

CITY of NOVI CITY COUNCIL

Agenda Item 1
December 17, 2007

SUBJECT Consideration for Process and Issuance of Requests for Proposals to review and develop options for 6.5 acres of City-owned property (Fuerst Farm) at Ten Mile Road and Taft Road.

SUBMITTING DEPARTMENT: Parks, Recreation & Forestry

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The City owns 6.5 acres of property at Ten Mile Road and Taft Road. The parcel is the Fuerst Farmstead which includes a home, two barns, well house, gardens and orchard and is listed on the National and State registries of historic properties. In June 2000, a Land and Facility Use Study with recommendations for future use was prepared and submitted to City Council. There have been few significant achievements to report based upon the plan's recommendations in the intervening seven years.

The public property remains an underutilized resource in the core of the community as part of the Civic Campus. The property would benefit from a review and **actionable** planning.

In November 2007, a millage was approved by the citizens to build a new library on its existing site. The Old Township Hall is currently located on the library site through a lease agreement (expires next year). The construction of the library requires the Old Township Hall be relocated. Given that the Old Township Hall must be relocated for the construction of the library to occur and few significant accomplishments have occurred, staff recommends that a process be undertaken to determine the long-term public use of the property. This process should be facilitated by a consultant and engage/inquire with citizens-at-large, adjoining homeowner associations, and representatives from the library, Novi Community School District, Historical Commission, Parks Recreation & Forestry Commission; and City staff. The consultant would prepare a report with recommendations for the permanent location of the Old Township Hall and the long-term public use of the property. A draft scope of services for this project is attached for discussion purposes. Another benefit of this work now is to insure that the City's Old Township Hall is moved once, whether it be to the Fuerst Farm property or some other best location (assuming that the new Library construction requires relocation of Township Hall).

Embarking upon a review process now helps facilitate the library planning as well. If there is an agreed-upon plan for the Fuerst Farm property, then traffic, orientation and views from the new Novi Public Library on the adjacent property have a higher likelihood of being completed as part of a cohesive public civic campus.

Staff request concurrence to request proposals for this process. Staff will then provide a recommendation to City Council in January, including the fee for services, following submittal and review of the proposals.

RECOMMENDED ACTION: Consideration for Process and Issuance of Requests for Proposals to review and develop options for 6.5 acres of City-owned property (Fuerst Farm) at Ten Mile Road and Taft Road..

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

DRAFT – FOR DISCUSSION PURPOSE

December 12, 2007

The City of Novi is issuing a Request for Proposal for a Master Plan to determine the best long-term public use of city-owned property at the southeast corner of 10 Mile Road and Taft Road (map attached). The parcel is the site of the historic Fuerst Farmstead, and is approximately 6.5 acres per Assessing Department data. Per the City of Novi's Community Recreation Plan, the Fuerst Farmstead includes a home, two barns, well house, gardens and orchards. The Farmstead is listed on the State Register of Historic Sites and the National Register of Historic Places.

The Fuerst Farmstead parcel is adjacent to Novi High School and the Novi Public Library. The Old Township Hall is located on the library site. A millage was passed in November 2007 to build a new library on its existing site, which would require the Old Township Hall to be relocated.

Potential uses identified for the Fuerst Farmstead property include an historical park incorporating the Farmstead and the Old Township Hall, a use associated with the library, an active recreational use such as a soccer field, a community/cultural center, or other public use determined by the consultant to be the best long-term use of the site. If a use is recommended that would require relocating the Farmstead, suggestions should be made regarding where the historic buildings should be sited. A recommendation for a new location for the Old Township Hall, either on this property or some other location such as Maybury State Park or the Michigan State University Extension property, is also required.

