



CITY OF NOVI
Administrative ePacket
September 24, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Shockey Consulting Novi 2050 Strategic Plan Update](#)

Departmental Updates

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(9/22 - 9/28\)](#)

[2026 State Fair After Action Report - Elsen & Theisen](#)

[Amendment to Critical Industry Program Grant impacting Our Next Energy](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #84

As of:

9/23/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – September 2026)

Design

- Weekly design meetings continue to occur on Mondays
- ~~HED has submitted FS 2 and FS 3 site package to City for its review and is compiling outstanding items related to landscape easement and elevations PMR/HED meeting with Planning on 9/18 to outline remaining items and path forward~~
- FS 2 and FS 3 elevations revised per Chiefs' requests
- HED has submitted utility application to DTE and final site plan application to City for FS 2 and FS 3.

Upcoming Activities

Governance

- City Council's remaining approvals consist of PSB Schematic Design and design development; FS 2 and 3 design development; furniture vendor; construction documents (90%); contractor bid packages; and change orders (CO's) that exceed project contingency or program budget
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency

Design

- Approval of FS 2 and FS 3 Design Development to occur at the 10/26 City Council meeting, with an FAC meeting to be scheduled on 10/12.
- Current timeline is aiming for Schematic Design approval of the PSB at the 10/26 City Council meeting, with an FAC meeting on 10/12.
- Christman currently estimating PSB and FS projects
- Christman taking the lead with Building/Foundation permit application

Other

- The next PMR's Owner's Meeting with Novi will be on 10/5/26 ~~9/14/26~~
- FS 2 and FS 3 site bid packages have been issued and proposals are due on 9/29. Award recommendation to be made at 10/12 City Council meeting.
- PMR to provide dashboard update in September
- Materials Testing vendor approval scheduled for 9/28 Council meeting
- ~~City Manager confirmed that there will be a groundbreaking at the PSB site, and ribbon cuttings for FS 2 and FS 3 and PSB when buildings are open.~~

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City of Novi will address any necessary survey and treatment of invasive species for public safety sites
- City of Novi will handle permit and inspection fees internally

City of Novi Road Project

- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.
- PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC

Procurement and Contracts

- Site work/land clearing for FS 2 and 3 to occur 4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 4th Quarter 2026
- ~~PMR reviewing Materials Testing RFP responses. PMR aiming for vendor approval at the September 28 City Council Meeting. Materials to be delivered to City Manager no later than September 21 for inclusion on the 9/28 agenda.~~



City of Novi – Strategic Plan Status Update

As of: 9/24/2026

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Completed	Completed	Underway

Recent Progress	Upcoming Efforts / Engagements
- Updated plan draft currently being reviewed by Novi staff - Full plan currently being designed/laid out	- Designed Plan for final Novi Staff Review - Drafts of Council Presentation and Implementation Memo - Final Plan Delivery and Adoption

Input Needed
- Confirm dates for plan adoption and council presentation - Set date for final LRSPC meeting (if needed) - Details on final Sounding Board engagement

Buzz Report

September 24, 2026



Hot Topics:

- **Novi High School Tastefest 2026**
Tomorrow night, 9/25, is the annual Tastefest event leading up to the Football game. Last year, there were some complaints about access to handicap parking. Please see the planned layout for this event:

The temporary spots must be clearly marked with signage, and each temporary spot must be van accessible. Novi PD has been assured that the temporary spots will be clearly marked with proper signage. If the temporary spots are clearly marked, they are enforceable.



- **Tree Removal at Beck Rd/10 Mile Intersection**
The Home located at 24190 Trafalgar Court, the southwest corner at the Beck Road and Ten Mile Road intersection has recently received some attention due to the removal of several trees. This work was done under proper permitting, having received a Woodland Permit from the Planning Commission on their June 10, 2026 meeting. In total 23 regulated woodland trees, of various sizes, were approved for removal so that the homeowner can install a fence on the property. The City's Woodland Consultant calculated that 39 woodland replacement credits are required as part of the permit, this is currently planned to be fulfilled by installing new plantings on the subject property including deciduous trees, evergreen trees, as well as both small and large shrubs. A bond is in place, and the Community Development department will continue to monitor the work.
- **2026 NSRP and Associated Tree Removals**
Work for the 2026 NSP (Neighborhood Sidewalk Program) began on Monday, July 13th, 2026.

The subdivision of WESTRIDGE DOWNS work will be executed starting in September, this includes all sidewalk and tree work along WESTRIDGE LN, and GALWAY Dr.

Once the tree removals are complete contractor Major Construction Group will begin sidewalk/concrete work. The first three subdivisions that Major will be working in will be North Haven Woods, Haverhill, and Woods of Novi. Once completed in these three developments, Major will continue working through the remaining subdivisions included in this years NSP program. Sidewalk panel marking / notifications via door hangers and yard signs will occur 2-3 weeks ahead of Major beginning work, with a final notification flyer being distributed approximately one week ahead of concrete work beginning.

Community Relations, in coordination with the Department of Public Works (DPW), sent an informational letter to addresses in the following subdivisions where a tree is marked for

removal to help explain the program, the reason trees are being removed, and the possibility of trees being replaced once the program is completed: North Haven Woods, Haverhill Farms, Woods of Novi, Whispering Meadows, Westridge Downs, Royal Crown Estates, Addington, Broadmoor Park, Mockingbird, Simmons Orchard, Cedarspring Estates, Settlers Creek, Camborne, and Homestead Condos.

The Sidewalk Repair Program webpage has also been updated with the latest information. You can see example of the signage and door hangers to be used on the webpage:

<https://cityofnovi.org/sidewalkrepairprogram/>

Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: **The long wait has finally come to an end, The contractor fully reopened 14 Mile Road for the full length on Tuesday, August 4th!** The permanent traffic markings have also been placed along the full length. There is also a fair amount of restoration (minor grading, planting grass and replacement trees, and irrigation fixes) needed on the overall project which will be done under flag control and intermittent lane closures.

<https://www.glwater.org/14milemainproject/>

Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public <https://cityofnovi.org/betterroadsahead/>

Community and Economic Development Project Updates:

[Map of Development projects](#)

[Development Projects Webpage](#)

- **North Eight Kitchen and Cocktails – 21420 Novi Road**

North Eight Kitchen and Cocktails has opened in the former Border Cantina location, offering modern American cuisine including steaks, seafood, pasta, shareable dishes, and craft cocktails. The restaurant is owned by the same co-owners as Benstein Grille in Commerce Township. The owner expressed his appreciation when the City reached out to let him know that construction at Novi Road and the railroad crossing had been completed.

- **Sumo Japanese Grill – 42658 Grand River Ave (Sakura Novi)**

With existing locations in Livonia and Canton, Sumo Japanese Grill recently opened in Novi, offering fast-casual Japanese hibachi-style meals featuring grilled chicken, steak, seafood, vegetables, rice, and noodles.

- **AG3 Labs**

AG3 Labs is a Michigan-based defense technology startup that grew out of engineering research and entrepreneurship at Michigan State University. The company has developed autonomous, low-cost drone systems for military training and counter-drone applications. In 2025, AG3 Labs was one of four global winners of the U.S. Army's xTech Counter Strike competition, earning \$350,000, and the company is now advancing to the second round of the Army's Drone Dominance Gauntlet at Fort Carson, Colorado.

- **Gardner-White Furniture - 27775 Novi Rd**

Gardner White has relocated its Novi showroom from West Oaks to a new location at 27775 Novi Road (former Value City Furniture location) is **Now Open.**

- **Stars + Honey**

Locally founded protein bar company is opening a manufacturing facility in Novi after expanding its distribution from direct sales to contracts with Target and Costco. Sales have grown roughly 300% over the past 14 months and the company expects \$50 million in revenues this year.

- **Townes at Haggerty – Haggerty Road just south of 9 Mile**

175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public hearing was held before the Planning Commission on May 6th, for their initial review.

- **Hotels at the Adell Center**

Grading and utility work is underway for Home 2 Suites (5 story/141 rooms). The Preconstruction meeting for Towne Place Suites is scheduled for 9/16 (5 story/129 guestrooms).

- **Supra Revolving Sushi (Former Bar Louie) – 12 Mile Crossing**

The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Permits have been issued and rough inspections are underway. There is not yet a timeline for when they plan to open.

- Central Park South** – Beck Road, South of Grand River Ave
 The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Final Site Plan is now under review.
- Providence Meadows** – Grand River Ave, West of Providence Parkway
 Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and went before Council on May 4th for their initial input. The applicant has resubmitted as a Rezoning/Planned Suburban Low Rise (PSLR) development with 157 units.
- Grand-Beck Development** – Grand River east of Beck Road
 Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Final Site Plan is now under review. Estimated Completion Date: Unknown
- Taft Knolls III** – Taft Rd, north of 10 Mile Rd
 The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.
- Novi 10** - 10 Mile and Novi Road
 Staff sent the developers a draft of the PRO Agreement in early April. Comments have not received any comments back from them so far.
- Novi Acres (FKA Station Flats)**
 The owners of the property between Target and Sam's recently submitted a new Preliminary Site Plan (61 townhome units and a 6,529-square-foot retail building) under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled. The current project is anticipated to be before Planning Commission in July.
- Camelot Parc/Avalon** by Village of Stonebrook
 Townhomes for sale with garages, fewer units (currently zoned PSLR). The development went before City Council on July 27th meeting for final approval of their Planned Suburban Low-Rise (PSLR) Agreement and Concept plan. The associated resolution was approved 5:2.
- El Car Wash # 2 -26100 Novi Rd**
 The station is now open and operating under a temporary permit, which has been extended through September 24. Now Open
- Orsa Credit Union - 43700 Grand River Ave**
Now Open
- The Village Desk – 22759 Heslip Drive**
 The Village Desk, a coworking space that includes a dedicated workspace for working parents and a separate area for children, is scheduled to hold its grand opening and ribbon-cutting ceremony on September 23. **Now Open**

- **Transformco (Former Sears at Twelve Oaks)**

Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. Paving of reconfigured Barrier Free parking anticipated to start 9/21. Construction continues for all 3 future tenants. Estimated Completion Date: Early November for Dicks, end of the year for Round One, with Primark to follow next spring.

