



CITY OF NOVI
Administrative ePacket
February 13, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Beck Road Update 2025 - Herczeg](#)

[SMART Transit Usage Update, 4th Qtr 2024 - Cardenas](#)

[Special Assessment District \(SAD\) Process - Mahoney](#)

Departmental Updates

[The Buzz Report](#)

[Randolph Street Drain Serenity Point and Riverbank Stabilization Project - Mikus](#)

[2024 Studio No.VI Year in Review - Buscher](#)

For Your Information

[2024 eCities Award](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #4

As of:

2/12/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – February 2025)

PMR Request for additional due diligence (1/27/25)

- (Environmental reports; Geotechnical; Utilities; Legal Descriptions) for all three sites plus road construction work)
 - ~~All information accessible via Sharepoint website and is being reviewed~~
 - Due diligence meeting between PMR and City occurred on ~~1/29/25~~ 2/12
 - ~~PMR due diligence checklist and budget list added to Sharepoint~~
 - ~~Demolishing all three Fire Stations and the Police Station will be in budget~~
- Facility Conditions Assessment (PMR deliverable - in progress)

Education Plan

- Per Sheryl Walsh-Molloy, no graphic and creative support is needed. PMR will only be supporting on copy. 1 PMR/CON meeting took place; 1 cancelled by CON.

Site Selection (PMR deliverable – in progress):

- ~~PMR approaching owner/broker of 2.76 acre site~~
 - Novi investigating alternative sites for FS #3 and will send info to PMR
- ~~PMR received executed agreement (1/30/25)~~

Upcoming Activities

Refine Cost Estimates (PMR – Due Date March 2025)

- Importing site data into budget, along with reviewing cost estimates for road construction and demolition. Further feedback and validation in progress

Royal Oak PD and W. Bloomfield FS Tour (tentative) on 2/19/25

Develop Education Plan (PMR/City – Strategic Plan due February)

- The City will lead education graphic design/branding and has begun working to develop a web page. PMR will provide expertise on strategy and develop copy following best practices. PMR and city staff are meeting bi-weekly
- Per CON, must utilize existing communication avenues (i.e. no mass mailings)
- Novi City Magazine released first week of April

City Council Agenda Item – Approval to Proceed with Public Safety Millage Increase: 3/10/25 (PMR materials due 3/3/25)

Areas for Discussion

PMR Meeting with City Administration – 2/10/25

Financing Discussion: CON leading this aspect of the project with PMR support; sensitivity analysis of 1 mil (\$113 million) to be distributed by City Manager to Novi City Council for comments/feedback

Site Due Diligence / Budget Items Checklist:

- Preliminary environmental review has identified some soil issues at Public Safety Building site
- PMR request for road construction estimates / conceptual plan to City Manager (due 2/14/25)
- Work session meeting set between PMR and CON for 2/12

Fire Station #2 Site:

- Alternative commercial site on market is now leased

Fire Station #3 Site:

- CON investigating additional sites (2/10/25 closed session discussion)

Education Plan:

- PMR Marketing and Sheryl Walsh-Molloy to begin crafting Public Safety Educational Plan, consisting of narrative, appropriate channels for distribution of information, and timeline. Bi-weekly meetings set.
- April – June are important target months for informational campaign

Upcoming Administration Meeting: 2/24/25

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
SUBJECT: BECK ROAD UPDATE
DATE: FEBRUARY 13, 2025

Mayor and Council –

We wanted to provide you the latest and greatest update on the progress on the planned work for Beck Rd. Between 11 mile and Grand River. The memo also references possible solutions to mitigate the road and get us to that planned construction in the meantime.

- Victor

Currently, staff and consulting engineer AECOM are working through the final phases of the Beck Road Environmental Assessment (EA), which is anticipated to be completed this summer (per below schedule). The EA encompasses the Beck Road corridor from 9 Mile Road to Pontiac Trail.

In 2021, **\$4.79M was secured** for the project as part of a community funding request from the Task Force (Novi and Wixom) submitted by Congresswoman Haley Stevens to The House Appropriations Committee. The funding is targeted for **the Beck Road segment from 11 Mile Road to Grand River Avenue (total project costs~\$10M)** and has been pending federal action since November 2021. The completion of the EA allows Novi to obligate the funding (**deadline 2025**) for the construction of a five lane section from 11 Mile to Grand River.

Proposed EA Schedule (based on November 2025 letting)

FHWA initiates the EA	9/19/24
Draft EA for Novi and Wixom review	12/11/24
Draft EA submittal to MDOT	12/20/24
Draft EA Rev. 1 submittal to MDOT for initial informal FHWA review	1/21/25
MDOT Draft EA comments provided	1/22/25
MDOT submits Draft EA Rev. 1 to FHWA	1/27/25
FHWA Draft EA Rev. 1 comments provided	2/24/25
Revised EA submittal to MDOT for final FHWA review	3/7/25
FHWA publishes final EA	4/4/25
Public hearing	5/2/25
FONSI submittal to MDOT	5/16/25
Submit GI documents to MDOT LAP*	6/9/25
FHWA issues FONSI	6/13/25
Approximate GI Meeting*	7/9/25
Submit Final Property Certification*	8/8/25
Submit complete biddable package to MDOT LAP*	8/22/25
Submit final bid proposal package to MDOT S&E*	9/19/25
Letting*	11/7/25

*For JN 219309 only (11 Mile Rd to Grand River Ave)

Staff and AECOM are also working with MDOT and FHWA to further shave weeks off the schedule to ensure the project meets obligation deadlines.