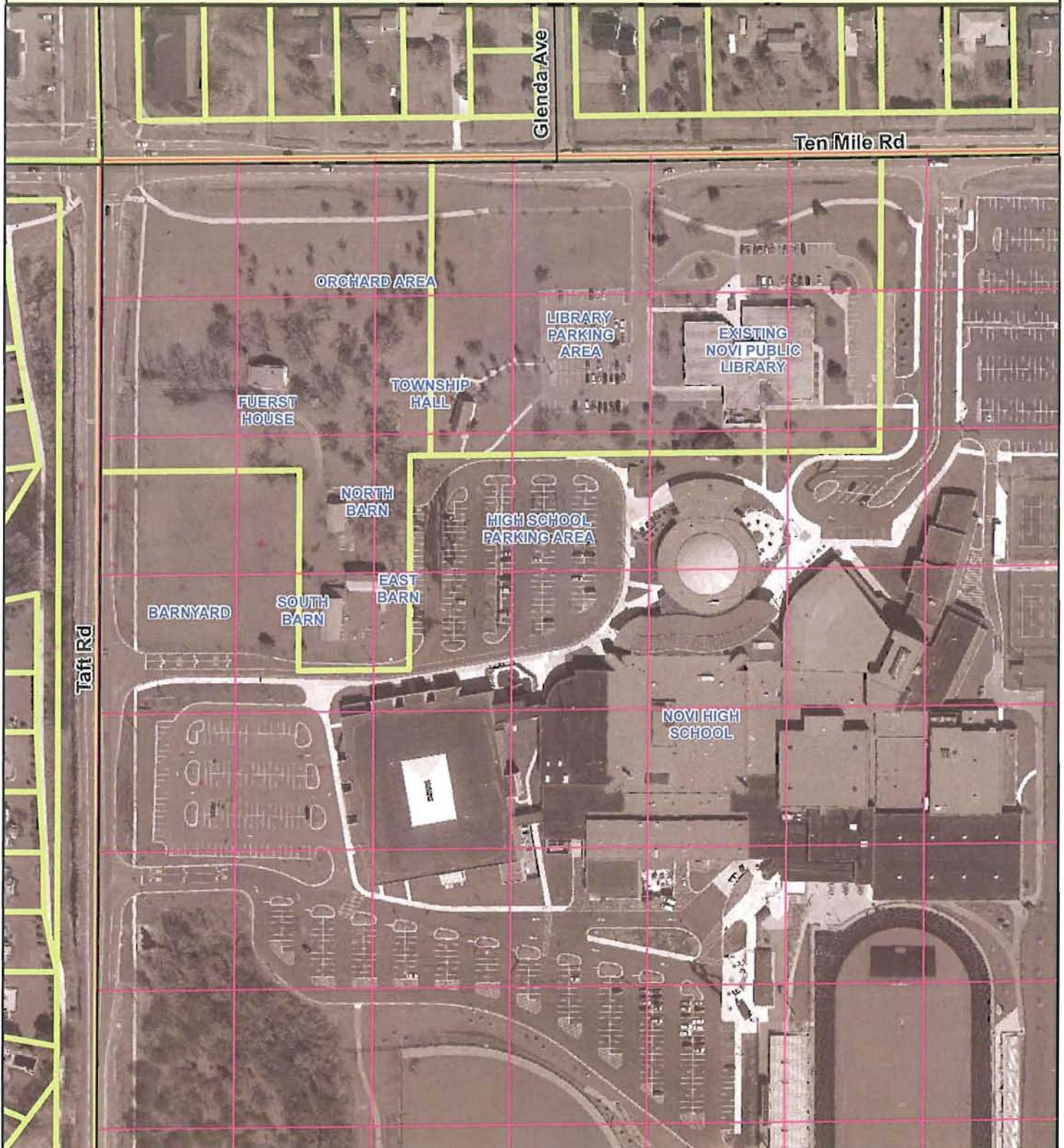
When developing a recommendation, consideration should be made regarding the surrounding land uses (predominantly residential on three sides, civic/public on the fourth), existing conditions on the site including topography, traffic volumes on Ten Mile Road, economics and feasibility of long-term maintenance and operations, the goals and objectives of both the Master Plan and the Community Recreational Plan, and any relevant plans and policies of the high school and library. In addition, a report about the Farmstead, prepared by a Novi community task force in June 2000, is available for review. Alternate recommendations should be provided if there are multiple uses for the site that are of potential long-term benefit to the Novi community.

Community input recommendations are required involving citizens at-large; adjoining homeowner associations; the Novi Public Library; the Novi Community School District; the Planning Commission; the Parks, Recreation & Forestry Commission; and the Historical Commission. Representatives of these groups may be selected for an advisory resource to the consultant to represent each group. The public institutions in the area are cooperative and understand the need for shared services and partnerships to serve the public.