Ordinance Enforcement Updates:

- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.

Frequently Asked Questions:

1. Does the City of Novi have a Policy or Ordinance regarding e-bikes/electric scooters/electric minibikes (especially on sidewalks)?

Answer: No, The City of Novi does not *currently* have an ordinance regarding e-bikes or similar toys/vehicles. However, we are aware of the increase in such modes of transport and the safety concerns of pedestrians and non-motorized bikers sharing the sidewalk. Policy/Ordinance options regarding the matter are currently being explored.

2. Does the City of Novi have Flock Cameras installed/in-service?

Answer: Yes, The City has had several Flock Automated License Plate Reader (ALPR) cameras positioned at strategic roadway intersections throughout the City since the approval of their purchase and installation in 2023.

Detective Sergeant Snell recently provided a memorandum regarding their use in Novi and surrounding communities and can be reviewed [HERE](#).

Additionally, on the morning of Sunday, July 5th, Novi PD discovered someone had tampered with our Flock cameras located at southbound Novi Road at I-96 and northbound Novi Road at I-96. Based on the preliminary investigation, the damage appears to have been intentional. It appears the suspect was unsuccessful in removing the northbound camera on Novi Road, as only three of the four mounting bolts had been loosened. The southbound camera only sustained damage to its solar panel.

During a check of other Flock camera locations, officers identified another incident at the westbound Eight Mile Road and Haggerty Road location, where the mounting bolts had been loosened.



2026 WEEKLY CONSTRUCTION UPDATE

September 22 through September 28

*Please note: Any indication of a project's schedule is only an estimate.
Construction work could be delayed by many factors, such as inclement weather.



PROJECT STATUS

YELLOW	- NOT STARTED	GREEN	- ACTIVE
RED	- STOPPED OR DELAYED	BLACK	- COMPLETE

COUNTY PROJECTS

Project: NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)	
Prime Contractor: Don's Excavating, Inc.	
Start: April 15, 2025	
End: September 2, 2026	
Consultant: RCOC - In-House Project Management	
Description: See attached link to the right for RCOC construction updates http://www.rcocweb.org/658/Novi Road 8 Mile Road to 9 Mile Road The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - COMPLETE ; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - COMPLETE ; and Phase 3 - rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Gateway Drive.	
Traffic Control/Detours:	N/A - Detour map attached as an appendix
Project was completed and fully reopened to traffic on Wednesday, September 2nd.	
Work Status:	
Project was completed and fully reopened to traffic on Wednesday, September 2nd. Contractor still has a couple weeks worth of restoration to complete.	

Project: BASE LINES OR 8 MILE ROAD/CSX RAIL ROAD BRIDGE DECK REPLACEMENT	
Prime Contractor: E.C. Karneffel Co.	
Start: March 2, 2024	
End: September 18, 2026	
Consultant: In-House WCDPS Project Management Staff	
Description: See attached link to the right for WCDPS construction updates http://www.waynecounty.com/departments/publicservices/roads/road-construction-updates.aspx The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.	
Traffic Control/Detours:	N/A - Detour map attached as an appendix
Bridge was finally reopened on Saturday, September 19th.	
Work Status:	
Bridge was finally reopened on Saturday, September 19th.	

Project: 12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)	
Prime Contractor: Cadillac Asphalt, LLC	
Start: July 13, 2026	
End: October 30, 2027	
Consultant: Internal RCOC Design and Inspection Staff	
Description: http://www.rcocweb.org/711/12 Mile Road Novi Road to Farmington Road The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.	
Traffic Control/Detours:	Pg 4 of 6 - Staging plan attached as an appendix
The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.	
Work Status:	
Stage 1 has been divided into two separate phases. Stage 1A started on July 14th in Farmington Hills, from just east of Halsted Road to Farmington Road milling and paving the existing asphalt along with some spot, curb repairs. Stage 1B (Novi to Haggerty Roads) started on August 18th. The contractor switched over to the inside lanes mid last week.	

Project: GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT	
Prime Contractor: Ric-Man Construction, Inc.	
Start: January 12, 2026	
End: August 13, 2026	
Consultant: Brown & Caldwell and DLZ Corporation	
Description: http://www.glastr.org/14miletranswaterproject/ The Great Lakes Water Authority (GLWA) in cooperation with the Road Commission for Oakland County (RCOC) and the cities of Novi, Walled Lake, Commerce Township, Wixom, and Farmington Hills will be replacing and/or rehabilitating the 42-inch water transmission main along 14 Mile Road from roughly East Lake Drive to M-5. This construction will constitute rehabilitation of certain portions with a Carbon Fiber Reinforced Polymer (CFRP) repair, mainly through the Walled Lake and Wixom areas. All other areas will be an outright replacement pipe.	
Traffic Control/Detours:	N/A - Detour plans attached as an appendix
14 Mile Road (East Lake Drive to M-5) is still currently closed to eastbound traffic while maintaining westbound traffic.	
Work Status:	
The long wait has finally come to an end. The contractor fully reopened 14 Mile Road for the full length, on Tuesday, August 4th. The permanent traffic markings were also placed along the full length. There is also a fair amount of restoration (minor grading, planting grass and replacement trees, and irrigation fixes) needed on the overall project which will be done under flag control and intermittent lane closures.	

Project: 2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD	
Prime Contractor: C.A. Hull Construction Company	
Start: August 24, 2026	
End: September 30, 2026	
Consultant: Internal RCOC Design and Inspection Staff	
Description: See attached link to the right for RCOC construction updates http://www.rcocweb.org/658/Bridge Preventative Maintenance The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.	
Traffic Control/Detours:	N/A - Detour map is attached as an appendix
The County's contractor will maintain one lane in each direction for the duration of the project.	
Work Status:	
The contractor and RCOC are meeting today to discuss timing and schedule for switching traffic over to the newly completed outside lanes while working on the inside ones. There is less work planned for the inside lanes.	

CITY PROJECTS

Project: BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)		
Prime Contractor: Dan's Excavating, Inc.		
Start: April 6, 2026		
End: November 1, 2026		
Consultant: AECOM-Great Lakes		
Description: Through MDOT's Local Agency Project office and federal funding program (\$3.4 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.		
Traffic Control/DeTours:	Pg 5 of 6	- Detour map attached as an appendix
Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. Local traffic will still be able to use northbound Beck Road north of 10 Mile, all the way to 11 Mile Road.		
Work Status: Construction of the southbound lanes or west half is complete. Main line paving of the northbound lanes is also complete as of late last week. This week, the contractor will begin paving back the individual gaps for driveway openings, half width at a time as well as placing new curb on the extended, northbound lane, and installing new sidewalk on the east side of Beck Road.		

Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)		
Prime Contractor: Merlo Construction Company		
Start: July 27, 2026		
End: September 15, 2026		
Consultant: Spalding DeDecker		
Description: The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
All work including new pavement markings and signage is now complete and the work area fully reopened.		
Work Status: All work including new pavement markings and signage is now complete and the work area fully reopened.		

Project: VILLAGE WOOD ROAD RECONSTRUCTION (GRANBROOKE DRIVE TO HAGGERTY ROAD)		
Prime Contractor: Fanson Company, Inc.		
Start: June 8, 2026		
End: September 30, 2026		
Consultant: AECOM-Great Lakes		
Description: The City's contractor, Fanson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
All work is now complete and the roadway was fully reopened on Monday, September 14th.		
Work Status: All work is now complete and the roadway was fully reopened on Monday, September 14th. Over the next month or so, the contractor will continue to perform punch list work and maintain the grass restoration.		