Due to the poor condition, segments of Beck Road from 9 Mile Road to 11 Mile Road were recommended for a **Pavement Preservation Overlay (PPO)** which was completed in the summer of 2024. Since the funded segment from 11 Mile Road to Grand River was originally anticipated to be constructed in 2025, any overlay would not have been cost effective at that time. However, additional delays on the EA have pushed construction of the funded segment into 2026 and therefore created concerns regarding the pavement integrity until the reconstruction can begin.

In the summer of 2024, City Council approved a **Capital Preventative Maintenance Program (CPM)** that will address the City's local chip-sealed roads. The project uses spray patch, chip seal, and fog seal. Other roads will receive a thin mill and overlay, followed by chip seal and fog seal. This work is set to take place in spring of 2025 and a combination of these techniques could be used on Beck Road from 11 Mile to Grand River at a reasonable cost (versus a full PPO).

Staff estimates the additional work on Beck would be **under ~\$200K** (the total CPM contract is ~\$800K) if added as a change order. The total time to complete the CPM on Beck Road would be less than a week and traffic control would be controlled by **flagging**. If this option is amenable to City Council, staff can bring forward the appropriate change order.

MEMORANDUM

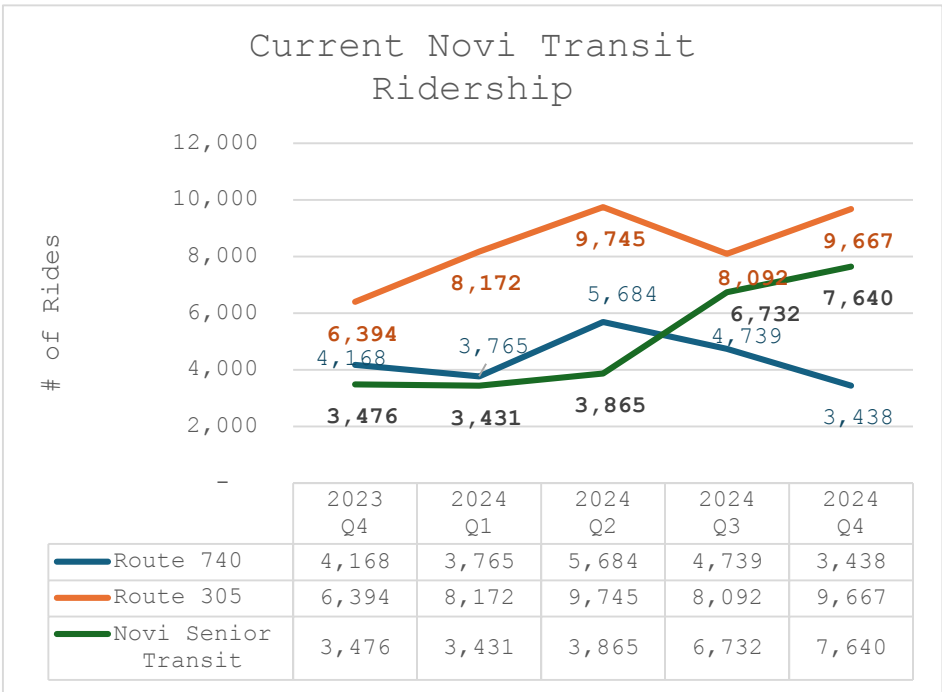


TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: TRANSIT USAGE – 4TH QUARTER 2024
DATE: FEBRUARY 12, 2025

Building on the correspondence we sent in [October](#), I'm providing a recent update on the community's usage of the fixed-route bus service via SMART. As a reminder, we now have three fixed routes in the City as the #805 has been re-established. The Twelve Mile and Grand River at the other two fixed routes. We continue working with Oakland County and SMART to receive more detailed data (per stop, riders per hour, etc.). We are hopeful that we'll be given access to such data points in time, which will greatly aid in our transit planning and management. Furthermore, accompanying the dataset for Q4 SMART informed us that their Q3 numbers were a bit high, and after an audit, the numbers are now lower.