Time is important to this project. A final report is required by no later than **(TBD, possibly February 28, 2008)**.

The City contact for this project is Randy Auler, Parks, Recreation & Forestry Director (248/347-0405; rauler@cityofnovi.org).

**FUERST FAMILY FARM,
NOVI LIBRARY, & NOVI HIGH SCHOOL AREA MAP**
Spring 2006 Aerial Photo Reference Including Property Line Boundaries
Each Grid Cell Approximates an Acre of Land Area = 43,560 sq. ft. (208 feet x 208 feet)



CITY OF NOVI
GEOGRAPHIC INFORMATION SERVICES
INFORMATION TECHNOLOGY DEPARTMENT
NOVI CITY HALL/CIVIC CENTER
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279
CITYOFNOVI.ORG
Map Author: Christopher Blough, GIS Manager



MAP INTERPRETATION DISCLAIMER
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information, and data located in various city, county, state, and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City of Novi makes no warranty, express or implied, that the Geographic Information Systems (GIS) Data used to prepare this map are error free, and the City of Novi does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. Official records should be used as a primary information source for verification of the information provided on these pages.

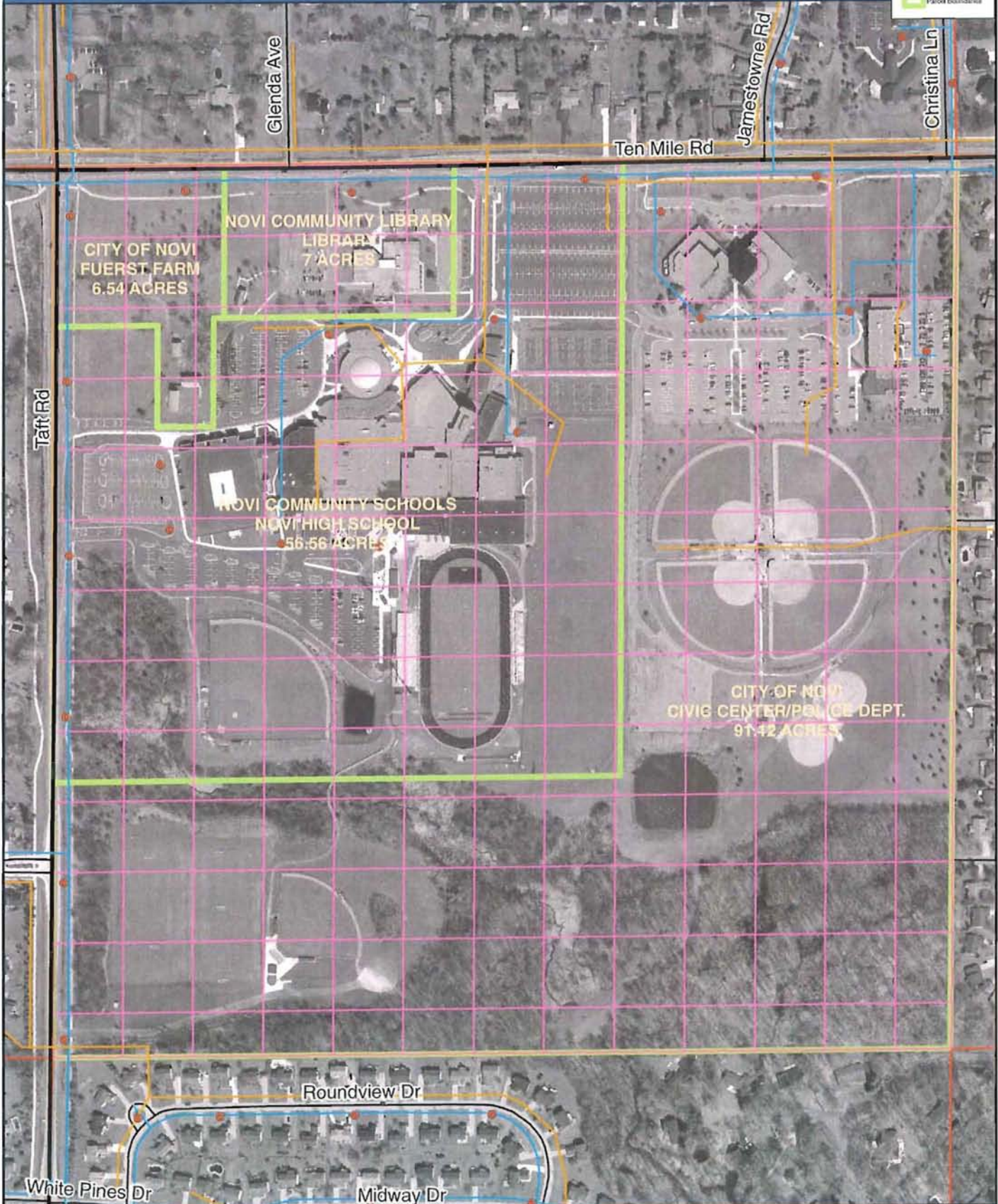


Civic Center & Novi High School Land & Facility Use Planning

City of Novi, Michigan - Northwest Quarter of Section 27

Spring 2006 Aerial Photo Reference Including Property Boundaries
 Each Grid Cell Approximates an Acre of Land Area = 43,560 Sq. Ft. (208 Feet by 208 Feet)

- Legend
- Hybrid GPS
 - Subsary Main
 - Water Main
 - Major Roads
 - Streets
 - Acre Gridlines
 - Parcel Boundaries



CITY OF NOVI
 CITY GEOGRAPHIC INFORMATION SYSTEMS OFFICE
 DEPARTMENT OF INFORMATION TECHNOLOGY
 MAP PUBLICATION DATE: DECEMBER 13, 2007
 MAP AUTHOR: CHRISTOPHER BLOUGH



Fuerst Farm Property Reference

2006 Aerial Photo - Produced by City Internet Mapping Portal



- City Boundary
- Landmarks
- Civic Center
- Rock Financial Showplace
- Court
- DPW
- Fire Station
- Hospital
- Ice Arena
- Library
- Parks & Rec Field Office
- Police Station