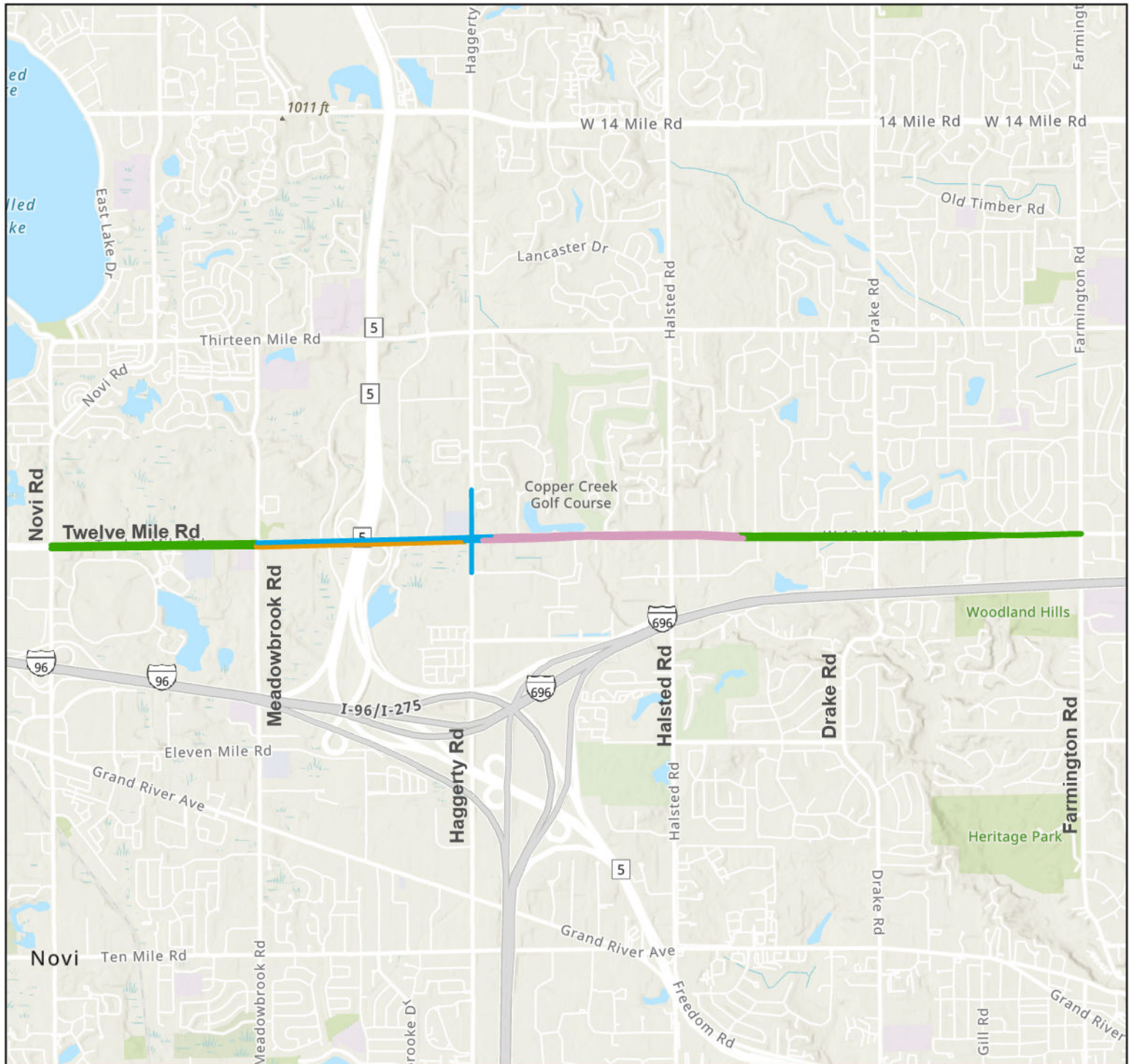
Project: LEE BEGOLE DRIVE & CRESCENT BOULEVARD EXTENSION/CONNECTION		
Prime Contractor: Springline Excavating, LLC		
Start: September 8, 2026		
End: November 30, 2028		
Consultant: OHM-Advisors		
Description: The City has contracted with Springline Excavating to build a realigned, three lane Lee BeGole Drive, beginning with a connection to the existing Crescent Boulevard to the north and a connection with a new roundabout at 11 Mile Road. This segment will be constructed in two phases: (2026) from Crescent Boulevard to just south of the DPW's northern entrance; (Spring of 2027) from just south of DPW's northern entrance to 11 Mile Road. This phasing will allow consistent access at all times, to and from the DPW. This planned construction will also involve the mitigation of the Bishop Creek and installation of a new looped water main along the route. During the construction of the first, northern phase, the recycling center will be CLOSED and access to the Novi Police Gun Range will be from the DPW's south entrance.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
No detours will be necessary during the first, northern phase, of construction. All vehicular access to the DPW will be maintained from 11 Mile Road as normal.		
Work Status: The tree and clearing subcontractor began last week on the north end working from Crescent Boulevard to the east. This work should be complete by the end of this week. Recycle officially closed on Monday, September 21st.		

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS		
Prime Contractor: Federal Paving, Inc.		
Start: October 1, 2026		
End: November 15, 2027 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description: This will be the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) in the following asphalt street developments: Villas of Novi; Camden Court; Meadowbrook Glens; and Stonehenge subdivisions. A full list of streets will be provided on the City's 'Better Roads Ahead' web page once contracts and budgets are finalized.		
Traffic Control/DeTours:	N/A	- detour map attached as appendix
Although, no detours will be necessary for this work, local traffic and directly affected residents should expect delays in access while the contractor is working on their street or directly in front of their homes and driveways. The engineering consultant and contractor will have constant contact with each resident as construction progresses. Parking on the street will not be allowed during actual construction.		
Work Status: A pre-construction meeting was held with the contractor on August 27th. Contractor is planning on starting curb replacements in Saratoga Circle in early October and removing existing asphalt after that. Depending on extenuating factors, this may be the only development to have work this construction season. All remaining work will be done next year.		

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - CONCRETE STREETS		
Prime Contractor: Koola-T Construction Corporation		
Start: October 7, 2026		
End: November 15, 2027 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description: This will be the first year of a 2026-27 program whereby the City of Novi will be performing concrete road work (full reconstruction, rehabilitation and/or repair) on the following streets: Argyle Street/Court; Arden Glen Court; Denby Court; Poddington Court; Norfolk Court; Westmont Drive/Court; Emerald Forest Drive; and Avon Court. The contractor will tackle as much of this list as they can this construction season. Whoever can't get done will be pushed to 2027 along with another list of streets.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
No detours will be necessary for this work. Construction will take place on one half of the street at a time and for the most part, traffic flow will be maintained in one direction. Residents located on the half being worked on will need to find another location to park vehicles as no access will be provided during this time. The consulting engineer and contractor will be in constant contact with those affected residents.		
Work Status: A pre-construction meeting was held with the contractor on August 27th. The contractor is assembling their bonds and insurance to be inserted into the final contract for the Mayor's signature. The contractor is hoping to start work with Argyle Street/Court on October 7th.		

CITY PROJECTS

Project: CEDAR SPRING ESTATES WATER MAIN LINING		
Prime Contractor: FER-PAL Construction USA, LLC		
Start: June 15, 2026		
End: September 30, 2026		
Consultant: OHM-Advisors		
Description: The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
Depending on the locations of work which will vary, there may be some minor lane closures, but two-way traffic will be maintained at all times.		
Work Status: All of the water main lining, CCTV, chlorination, testing, and final connections have been completed. The contractor finished pouring the remainder of concrete this week. Next week, the contractor will complete the irrigation fixes and grass restoration. The contractor is on target for a late-September finish.		
Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)		
Prime Contractor: TBD		
Start: October 1, 2026		
End: May 15, 2027		
Consultant: OHM-Advisors		
Description: The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a 'looped' water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
No detours will be necessary for this project, but will involve a moving or 'rolling' lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.		
Work Status: Bids were received late last week. The consultant is currently vetting the lowest bidder. Once awarded by City Council, we will get the contractor moving on contracts, bonds, and insurance. A pre-construction meeting is tentatively scheduled for next week.		
Project: MAIN STREET SIDEWALK, LIGHTING & ROAD IMPROVEMENTS (GRAND RIVER AVENUE TO NOVI ROAD)		
Prime Contractor: TBD		
Start: May 1, 2027		
End: August 15, 2027		
Consultant: AECOM-Great Lakes		
Description: In cooperation with the Corridor Improvement Authority (CIA), the City is moving forward with a plan to make significant improvements to the existing sidewalk, lighting, and road pavements on both the east/west and north/south portions of Main Street from Grand River Avenue to Novi Road.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
No detours will be necessary for this project, but may involve small, distinct lane closures at the specific work areas. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.		
Work Status: The City has plans and specifications currently out to bid. Construction is slated for early spring of 2027.		
Project: OLDE ORCHARD STREET (GRAND RIVER AVENUE TO 10 MILE ROAD) - CONCRETE REPLACEMENT		
Prime Contractor: GM & Sons, Inc./Scodeller		
Start: September 15, 2026		
End: October 15, 2026		
Consultant: DPW Engineering - In-House		
Description: As part of the City of Novi's annual concrete replacement maintenance contract, the contractor will be removing and replacing sections of concrete roadway throughout Olde Orchard Street from Grand River Avenue to 10 Mile Road. This work will be pursued on one-half of the street at a time. All resident and business access points interrupted during construction will be informed and maintained at all times.		
Traffic Control/Detours:	Pg 4 of 6	- Detour map attached as an appendix
Olde Orchard Street will be available to southbound only traffic. Northbound traffic will be detoured on 10 Mile Road to northbound Haggerty Road, westbound on Grand River Avenue, and back to Olde Orchard Street.		
Work Status: The contractor mobilized to the site on Tuesday, September 15th. The southbound half of the street is complete with removals and replacements of concrete. Once this concrete has had time to cure for strength, the contractor will switch over to work on the other half.		
Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS		
Prime Contractor: L.J. Construction Company		
Start: April 25, 2026		
End: August 31, 2026		
Consultant: AECOM-Great Lakes		
Description: Through MDOT's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.		
Traffic Control/Detours:	N/A	- Detour map attached as appendix
No detours or closures will be necessary for this project. A small area of the southwestern portion of Bosco Fields will be quartered-off for staging of contractor equipment.		
Work Status: The boardwalk and asphalt pathway were completed last week. This week, the contractor will finish restoration of grade and planting grass.		



Staging Plan

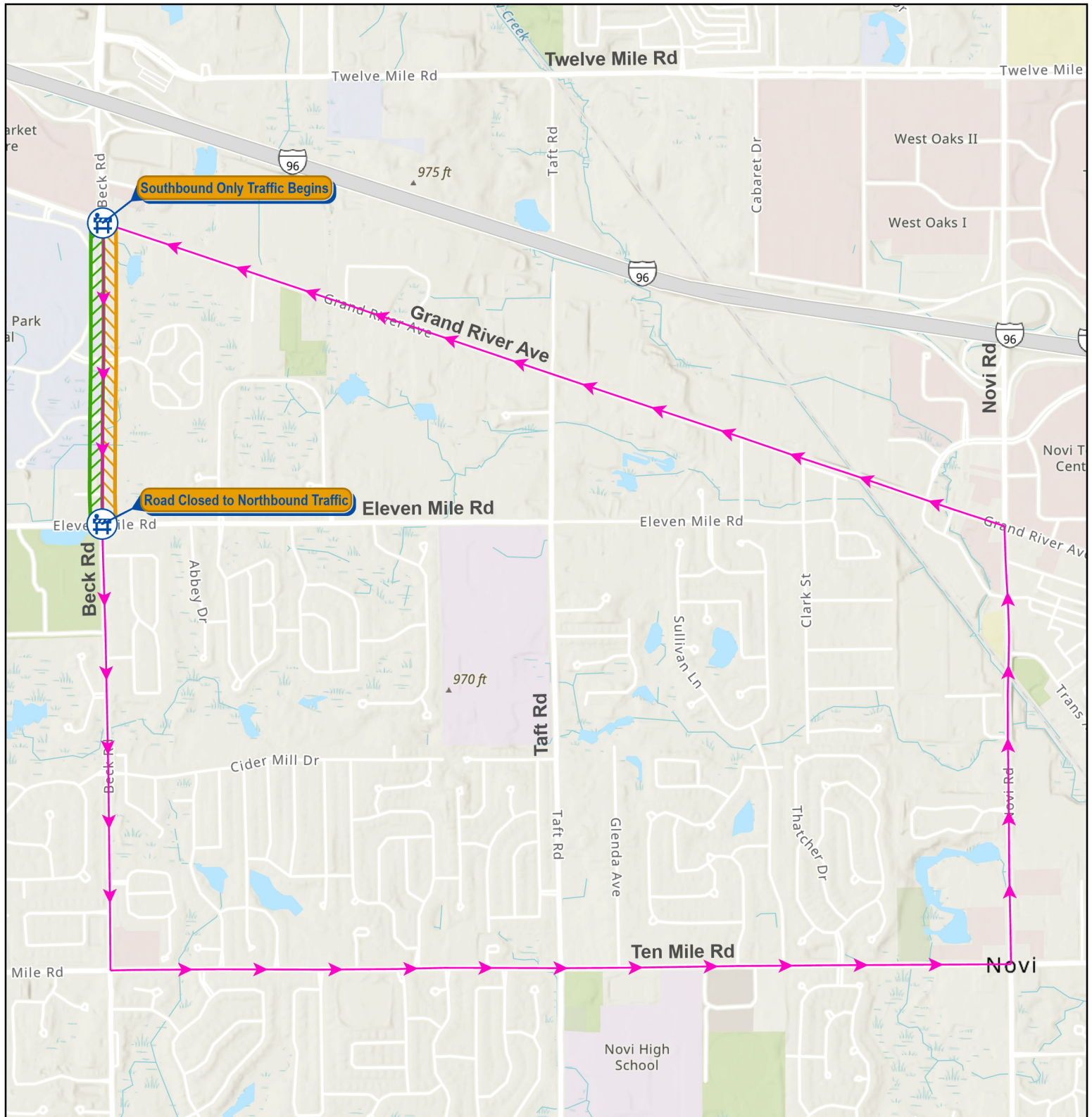
- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment Dr



Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd



Map Print Date: 2/24/26
Map Author: K. Blough



Beck Rd is **closed to northbound traffic** from Eleven Mile Rd to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Novi Rd to Grand River Ave and back to Beck Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

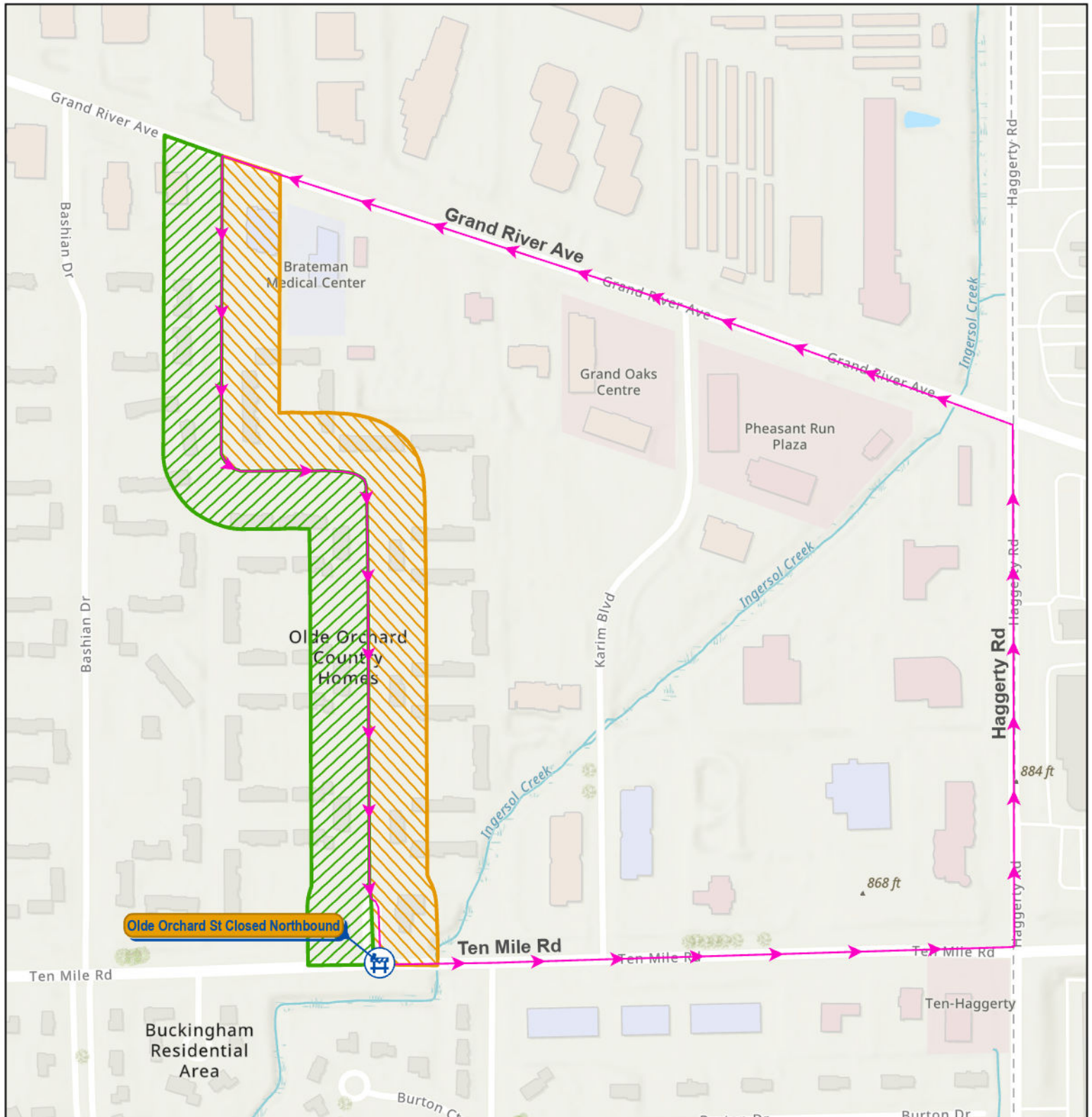


Beck Road Widening 11 Mile Rd to Grand River Ave

0 800 1,600 3,200 4,800 Feet



Map Print Date: 7/15/26
Map Author: J. Gartha



Olde Orchard St is **closed to northbound traffic** from Ten Mile Rd to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Haggerty Rd to Grand River Ave and back to Olde Orchard St.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



Olde Orchard Panel Replacements 10 Mile Rd to Grand River Ave

0 175 350 700 1,050 Feet



Map Print Date: 9/14/26
Map Author: K. Blough



MEMORANDUM

TO: ERICK W. ZINSER
DIRECTOR OF PUBLIC SAFETY/ CHIEF OF POLICE

FROM: ADAM ELSER, LIEUTENANT
MARK THEISEN, CAPTAIN

SUBJECT: 2026 STATE FAIR AFTER-ACTION REPORT

DATE: SEPTEMBER 16, 2026

Mayor and Council –

Please see the comprehensive after-action report from Public Safety summarizing and debriefing the 2026 Michigan State Fair.

- Victor

SUMMARY

The Vibe Credit Union Showplace (VCUS), located at 46100 Grand River, Novi, Michigan, hosted the Michigan State Fair from September 3, 2026, through September 7, 2026 (Labor Day Weekend). The event opened on September 2, 2026, with the charity preview night from 4:00 pm to 9:30 pm. Attendance was limited to invited guests and groups identified by State Fair personnel as benefiting from the event, including individuals with special needs. The State Fair was open from 11:00 am until 8:00 pm on Thursday, September 3rd, and Friday, September 4th. It opened at 10:00 am and closed at 8:00 pm from September 5, 2026, through September 7, 2026.

SAFETY RESPONSE

The Novi Police and Fire Departments had a comprehensive plan, response, and presence at the State Fair, that was based on 2025 attendance levels and plans. The State Fair had modeled most of its 2026 planning on the 2025 design. The Fair continued closing at 8:00 pm every night and strictly enforced rules requiring juveniles to be accompanied by a parent or guardian. Perimeter fencing remained in place.

While the Fair was open to patrons, Wednesday through Monday, a unified police and fire command was established in the vacant MEEMIC insurance building at 46410 Grand River Avenue. Officers and VCUS officials utilized radio communication to monitor activity and communicate with the command post.

THE COMMAND POST

The command post had enough space to support operations, including staff briefings, and provided a safe space for breaks for officers and firefighters, as well as safe restroom use. The post provided space for roving teams to briefly stop at, cool down, rehydrate, and refresh before going back on patrol. This air-conditioned space, with reliable, consistent power, cold water and drinks, and light snacks, was important. During the Fair operating hours, marked police cars, equipped with patrol rifles, go-bags, AEDs, and other equipment, were strategically positioned at the main ticketing, west ticketing, and northwest corner of the VCUS building. Additional rifles were positioned in the command post as well.

REQUEST FOR INTELLIGENCE:

A Request for Intelligence (RFI) was made to the Detroit and Southeast Michigan Information and Intelligence Center (DSEMIIC), and they did not discover any specific threats ahead of the State Fair. They deemed the threat level MEDIUM due to the 2024 shooting at the State Fair and the teen takeovers observed at different events around the country. They continued to monitor for any threats during the event, and none were detected.

OAKLAND COUNTY EMERGENCY OPERATIONS CENTER (OAK EOC):

The Oakland County Emergency Operations Center (OAK EOC) was partially opened for the Arts, Beats and Eats festival and Michigan State Fair. Daily information was posted to the OAK EOC, and an Incident Action Plan (IAP) was uploaded to OAK EOC.

PATROLS:

Daily police foot patrols, police Polaris Gator patrols, and golf cart patrols were in place for the event. The State Fair provided the golf carts for public safety use.

Officers found many opportunities to interact with families and children at the event, especially during the daytime, when the crowds were primarily family-oriented. The crowd was very light on Thursday and Friday. Saturday seemed to have the greatest attendance with Sunday and Monday also being strong. Thursday and Friday showed very low attendance, mostly due to stormy weather. A tornado warning on Thursday forced patrons to be sheltered in Hall C for a period. By closing at 8:00 pm and mandating that juveniles be accompanied by a parent or guardian, juvenile mischief did not pose a significant issue this year. Officers were sent to multiple disturbances, but none of those resulted in a formal assault report being made.

