ECONOMIC DEVELOPMENT CORPORATION AGENDA

CITY OF NOVI
Economic Development Corporation Meeting
Thursday, October 2, 2025 | 4:30 P.M.
Mayor's Conference Room | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0445

CALL TO ORDER: 4:30 p.m.

ROLL CALL: Marcia Goffney, Julie Maday, Chester Roaden, Michael Watza, Victor Cardenas, Charles Boulard, Rob Petty

PRESENT: Marcia Goffney, Chester Roaden, Victor Cardenas, Rob Petty

ABSENT EXCUSED: Julie Maday, Michael Watza, Charles Boulard

STAFF LIASON: Victor Cardenas

ALSO PRESENT: Katherine Oppermann, Recording Secretary

APPROVAL OF AGENDA
Motion: Petty; Seconded: Roaden; Approved: 4:0

APPROVAL OF MINUTES - November 1, 2023
Motion: Petty; Seconded: Roaden; Approved: 4:0

PURPOSE OF THE MEETING

1. Approval of Short-Term Lease on the Novi Special

   City Manager Cardenas opened by stating that the reason for the group convening is that Novi Special race car is owned by the Economic Development Corporation (EDC). When the car was moved from the Novi Public Library to the atrium of the Novi Civic Center it was assumed that it would be its final placement. However, the City has received a request for it to be borrowed for display at the M1 Concourse in Pontiac Michigan for a special event this weekend (10/3 – 10/5, 2025). Al Hunter Jr, the nephew of Bobby Hunter (SP) who last drove the car, will be present at the event and so it was desired by the event team for the car to be at the event and reached out to Novi staff on the matter. Staff is in support of the request. The City will not pay anything, M1 concourse team will be paying for and organizing the safe transport of the vehicle for display over the week with it returning to its place in the atrium early next week (Tuesday/Wednesday estimated per Mr. Petty). We might also look into getting some "TLC" for the tires, it was cleaned recently. Mr. Roaden notes that some dry rot will inevitably effect the vehicle regardless.

   Mr. Cardenas said that the group may be surprised that people come from all over to see the car, he had recently met a gentleman from the Netherlands who wanted

to visit and take photos of the car. Mr. Roaden stated that he will want assurance that the Novi Special, jewel of the City that it is, is properly insured and covered during transport. Mr. Petty said that it will be specially transported in a protected box and that he and his team will be present to ensure the packing and transport is done right. Ms. Goffney noted that she is from a family of race car enthusiasts and would be in favor of the loan.

Motion: To approve the short-term lease of the Novi Special
Motion Maker: Roaden
Seconded: Goffney
Approved 4:0

ROUNDTABLE DISCUSSION:

Mr. Cardenas stated that he wasn't to briefly take the opportunity to go over some current and upcoming development in the City. This included: the former Sears building at Twelve Oaks mall being planned for multiple new tenants (Dick's House of Sport, Primark, bowling alley/arcade), new condos, Culvers, the Credit Union at the Novi/Grand River intersection, the Sakura Project where the commercial component is now fully built on the exterior with interiors nearing completion and the 2nd residential phase planned by Robertson Bros, the One World Market expansion currently on hold as they finish the sister project in Clawson, Main Street, and a great deal of interest/money in car washes with City Council currently making decisions on 4 different locations, the old Glenda's Greenhouse location will be a new KIA dealership, CAVA, Raising Canes, Apartments at Bond Street still stalled, Society Hill, there have been light rumblings about the Links of Novi but nothing official yet .

Mr. Cardenas was hoping to bring the group together again for a new tax abatement but the company that would have been the subject of the abatement, Astemo (a subsidiary of Hitachi), went to Wixom instead per Governor Whitmer's recent announcement in Japan.

Ms. Goffney asked if, when the City approves plans, there is a representative from Police/Fire about how the new development will be handled. Mr. Cardenas said that police/fire are involved and able to weigh in as needed, the Fire Marshal is involved in all plans to ensure proper fire suppression and accommodation for the fire trucks to reach buildings but beyond that there is not a deep dive regarding calls for service. Mr. Petty noted that there are a lot of traffic studies as well.

Ms. Goffney asked how often the EDC board meetings and Mr. Cardenas affirmed that it was ad hoc/as needed and that they hope to reconvene in 2026.

PUBLIC COMMENT: None

ADJOURNMENT: 4: 48 p.m.
Motion: Petty; Seconded: Cardenas; Approved: 4:0