- Post Office
- Recycling
- School
- Senior Center
- Railroad
- Roads
- Freeway
- Arterials
- Collectors
- Scenic Drive Road
- Local Roads
- Water - Lakes
- Water - Rivers
- Parcels
- Lots
- Parks
- 2006 Aerial Photos

DISCLAIMER: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys, and other public records. The information not intended as a substitute for original or official source information. The City of Novi makes no warranty, express or implied, as to the accuracy, completeness, or SOURCES: City of Novi, Oakland County, Plansight LLC:October 2006 for County Data; October 2006 for City Data; Aerial Imagery as specified

General Property Information[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)Parcel: 50-22-27-100-006 Data Current As
Of: 3:30 AM 12/12/2007**Property Address** [collapse]24000 TAFT
NOVI, MI 48375**Owner Information** [collapse]CITY OF NOVI
45175 W TEN MILE
NOVI, MI 48375**Unit:** 22**Taxpayer Information** [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2007 [collapse]

Property Class:	ME	Assessed Value:	\$0
School District:	183 - Nrthvl-Novl Trans	Taxable Value:	\$0
State Equalized Value:	\$0	Map #	
USE	0	Date of Last Name Chg:	01/07/2005

Date Filed:Principal Residence Exemption
(2007 May 1): 0.0000 %Principal Residence Exemption
(2007 Final): 0.0000 %Principal Residence Exemption
(2008 May 1): 0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2006	\$0	\$0	\$0
2005	\$0	\$0	\$0

Land Information [collapse]

Acreage:	6.54	Frontage:	0.00 Ft.
Zoning Code:	R-A	Depth:	0.00 Ft.
Land Value:	\$0	Mortgage Code:	00000
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	R9000		

Legal Information [collapse]

T1N, R8E, SEC 27 PART OF NW 1/4 BEG AT NW SEC COR, TH N 89-45-40 E 500 FT, TH S 00-26-40 W 450 FT, TH S 89-45-40 W 30.12 FT, TH S 00-26-40 W 321.85 FT, TH S 89-45-40 W 166.84 FT, TH N 00-26-40 E 301.74 FT, TH S 89-45-40 W 303.04 FT, TH N 00-26-40 E 470.10 FT TO BEG 6.54 A11-5-97 FR 004

Sales Information

1 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
09/16/1997	\$117,720.00	WD	NOVI COMMUNITY SCHOOL DISTRICT	CITY OF NOVI	ARMS-LENGTH	17662-128