Both the Novi and Oakland County Sheriff's Office sUAS were used to help monitor the crowd at the Fair and surrounding parking lots. It was also used to help locate missing people and monitor the area where any disturbances may have been reported.

DAILY BRIEFING OF POLICE OFFICERS:

Briefings occurred every morning at the command post with staff assigned to the State Fair. Briefings also took place with staff at around 2:00 pm every day when additional officers started their shifts. Maps depicting the various hazards were made available at each briefing. Officers were briefed on patrol car placement around the event and what equipment each had. Officers were also briefed on using radios and setting up a group chat to help relay information.

NOVI POLICE AND FIRE STAFFING AT EVENT:

Wednesday:

Police:

Four officers and one supervisor from 4:00 pm to 9:30 pm

One command post lieutenant 4:00 pm to 9:30 pm

Fire:

One Captain from 5:00 PM to 9:30 PM

Two-Part Time Firefighters 6:00 PM to 10:00 PM

Thursday:

Police:

Two officers from 11:00 am to 2:00 pm

Six officers from 3:00 pm to 9:00 pm

One supervisor from 2:00 am to 9:00 pm

One command post lieutenant from 10:00 am to 9:00 pm

Fire:

One Captain from 9:30 am to 9:00 pm

Two Fire Protection Officers from 11:00 am to 6:00 pm

Two-Part Time Firefighters 6:00 PM to 9:00 PM

Friday:

Police:

Two officers from 11:00 am to 2:00 pm

Seven officers from 2:00 pm to 9:00 pm

One supervisor from 11:00 am to 9:00 pm

One command post lieutenant from 10:00 am to 9:00 pm

Two OCSO deputies with three mounted units from 3:00 pm to 9:00 pm

One OCSO sUAS operator from 3:00 pm to 9:00 pm

Fire:

One Captain from 10:00 am to 9:00 pm

Two Fire Protection Officers from 11:00 am to 6:00 pm

Two-Part Time Firefighters 6:00 PM to 9:00 PM

Saturday:

Police:

Four officers and one supervisor from 7:00 am to 10:00 am for 5k run

Two officers from 10:00 am to 2:00 pm

Eight officers from 2:00 pm to 9:00 pm

One supervisor from 10:00 am to 9:00 pm

One command post lieutenant 9:00 am to 9:00 pm

Two OCSO deputies with three mounted units from 3:00 pm to 9:00 pm

Two OCSO sUAS operators from 3:00 pm to 9:00 pm

Fire:

One Captain from 9:00 am to 9:00 pm

Two-Part Time Firefighters from 11:00 am to 9:00 pm

Sunday:

Police:

Two officers from 10:00 am to 2:00 pm

Eight officers from 2:00 pm to 9:00 pm

One supervisor from 10:00 am to 9:00 pm

One command post lieutenant 9:00 am to 9:00 pm
Two OCSO deputies with three mounted units from 3:00 pm to 9:00 pm
Once OCSO sUAS operator from 3:00 pm to 9:00 pm

Fire:

One Captain from 7:00 am to 9:00 pm
Two-Part Time Firefighters from 10:00 am to 9:00 pm

Monday:

Police:

Two officers from 10:00 am to 2:00 pm
Seven officers from 2:00 pm to 9:00 pm
One supervisor from 10:00 am to 9:00 pm
One command post lieutenant 9:00 am to 9:00 pm
Two OCSO deputies with two mounted units from 3:00 pm to 9:00 pm

Fire:

One Captain from 9:30 am to 9 pm
Two fire protection officers from 11:00 am to 6:00 pm
Two-Part Time Firefighters from 6:00 pm to 9:00 pm

OAKLAND COUNTY SHERIFF'S OFFICE (OCSO) STAFFING AT EVENT:

The OCSO was asked to assist on a mutual aid basis. They were able to provide two patrol deputies on Friday, Saturday, Sunday and Monday at the Fair, as outlined above. The mounted units were very helpful in directing patrons to disperse once the event had closed. The OCSO was also able to assist at the event with their sUAS team. The deputies in the drone team do not provide traditional foot patrol, but rather, supplemental ariel support to the OCSO aviation team and Novi sUAS operators. They provided support on Friday through Monday evenings. Additionally, OCSO provided helicopter support by having Air One fly over the State Fair. Air One split time between Arts Beats and Eats, and the State Fair.

MICHIGAN STATE POLICE STAFFING AT EVENT:

Michigan State Police (MSP) were asked to assist on a mutual aid basis. They were unable to provide any staffing for the State Fair this year due to overall low staffing and many other demands made on them throughout the region and state.

5K RUN EVENT AND STAFFING:

The 5K Run this year was on Saturday morning. There were four officers and one supervisor working overtime for the detail. They all started at 7:00 am and ended at 10:00 am. For future 5K races, assuming the same course is used, it is recommended to keep the same staffing plan. Captain Theisen and two part-time on-duty members staffed this event.

TARGET HARDENING:

The VCUS has been encouraged for multiple years to place physical, vehicle-resistant barriers around the facility to prevent accidental or intentional driving of motor vehicles into the fair areas or unauthorized pedestrian entry. The Novi Police Department provided

sixteen Archer Barricades for the duration of the State Fair, which were positioned north of the west ticketing area.

The State Fair decided not to allow weapons to be carried by patrons on the property unless they were vetted by Novi police personnel as off duty law enforcement officers. This policy has been in place during the past years of the Fair. Metal detectors were utilized by the State Fair for patrons entering the event to enforce this rule. Security teams also used handheld wands to check people who were flagged by the metal detectors. These measures appeared to be much more effective than in previous years.

Perimeter fencing consisted of six-foot-high connected fencing that was positioned around the midway. The fencing connected to the southwest portion of the VCUS building and continued around to the northwest corner of the midway. Security monitored the northwest corner while the Fair was open to the public. From the northwest corner, security could ensure that no one entered the midway from the north. I-96, some retention ponds, swamp areas, and carnival ride trucks provided a barrier for the northern border of the Fair. There was enhanced monitoring of the entire perimeter by security.

TRAFFIC ISSUES:

Traffic backups became a concern when the Fair closed on Saturday, Sunday, and Monday night. Officers working at the Fair directed traffic exiting the western parking lots by blocking the right lane on Grand River Avenue and forcing all exiting traffic to turn westbound. The Road Commission of Oakland County was contacted on Saturday, Sunday, and Monday night to adjust the traffic signal timing to allow maximum traffic to flow away from the VCUS. This allowed the traffic backups to clear up relatively quickly.

MISSING CHILDREN

A reunification area for missing children was established at the State Fair Office. This area served as a central location where missing people could be reunited with those looking for them.

In addition to radio communication, a group text was established with most, if not all, of the law enforcement staff working during the event. The group text allowed descriptions and photographs to be shared so everyone involved had accurate information at their fingertips. This was particularly useful because the loud environment often made it difficult to listen to lengthy radio transmissions. VCUS staff were also included in the group text as they were sometimes the people in contact with the people making the missing report.

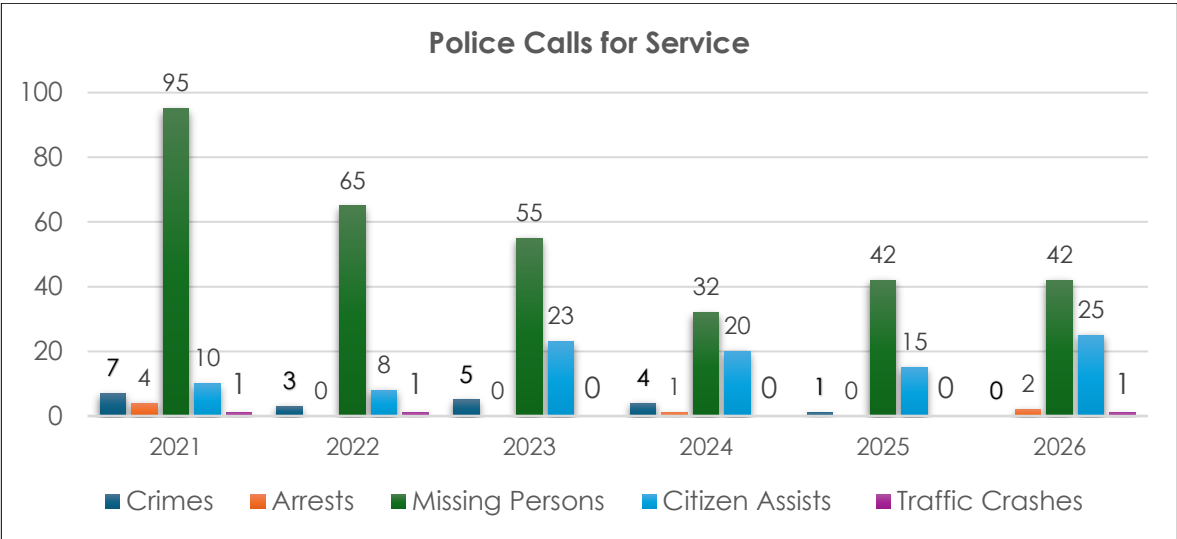
A running tally of missing person reports was kept at the command post. The numbers of missing person reports taken each night were as follows:

Wednesday:	two missing
Thursday:	two missing
Friday:	zero missing
Saturday:	ten missing
Sunday:	fourteen missing
Monday:	fourteen missing

The total number of people reported missing at the 2026 State Fair was 42. In 2025 that number was also 42, while it was 32 in 2024, and 55 in 2023. The days that saw the greatest attendance also saw the highest number of reported missing people as expected.

