, and we are, of course, willing to discuss this matter further with the City.

Very truly yours,

David B. Landry

June 27, 2026

To: Mayor Fisher and Mr. Schultz, from Dan Weiss.

RE: Novi Ice Arena land that was gifted to Novi per detailed memos and agreement

Dear Mayor Fisher and Mr. Schultz:

Summary: Please collect and send for us all to view, the substantial other, missing papers that define the existing "starting point" of this Gift agreement that address far wider topics, beyond the mere deed.

Thanks, you both for overseeing the welfare of our Novi Community !

I was contacted and asked that the mayor wanted me to contact him about this topic and in advance of that it seems simple clear and pertinent for us to first collect and view the memos and other documents that are the whole picture here, not just the deed. So, they are here requested.

I was informed that the City is considering a potential sale of the ice arena to the entity who has been managing and operating the ice arena for over 20 years, Suburban. Because the ice arena land is deed restricted, the City is inquiring if Novi Ten Associates would be willing to discuss a potential waiver of the deed restriction to allow a sale of the land to Suburban for use as an ice arena open to the public. However, prior to addressing this we would like to review all pertinent elements such as the communications, memos and Agreement documents which were included in the original transaction as they would provide a clear picture of the intent and commitments by both parties : City & N10. And since this was all created long ago, thus where you two might likely be unaware of much this I just want to point out here a few key items, though, as stated above, before any fair analysis can be done, we need to see the Whole picture, which is obviously far wider than just the deed and these.

Below are some of the topics & concerns which would be included in those documents.

Initial key perspective: The whole Land gift situation originated entirely from the city, not anything from Novi Ten Associates. It was through informal and formal written requests and memos from City of Novi, City Manager Ed Kriewal, to Dan Weiss and became an audited \$3.2 Million value charitable donation of 18 Acres donated along with a Letter of Commendation to Mr. Weiss for his action.

As would be a common approach to this and any such topic, we need to review first what are the details of the starting point, and thus what is in place now. Citywide documents would include the final versions of: 1. The detailed original signed agreement between N10 (Mr. Weiss) and the city. 2. The related memos and emails and other docs between Mr. Weiss, Mr. Kriewal and city staff and Attorney from on and around year 1997. These documents will add further clarification to the whole agreement in addition to the Deed and Use Restriction which are only a small part of the whole picture. These documents contain key facts that are clear evidence of the much broader, more comprehensive overall agreement, such as: 1. The agreed honoring Weiss family and 2. The public service message, both on the Plaque properly placed in the ice arena lobby without limit, and already for decades. Further details are as follows:

SEPARATE KEY ELEMENTS & GOALS were agreed and being accomplished in the original and final agreement which included such as:

1. For The Weiss Family : This was meant from the start to be a “Weiss, once in a lifetime, very large gift”, and to be substantial estate assets spent & donated to be publicly visible to Weiss family generations without end, having no end to the stated community benefits, from the Weiss family estate which included not only:

2. Benefit to the City finances, (as a non-profit city user/department), and as to lower city cost to produce the arena by the land donation also.

3. Benefitting the Community Residents Physically in supplying this land specifically, “for the residents and children” for Recreational use & facilities. And,

4. Public Gift Recognition Plaque : As was agreed in writing in Providing unending public recognition to the Weiss family by a large Tribute plaque as remains currently located in the arena lobby, acknowledging this gifted land, and uses. And,

5. THE PLAQUE, ongoing into the future, also providing a **public service type announcement**, notice, for all passersby, specifically agreed to be located where is, in the arena entrance, with message **encouraging all residents and fostering children** to think about, similar in nature, trying do “whatever they can, large or small, to provide some benefit to their community”. (Please zoom in to see writing on the Plaque photo attached.)

OTHER KEY ELEMENTS: While the Plaque remains in the lobby, it is just one piece of key evidence that there was much more to this agreement, more than the mere deed alone, and so further, as common, we need please review all of the elements of the agreement and documents and memos as asked above.

Conclusion: Let’s only collect all the relevant info first. Toward that end, of **establishing, what is the whole “starting point”**, and to make sure we are all reviewing the same, most recent end documents (from way back then): Please have the City provide copies from their files (and Novi City records and prior City Atty records etc.). There is certainly key language in those writings which is very relevant to the various issues at hand.

Please ask the City, have city staff forward those items at whenever is time of their convenience so we can confirm that we all have the same final version docs, to be “on the same page” as to FIRST seeing the starting point, including **all the relevant pieces**, to then be able to commence review and analysis of the issues now at hand. And please feel free to progress this by sending whichever other initial pieces you find first, rather than waiting till all is in hand.

Thank you, Sincerely,

Dan Weiss, Novi Ten Associates, President



MAKING A DIFFERENCE

THE CITY OF NOVI EXTENDS ITS
SINCERE "THANKS" TO THE FAMILIES
OF DAN WEISS, AL WEISS, ROLAND REDNER,
JOHN CASSELLA and RAY MAEDEL,
FOR THEIR GENEROUS GIFT :

18 ACRES OF LAND GIVEN HERE,
TO THE WHOLE COMMUNITY,
"AND ESPECIALLY TO KIDS"
FOR MAKING THESE SPORTS AND
RECREATION FACILITIES POSSIBLE.

THEY HAVE DONATED THIS LAND
IN THE SPIRIT OF GIVING :

*"May we each do whatever we can, something
however big or small, some charitable acts,
to help make our world be a better place."*



Prototype Monument
by Landmark Monuments Inc.



city of novi

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January 28, 2000

Mr. Dan Weiss
Novi Ten Associates
400 Renaissance Center, Suite 2170
Detroit, Michigan 48243

Re: Letter of Commendation

Dear Mr. Weiss:

The City of Novi has been very fortunate to receive several gifts over the past thirty years that have made a difference in terms of providing community services that may otherwise not be available. In the instance of the Novi Ice Arena, the City of Novi was very fortunate to be able to work with Mr. Dan Weiss and others to assemble a recreational property that will benefit the residents for many generations.

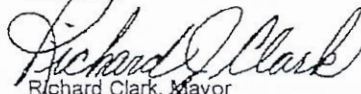
The City of Novi extends it's sincere "Thanks" to the families of Dan Weiss, Al Weiss, Roland Redner, Ray Maedel and John Cassella for their generous gift. Their donation of 18 acres of land given here, to the whole community, and "especially for the kids", has made the Novi Ice Arena and Recreation Facilities a reality. They have donated this land in the spirit of giving, with this message to all:

"May we each do whatever we can, something, however big
or small, some charitable acts to make our world a better place
in which to live, work or play."

This was a substantial donation having a documented value of \$3.2 Million dollars. It has promoted the wholesome development of our children and our community. Be it known that this exemplary action by these contributors is highly commended by the City of Novi, as helping to make the world a better place.

For this great deed, on behalf of the residents of Novi, I, Mayor Richard Clark, extend our community appreciation for all that has been given to our City.

Sincerely,


Richard Clark, Mayor
City of Novi