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[Privacy Policy](#)

LIBER 17662PG128

1.00
10.2-97
60

5000000

\$ 11.00 DEED
\$ 2.00 RECORPMENTATION
7 OCT 97 3:37 P.M. RECEIVED 2004
PAID RECORDER - OAKLAND COUNTY
TERRY E. ALLEN, CLERK/REGISTRAR OF DEEDS

WARRANTY DEED - (CORPORATION)

The Grantor, NOVI COMMUNITY SCHOOL DISTRICT, a Michigan municipal corporation, acting by and through its BOARD OF EDUCATION, the address of which is 25345 Taft Road, Novi, Michigan 48374, conveys and warrants to the CITY OF NOVI, a Michigan municipal corporation, the address of which is 45175 W. Ten Mile Road, Novi, Michigan 48375,

the following described premises located in the City of Novi, County of Oakland, State of Michigan:

63-387463
63-382274
13-380075

PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF TEN MILE ROAD AND NORTH LINE OF SAID SECTION 500.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 450.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 30.12 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 321.85 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 166.84 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 301.74 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 303.04 FEET TO THE CENTERLINE OF TAFT ROAD AND THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF TAFT ROAD AND WEST LINE OF SAID SECTION 470.10 FEET, TO THE POINT OF BEGINNING;

42 21 1/2 FEET

together with a permanent easement in, over, upon and through all roads, walkways and parking areas now or hereafter existing or constructed upon grantor's real estate contiguous to the above described parcel, for parking and ingress to and egress from the above described parcel;

for the sum of One Hundred Seventeen Thousand Seven Hundred Twenty and no/100 (\$117,720.00) Dollars;

11.000
2.00

subject to existing building and use restrictions, easements and rights-of-way; the rights of the public and any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes; applicable zoning ordinances, if any; and further subject to the restriction and requirement that grantee's use of the above described parcel be for public purposes only, and the condition that upon grantee's failure to use said realty for public purposes, grantor

O.K. - KB

shall thereupon have the option to re-acquire all, but not less than all, of said realty, for educational purposes only, upon payment of the sum of \$117,996.49 in cash or certified check; provided, however, that the right to exercise such option is expressly conditioned and contingent upon the giving by grantor to grantee of the notice required in paragraph 3., subparagraph a) (pages 5 and 6) of that certain Offer to Purchase proffered and submitted by grantor, which was formally accepted by grantee on July 17, 1997.

This conveyance is exempt from State of Michigan and Oakland County Real Estate Transfer Tax pursuant to MCL 207.505 (h) and MCL 207.526(h) (i) as amended.

Dated this 16 day of September, 1997.

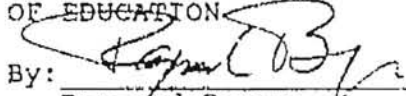
Signed in the presence of:

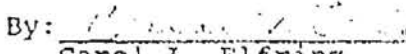
Signed by:


James Koster

NOVI COMMUNITY SCHOOL DISTRICT,
acting by and through its BOARD
OF EDUCATION

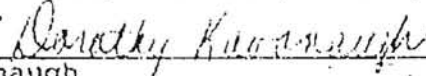

Dorothy Kavanaugh

By: 
Raymond Byers
Its: President

By: 
Carol I. Elfring
Its: Secretary

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Warranty Deed was acknowledged before me this 16 day of September, 1997 by Raymond Byers, President of the Board of Education, and Carol I. Elfring, Secretary of the Board of Education, of NOVI COMMUNITY SCHOOL DISTRICT, a Michigan municipal corporation, on behalf of said municipal corporation.


Dorothy Kavanaugh
Notary Public, Oakland County, Michigan
My commission expires: August 25, 2000

County Treasurer's Certificate

City Treasurer's Certificate

LIPR 17662PG130

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which many generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

When recorded return to:

beahtee

Send subsequent tax bills to:

Tax Parcel # 22-27-100-004

Recording Fee \$ _____

Transfer Tax: EXEMPT

Drafted by Frederick O. Knauer
30600 Telegraph Road
Suite 3130
Bingham Farms, MI 48025-4533

pursuant to MCL 207.505(h) (i)
pursuant to MCL 207.526(h) (i)