POLICE CALLS FOR SERVICE:

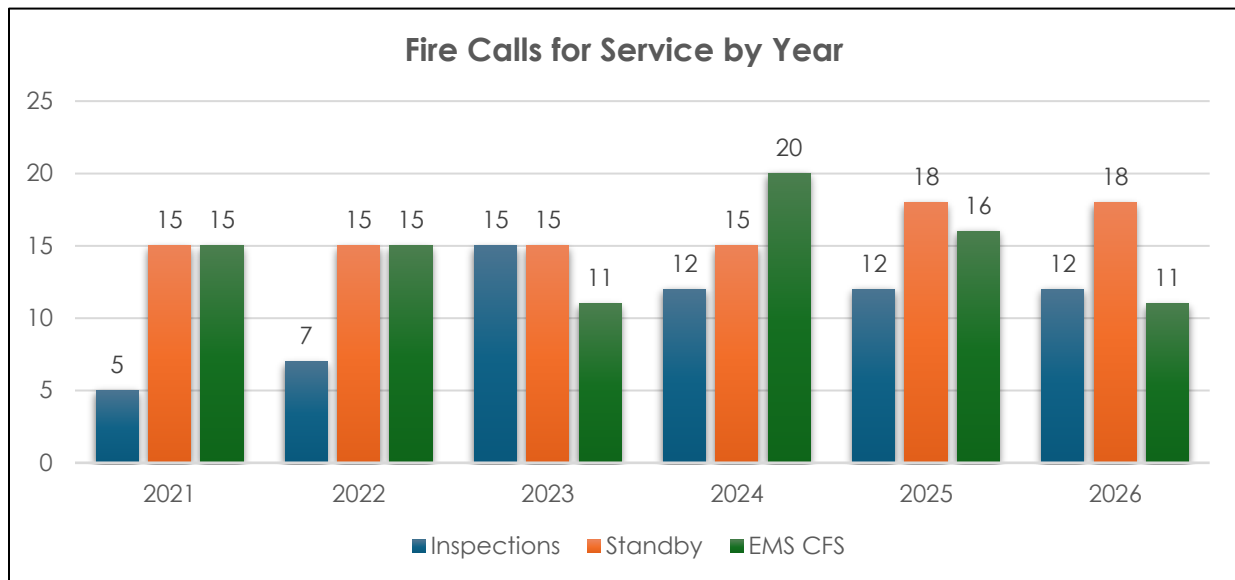
The year-to-year trends with calls for service delineated as crimes, arrests, missing people, assists, and crashes are as follows:



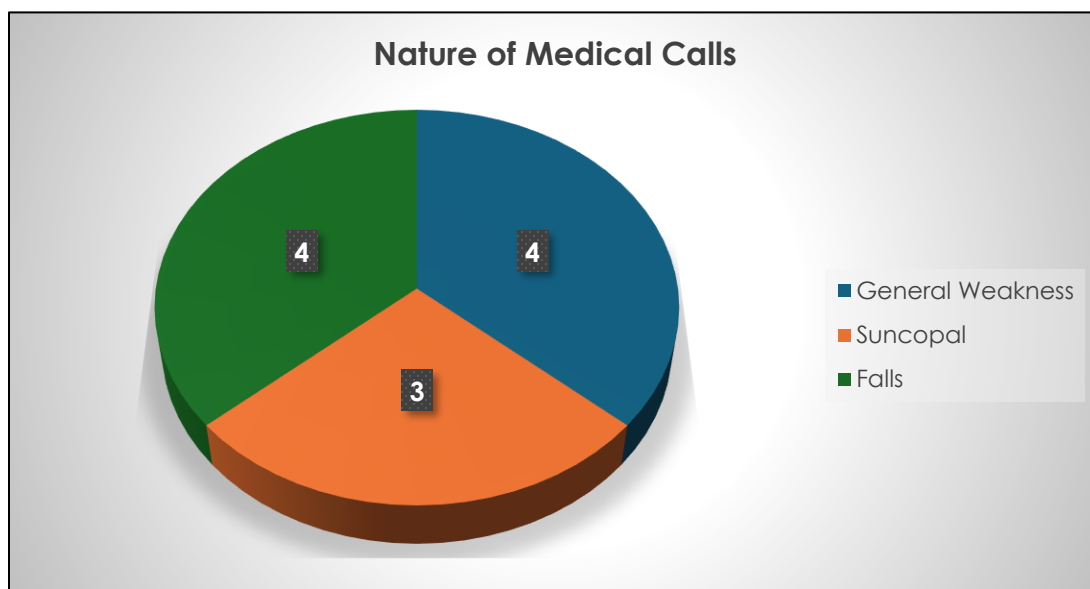
2021 was a record year for attendance, which has not been matched since. That high attendance generated a higher-than-normal call volume. The trend line for the other years is more consistent. In addition to the 42 missing person calls, detail officers responded to 25 assist-citizen reports. These reports included numerous situations like found property, lockouts, and requests for police presence for disturbances. Two arrests for trespassing were made this year while no crime reports were made.

FIRE RESPONSE AND CALLS FOR SERVICE

The Novi Fire Department had twelve inspections this year, and eighteen standbys. They had a total of eleven medical calls for service. The graph below shows the year-to-year data trends:



The Fire Department responded to four general weakness complaints, three syncopal episodes, and three falls outlined in the chart below. MEDSTAR transported two patients to Henry Ford Providence Hospital Novi Campus.



PROTESTORS:

This year there were no protesters. For future State Fairs, the current procedure of using VCUS staff to issue trespass warnings is sufficient. MIOC/DSEMIIC was contacted with various concerns about protest activity, where they monitored their sources for any indication that this activity may be occurring. They had no indication that any protest would occur during the State Fair. Any protests occurring outside of VCUS property should be handled like any other protest that occurs within the city.

sUAS (DRONE) OPERATIONS TO ASSIST COMMAND POST:

A sUAS was deployed through most of the evening hours to help assess the traffic situation, both in the parking lots and along Grand River, Beck Road, and I-96. The sUAS also conducted regular mission flights over the roof of the VCUS and Hyatt Hotel to ensure that no one who did not belong was there and could pose a hazard to the event attendees or themselves. The sUAS primarily monitored the crowd and worked to locate missing people or monitor situations that were being handled by public safety officials.

MEDICAL RESPONSE PLAN:

For the 2026 State Fair, the VCUS contracted STAR EMS to have staff on site. The two EMT's staffed the fire aid station near the State Fair Office. All patient transports were completed by MedStar EMS.

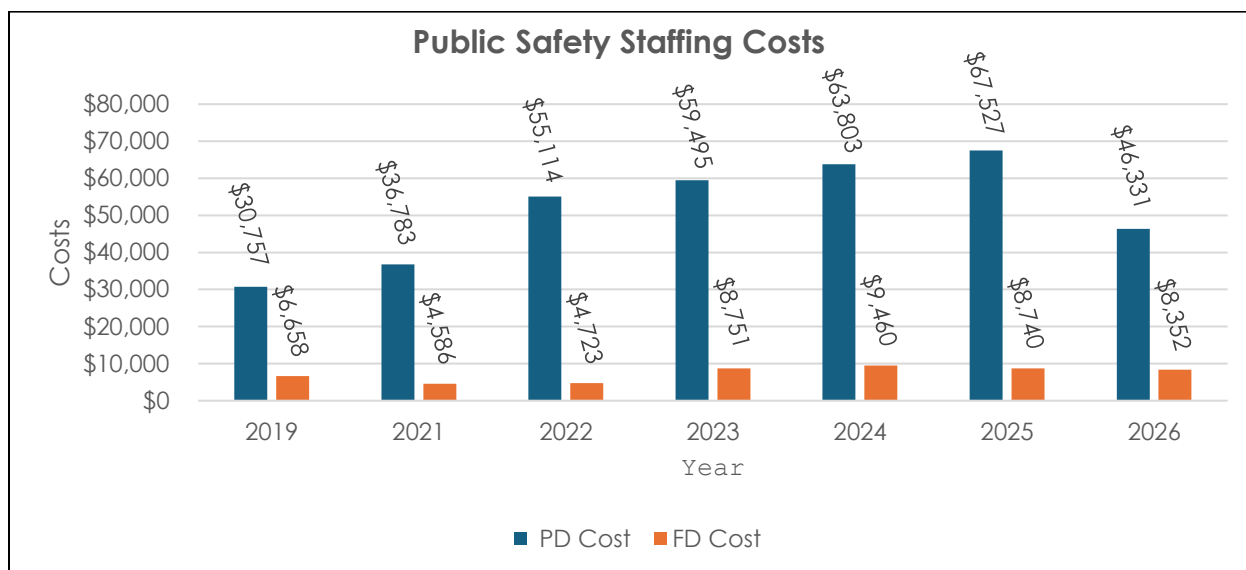
NOVI FIRE PRE-INSPECTION:

Captain Theisen and Fire Marshal Copeland conducted the pre-inspections during the State Fair setup and the final inspection prior to the preview event. Captain Theisen conducted the daily pre-inspections prior to opening the fair each day. Throughout the fair, each team member was on the lookout for any fire violations or fire lane access issues. If one was found, they made sure it was corrected immediately. No major violations were found.

TOTAL COST FOR POLICE AND FIRE:

The Novi Police Department and Novi Fire Department made a significant investment in public safety for the State Fair. The staffing plan for 2026 was reduced from the 2025 State Fair model.

The police and fire department provided 653 hours of public safety coverage at the State Fair (450 hours for the police department and 203 hours for the fire department). The City of Novi covered all the pay, benefits and equipment, for a total contribution of \$46,313 (fire not included). The police overtime budget was expected to be less than \$45,000, but a sergeant filled three officer positions and a lieutenant filled once, increasing the total personnel costs by \$1,575. This effort was augmented by the Oakland County Sheriff's Office who contributed 48 hours of patrol coverage, 60 hours of mounted unit time, and 24 hours of sUAS operators. \$425 was spent on supplying the Polaris Gators with fuel and providing snacks and beverages for the staff working at the event. The graph below shows the year-to-year personnel costs of staffing the State Fair. Officials from the State Fair have pledged \$15,000 to assist with the costs of assisting with the event.



RECOMMENDATIONS:

The vacant MEEMIC building proved to be a great location for the command post. It, however, was an older vacant building that did give the appearance of being dirty and rundown in some areas. It provided a temperature-controlled space with electricity and plumbing. It is expected that the building will be demolished before the 2027 State Fair, so an alternate command post will need to be identified.

The consistent presence of a fire captain and police lieutenant throughout the Fair allowed for unity of command. This command-post staffing should remain the practice moving forward.

Police staffing proved adequate to the demands of the State Fair this year. The enhanced safety precautions taken by the State Fair have resulted in relatively little violence reported in the past two years. There were many instances of juveniles being denied entry and remaining around the property and trying to probe the perimeter for an entry point. Fair staff met all requests for assistance, but at times officers were task-saturated and stretched thin. With the Fair closing at 8:00 pm every night, three to four officers were regularly used for traffic direction to assist the large number of vehicles leaving at the same time. One of the officers working at the State Fair should continue to be a dedicated sUAS pilot.

Mutual aid requests should continue to be made with OCSO and MSP. The presence of the OSCO deputies and the mounted units greatly assisted with prompting patrons to leave the Fair ground once the event closed.

It is recommended that a dedicated transport ambulance be on site for the entire State Fair. This would provide additional staffing and the ability for Advanced Life Support treatment if needed. Having an ambulance on site would have reduced the delay that MEDSTAR Ambulance could have when responding to the VCUS and having to direct and redirect them into different entrances. The ambulance crew can also operate a first aid station. In addition, the ambulance on site would allow for advanced life support to be on site.

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: REGINA SWICK, ECONOMIC DEVELOPMENT MANAGER
SUBJECT: OUR NEXT ENERGY STATE GRANT AMENDMENT
DATE: SEPTEMBER 23, 2026

This memo provides an update on Our Next Energy (ONE) and recent changes to its Critical Industry Program (CIP) grant agreement with the State of Michigan.

Company Overview

Our Next Energy (ONE) is a Michigan-based energy storage company headquartered at 45145 W. Twelve Mile Road in Novi. Founded in 2020, the company initially focused on developing advanced battery technology for electric vehicles. In 2022, the State of Michigan approved support for ONE's planned 659,589 sq. ft. battery manufacturing campus in Van Buren Township, which was expected to create 2,112 jobs and represent approximately \$1.6 billion in capital investment.

Since the original agreement was approved, changes in federal policy and market conditions have affected the outlook for automotive EV battery investment. In response, ONE has shifted its focus beyond automotive applications to markets where it sees continued demand for battery technology, including defense, rail and transportation, and grid-scale energy storage. In January 2026, the company announced that it was pausing automotive EV investments and focusing its resources on infrastructure and defense batteries.

Amendment to the CIP State Grant Agreement

On September 22, 2026, the Michigan Strategic Fund approved an amendment to ONE's 2022 Critical Industry Program (CIP) grant agreement. The amendment reduces the maximum state grant from \$200 million to \$150 million and reduces the required number of new jobs from 2,112 to 1,606. Of particular interest to the City of Novi, the amended agreement allows investments and new jobs at ONE's Novi location to count toward the project's requirements.

Van Buren Township Facility

As ONE has adjusted its manufacturing operations, the company has scaled back its operations at its Van Buren Township location. In August 2026, Gardner White signed a long-term lease for approximately 660,000 square feet of warehouse space at the site.

Our Next Energy's state grant shrinks as battery maker downsizes factory plans



Our Next Energy operates an 80,000-square-foot headquarters in Novi, Mich., a Detroit suburb.
(KURT NAGL/CRAIN'S DETROIT BUSINESS)

By **Anna Fifelski** | September 22, 2026 10:30 AM EDT

As Our Next Energy reinvents itself from an electric vehicle supplier, its state incentives are changing.

Nearly four years after landing \$200 million in Michigan incentives to build electric vehicle batteries, the company is cutting its job pledge by roughly 500 positions and shrinking its state grant to \$150 million as it pivots from the EV market toward defense and rail.

The Novi-headquartered battery manufacturer [announced its pivot in January](#) after failing to successfully break into the electric vehicle market, and the company is downsizing its space at its factory space at I-275 and Ecorse Road in Van Buren

Township. At its peak, the project was expected to [create 2,112 new jobs and require \\$1.6 billion](#) in capital investment.

Now, ONE is reducing the project's job creation goals to 1,606 new jobs and pledging to invest an additional \$47.7 million in the project for a total of \$1.67 billion. The Michigan Strategic Fund, which administers the Michigan Economic Development Corp. funding, is allowing headcount growth at ONE's Novi facility to count toward its jobs and investment commitment.

Tuesday, the MSF approved ONE's amendments to the terms of the Critical Industry Program grant that [the company received in 2022](#). The MSF board is reducing ONE's CIP grant from \$200 million to \$150 million and extending the company's term of the grant from June 30, 2030, to March 31, 2037.

"The company is confident that an extended project timeline will result in a successful project," ONE wrote in its proposal to the MSF board. "To support production scaling, capital-raising efforts are actively ongoing, alongside the evaluation of a potential SPAC merger to secure additional financing for growth."

ONE's project scope has pivoted to include lithium-ion cell manufacturing for defense, energy storage, locomotive and other applications from automotive.

Christin Armstrong, chief operating and performance officer for the MEDC, said that since the original plan was approved, "the market shifted pretty dramatically."

"And so what we've seen is them adjust course into new markets as the EV market has slowed a bit here," Armstrong said. "So we're just trying to reflect that reality in our revised documents as well."

The company is betting that the surge in data center-related power requirements has created an immediate need for domestic grid batteries.

"We're showing support for this company by doing this amendment to allow it to pivot its plans while simultaneously protecting the state's investment that it's already made in the company," Armstrong said.

In September 2025, the lithium iron phosphate battery maker announced it planned to [vacate part of its factory space](#) in Van Buren Township in Wayne County. Gardner White is [taking over 600,000 square feet of warehouse space](#) in the factory, leaving roughly 61,000 square feet for ONE.

ONE said that it has a pipeline of prospects, with customers actively engaged with the Department of Defense.

The company was founded in 2020, with the goal of vertical integration for American energy storage manufacturing by developing a robust and resilient domestic supply chain for critical minerals.

Michigan state Rep. Ann Bollin, R-Brighton Township, noted that the change to the state incentive agreement is another example of why Michigan moved away from large corporate subsidy programs funded through the Strategic Outreach and Attraction Reserve (SOAR) Fund.

“Too often, taxpayers have been asked to take on the risk and these subsidy deals have failed to meet expectations,” Bollin said in a statement. “The best economic development strategy is creating an environment where businesses can succeed without relying on special deals from government. ... I am hopeful the company can deliver on its revised commitments, and I will be monitoring progress closely to make sure taxpayers see the results they were promised.”



MICHIGAN STRATEGIC FUND

BOARD MEETING AGENDA

September 22, 2026

9:00am

I. CALL TO ORDER & ROLL CALL

II. PUBLIC COMMENT PERIOD

III. VIRTUAL PUBLIC COMMENT PERIOD

IV. COMMUNICATIONS

V. CONSENT AGENDA

- a. August 25, 2026, MSF Meeting Minutes
- b. MEDC/MSF Memorandum of Understanding for Administrative Services
- c. 2023 Community Development Block Grant Disaster Recovery Infrastructure Projects
- d. Michigan Auto Supplier Transition Program (MASTP) Guideline Amendment
- e. Act 381 Work Plan Approval: Keweenaw Gateway Project
- f. Howard Property Partners, LLC: Michigan Community Revitalization Program (MCRP) Amendment #2
- g. Transformational Brownfield Program (TBP) Guideline Amendments
- h. 2013 Pure Michigan Venture Development Program – Michigan eLab Capital Partner, LP – Third Amendment to Limited Partnership Agreement

VI. ATTRACT RETAIN AND GROW BUSINESS

- a. Our Next Energy: A resolution to approve a Critical Industry Program (CIP) Amendment to Our Next Energy.
Location: Township of Van Buren

VII. DEVELOP ATTRACTIVE PLACES

- a. Arbor South Development Project: A resolution to approve an Act 381 Work Plan for Act 381 eligible activities capped at \$110,699,530, utilizing the current state to local capture ratio, to the Washtenaw County Brownfield Redevelopment Authority.
Location: City of Ann Arbor

VIII. CAPITAL ACCESS

- a. Michigan CDFI Coalition: A resolution to approve funding from the Michigan Supplier Diversification Fund and a loan of up to \$10,000,000 to Michigan CDFI Coalition.
- b. University of Michigan Alumni Association Bond Authorization: A resolution to approve Private Activity Bond Authorization in an amount not to exceed \$15,000,000 to The Alumni Association to finance improvement costs for Camp Michigania.
Location: City of Boyne City



MICHIGAN STRATEGIC FUND

IX. INFORMATIONAL

a. Delegation of Authority Report



MICHIGAN STRATEGIC FUND

MEMORANDUM

Date: September 18, 2026

To: The Honorable Gretchen Whitmer, Governor of Michigan
Members of the Michigan Legislature
Scott Starr, Clerk of the House of Representatives
Dan Oberlin, Secretary of the Senate
Mary Ann Cleary, Director, House Fiscal Agency
Kathryn Summers, Director, Senate Fiscal Agency

From: Quentin L. Messer, Jr., President, Michigan Strategic Fund

Subject: **Notification of Amendment Request for Critical Industry Program (CIP) Grant - Our Next Energy (ONE)**

Public Act 270 of 1984, Section 88(s)(5) (Act) (MCL 125.2088s) requires the Michigan Strategic Fund (MSF) to provide notice, and a copy, of a request received by the MSF to modify an existing written CIP grant agreement within five (5) business days of receiving that request. The Act also requires an explanation of the provisions of a CIP grant to be modified and notice of the proposed CIP grant amendments to be published on the MSF's website at least one (1) business day prior to the MSF public hearing on the proposed amendments. Finally, the Act requires that if the MSF approves and modifies a CIP grant, the MSF is required to provide you with a copy of the amended CIP grant agreement within one (1) business day of completion of the modification.

The MSF and ONE entered into a CIP grant agreement effective May 12, 2023, memorializing a CIP award to ONE in the total amount of \$200 million for the construction of a new battery campus in Van Buren Township (Wayne County) and the renovation of ONE's existing facility in the City of Novi (Oakland County). The project was expected to create at least 2,112 new jobs and generate a projected \$1.6 billion in capital investment.

On September 16, 2026, ONE submitted a request for MSF consideration of an amendment to the CIP agreement. The amendment request includes the following modifications:

1. Update the project scope to include lithium-ion cell manufacturing for defense, energy storage, locomotive, and other applications, from automotive.
2. Reduce the project's new job creation requirement from 2,112 to 1,606.
3. Increase the project's capital investment requirement from \$1,624,845,244 to \$1,672,495,944.
4. Allow for job creation and capital investment in the company's existing Novi facility to count towards the jobs and capital investment commitment.

5. Reduce the CIP award from \$200 million to \$150 million.
6. To extend the term of the grant agreement from June 30, 2030, to March 31, 2037.

Attached is an explanation of the provisions of the grant to be modified along with the rationale for consideration, and a copy of ONE's amendment request.

ONE's amendment request will be published on the MSF website as required by the Act prior to presentation to the MSF Board for consideration. Additionally, as required by the Act, if the modifications are approved by the MSF, the MSF will provide a copy of the amended grant agreement.

If you have any questions, please contact the MEDC Office of Legislative Affairs at medcgovrelations@michigan.org.

Attachments:

Copy of ONE's amendment request, which includes the summary of, and rationale, for the specific amendments

cc: Matt Casby, Michigan Strategic Fund Manager



MEMORANDUM

Date: September 22, 2026
To: Michigan Strategic Fund (“MSF”) Board Members
From: Madison Sorsen, Business Development Manager
Matt Chasnis, Strategic Projects Advisor
Subject: Critical Industry Program Grant Amendment Request
Michigan Business Development Program (“MBDP”)
Our Next Energy (ONE) (“Company” or “Applicant”)

Request Summary

The above-mentioned Company is requesting an amendment to the CIP grant that was approved to support the Company’s new battery technology manufacturing facility in Van Buren Township. The project was expected to result in the creation of 2,112 new jobs and require \$1.6 billion in capital investment.

The Company is requesting the following amended terms:

- Critical Industry Program (CIP)
 - o Update the project’s scope to include lithium-ion cell manufacturing for defense, energy storage, locomotive, and other applications, from automotive;
 - o Reduce the project’s job creation from 2,112 new jobs to 1,606 new jobs;
 - o Increase the project’s capital investment from \$1,624,845,244 to \$1,672,495,944;
 - o Reduce the CIP award from \$200 million to \$150 million;
 - o Allow for job creation and investment in the Company’s Novi facility to count toward their jobs and investment commitment; and
 - o Extend the term of the grant from June 30, 2030, to March 31, 2037.
- State Essential Services Assessment Exemption:
 - o No amendment requested.
- Jobs for Michigan Investment Fund Loan:
 - o No amendment requested.

Applicant History

Our Next Energy (ONE), which is headquartered in Novi, Michigan, was founded with the mission to double the distance electric vehicles can travel using safer, more sustainable materials. Founded in 2020, ONE’s long-term vision involves vertical integration for American energy storage manufacturing by working to develop a robust and resilient domestic supply chain for critical minerals.

In 2022, as a direct result of federal policies associated with consumer subsidies, tax credits, and emission mandates, the automotive industry’s demand for domestic batteries grew significantly. Across the board, the automotive industry announced investment strategies that shifted away from platforms based on internal combustion engines and into scaling electric vehicle production. Over the course of a few years, battery development and production became strategically important for the U.S., both as part of the transition to a clean energy economy and as a key element of the automotive industry’s global competitiveness.

The US had a very limited battery production presence with only a few large players providing EV batteries domestically. The battery development and production that was happening was being executed by foreign companies rather than domestically owned companies. Recognizing the opportunity to meet the new and

promising battery demand, ONE proposed a significant investment into ONE Circle, a battery production facility that would include material refinement, cell manufacturing, pack manufacturing, battery recycling, and utility-scale energy storage. The project relied heavily on guaranteed volume growth, heavy federal subsidies, and a market protected from cheaper foreign competitors.

Following record breaking growth in 2024, the automotive industry experienced a federal policy shift toward more flexible emissions timelines and restructured clean vehicle incentives. The policy shift ultimately triggered widespread adjustments across vehicle development, battery chemistry, and battery supply chains. As a result, Our Next Energy's planned production expansion was severely impacted and the Company's primary market, supplying the EV industry, declined significantly.

The Company continues to move toward the goal of supplying EVs, but macro-economic conditions have caused delays and hurdles. The Company will be unable to meet the milestones outlined in the agreement and has requested an amendment to the CIP grant agreement. The Company has taken steps to evolve with federal policies, and volatile market demands by stabilizing and protecting its core assets. The Company has focused development on supplying high-margin markets, including locomotive uses, defense applications, and utility-scale grid storage applications. Additionally, the Company has reduced its burn rate by eliminating excess warehousing space in its Van Buren Township facility and associated employment across all operations. Additionally, the Company has reduced its burn rate by decreasing excess warehousing space in its Van Buren Township facility and associated employment across all operations.

The Company is confident that an extended project timeline will result in a successful project. To support production scaling, capital-raising efforts are actively ongoing, alongside the evaluation of a potential Special Purpose Acquisition Company (SPAC) merger to secure additional financing for growth. The Company has a pipeline of prospects, with customers actively engaged with Department of Defense, where the Company stands as the sole provider of a specialized battery meeting these critical operational requirements.

If supported, the amendment will allow the Company to reach production at the scale imagined with the initial approval. ONE remains one of a very few U.S.-owned companies with proven, domestic large-format Lithium Iron Phosphate (LFP) manufacturing capacity. Additionally, the surge in data center related power requirements has created an immediate need for domestic grid batteries, which the Aries platform can meet. Lastly, approving the amendment request protects a Michigan industrial asset, secures American-owned battery IP, and maintains the industrial foundation necessary for automotive and industrial electrification when it inevitably accelerates.

Recommendation

MEDC Staff recommends approval of the Critical Industry Program Request, as outlined in the attached term sheet.



September 15, 2026

TO: Quentin L. Messer, Jr., President, Michigan Strategic Fund
FROM: Mujeeb Ijaz, Founder and CEO, Our Next Energy, Inc.
SUBJECT: Request to Amend Critical Industry Program Grant Agreement

In October 2022, the Michigan Strategic Fund approved a \$200 million Critical Industry Program grant to support ONE Circle, our battery cell manufacturing campus in Van Buren Township. That plan assumed a fast-growing U.S. market for electric-vehicle batteries. To date, \$70.2 million of the grant has been disbursed, and ONE has built and certified an operating large-format LFP cell factory in Michigan, one of very few that are American-owned.

That market has changed. Federal EV incentives and emissions timelines were rolled back in 2025, and automotive demand for domestic cells fell sharply. In January 2026, we paused passenger-EV investment and refocused the company on three markets that are buying today: defense, rail, and grid-scale energy storage. We reduced our workforce and footprint to match, kept the Van Buren cell line and the Novi pack plant in production, and announced \$35 million in new purchase orders from rail and defense customers.

The grant agreement still describes the automotive plan. We are asking that it be aligned with the business as it exists today. Specifically, ONE requests that the agreement be amended to:

1. **Broaden the project scope** to lithium-ion cell manufacturing for defense, energy storage, locomotive, automotive, and other applications.
2. **Reduce the job commitment** from 2,112 to 1,606 new jobs, and allow jobs and investment at our Novi headquarters and pack facility to count alongside Van Buren Township.
3. **Increase the investment commitment** from \$1.62 billion to \$1.67 billion.
4. **Reduce the total award** from \$200 million to \$150 million, inclusive of the \$70.2 million already disbursed.
5. **Extend the term** from June 30, 2030 to March 31, 2037.

No change is requested to the State Essential Services Assessment exemption or to the Jobs for Michigan Investment Fund loan.

What this means for the State. The amendment lowers the State's total commitment by \$50 million. No further grant funds are disbursed until ONE has demonstrated \$570 million in eligible project spending and 750 qualified jobs, and then \$560 million in private financing and \$500 million in cumulative revenue. The MSF's security interest and clawback protections remain in place. In return, Michigan keeps an operating, American-owned LFP cell plant and its jobs here, positioned for the defense and infrastructure demand that exists now and for automotive when it returns.

We appreciate the partnership of the MSF and MEDC over the past four years and would welcome the opportunity to answer any questions.

Sincerely,

Mujeeb Ijaz
Founder and Chief Executive Officer
Our Next Energy, Inc.



Key Terms at a Glance

Critical Industry Program grant — current agreement versus requested amendment

Term	Current agreement (Oct. 2022)	Requested amendment	Change
Project scope	Lithium-ion cells for automotive (EV) applications	Lithium-ion cells for defense, energy storage, locomotive, automotive, and other applications	Broadened
Project site	Van Buren Township cell facility	Van Buren Township cell facility and Novi headquarters / pack facility	Novi added
CIP award (maximum)	\$200.0 million	\$150.0 million	–\$50.0 million
Disbursed to date	\$70.2 million	\$70.2 million	No change
Remaining award available	\$129.8 million	\$79.8 million	–\$50.0 million
Reimbursement cost share (State : Company)	60 : 40 of eligible expenses	50 : 50 of eligible expenses	State share reduced
Job commitment	2,112 new jobs	1,606 new jobs	–506 jobs
Investment commitment	\$1.625 billion	\$1.672 billion	+\$47.7 million
Term ends	June 30, 2030	March 31, 2037	+6 years, 9 months
State Essential Services Assessment exemption	In place	In place	No change
Jobs for Michigan Investment Fund loan	In place	In place	No change

Before any further disbursement. Under the amended terms, ONE must first demonstrate \$570 million in eligible project spending and 750 qualified jobs (by December 31, 2031), and then \$560 million in private financing, \$500 million in cumulative revenue, and three cell lines in production (by March 31, 2032). The next disbursement is capped at \$50 million, paid on a 50 : 50 reimbursement basis (down from 60 : 40), so ONE funds at least half of every eligible dollar. The final \$29.8 million is released only at project completion.

Protections retained. MSF security interest in disbursed funds; clawback for jobs or investment shortfall, relocation, abandonment, insolvency, misrepresentation, or misuse of funds; annual compliance certificate and progress reports; semi-annual dashboard reporting; 30-day notice of material changes.