2024 (Fourth Quarter) Novi		Q4	Q3 Reported	Q3 Correction
ROUTE	ROUTE NAME	TOTAL RIDERS (ON/OFF)	TOTAL RIDERS (ON/OFF)	TOTAL RIDERS (ON/OFF)
305	GRAND RIVER	9,667	9,721	8,092
740	TWELVE MILE	3,438	7,185	4,739
805	GRAND RIVER P&R	285	244	247

Route		Qtr.	Change	Per Day	Per	Per
		Riders	since last Qtr.	Qtr.	Week	Hour
305	Grand River	9,667	1,575	105	744	6
740	Twelve Mile	3,438	(1,301)	37	264	2
805	Grand River Park	285	41	6	22	0.4



PEX Usage

Usage of People's Express continues to see consistent ridership.

	Total # Rides	Rides for 55+ & people with disabilities	Amount Billed to the City	Medical	Dialysis
July	1,951	1,577	\$ 3,154	731	87
August	2,367	1,957	\$ 3,914	918	103
September	2,414	2,016	\$ 4,032	845	89
October	2,776	2,341	\$ 4,682	924	101
November	2,495	2,095	\$ 4,190	731	98
December	2,369	1,919	\$ 3,838	586	188

SMART Credits

The City receives approximately \$60,000 in credits from the Suburban Mobility Authority for Regional Transportation (SMART). SMART contracts with cities, villages, and townships (CVT) to provide Municipal Credit funds, made available to it by the Michigan Legislature pursuant to Michigan Public Act 51 of 1951. Last fiscal year (FY 23-24) was the last year the [City could keep those funds](#) as we still operated a transit service. City Council will be asked at their next meeting to transfer these funds to PEX as they were the entity that offered services this current fiscal year (FY 24-25). The proposed motion sheet and resolution are attached.



CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval of the 2025 Suburban Mobility Authority for Regional Transportation (SMART) Municipal Credit Fund Contract and transfer to People's Express Program in the amount of \$62,149.

SUBMITTING DEPARTMENT: Parks, Recreation and Cultural Services (PRCS)

BACKGROUND INFORMATION: The City of Novi is eligible to receive \$62,149 in Suburban Mobility Authority for Regional Transportation (SMART) Municipal Credit Funds for 2024. In the past, these funds have been utilized to help support the Novi Senior Transportation Program. The Novi Senior Transportation Program was sunsetted at the end of June 2024 as People's Express began transportation operations in Novi. Novi is no longer eligible to use these funds directly, but may transfer the funding to People's Express. SMART funding is determined by the population of the city.

People's Express will utilize these funds for the fiscal year July 1, 2024 – June 30, 2025 to help support the transportation services in Novi.

RECOMMENDED ACTION: Approval of the 2025 Suburban Mobility Authority for Regional Transportation (SMART) Municipal Credit Fund Contract and transfer to People's Express Program in the amount of \$62,149.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

S.M.A.R.T. MUNICIPAL CREDIT PROGRAM RESOLUTION

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on February 24, 2024, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS, the City of Novi is desirous of maintaining the existing Suburban Mobility Authority for Regional Transportation (S.M.A.R.T.) Municipal Credit Program, and

WHEREAS, this program provides an essential service to senior citizens and handicapped individuals.

NOW, THEREFORE, BE IT RESOLVED that the Novi City Council hereby requests the 2025 Municipal Credit funding from Suburban Mobility Authority for Regional Transportation (S.M.A.R.T.), in the amount of \$62,149, and

BE IT FUTHER RESOLVED that funding be distributed in the following manner: Novi Older Adult Transportation Program

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 24th day of February, 2025, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi



TO: VICTOR CARDENAS, CITY MANAGER
FROM: DANIELLE MAHONEY, ASSISTANT CITY MANAGER
SUBJECT: OVERVIEW OF THE SPECIAL ASSESSMENT DISTRICT PROCESS
DATE: FEBRUARY 8, 2025

MEMORANDUM

Mayor and Council –
Before the holidays the Grand River Corridor Improvement Authority (CIA) met regarding new streetlights along Main St. From the meeting, staff was directed to identify how property owners could be assessed for these improvements that **they** are responsible for. Prior to sending this out to the CIA, we wanted to share with you as Council would be very involved in the creation of a new SAD.

- Victor

The Special Assessment District (SAD) Process is a critical tool for funding public improvements that directly benefit specific properties within a defined district. For the Novi Corridor Improvement Authority (CIA), this process offers a mechanism to achieve shared community goals, such as infrastructure upgrades, streetscape enhancements, and other projects that promote economic development and improve the quality of life for residents and businesses.

Below is an overview of the process and its five key resolutions, followed by a broader narrative on its importance and a short history of special assessments in Novi.

Steps and Resolutions

1. **Preparation of Plans, Specifications, and Costs (Resolution #1)**
 - o The City Council directs the City Manager to prepare detailed plans, cost estimates, and descriptions of the proposed assessment district.
 - o This information helps the council determine the project's necessity, estimated costs, and the proportion to be covered by special assessments versus city funds.
2. **Tentative Determination of Necessity (Resolution #2)**
 - o The council reviews the plans and determines whether the improvement is necessary.
 - o A resolution is passed outlining the project scope, the affected assessment district, and the proposed allocation of costs.
 - o A public hearing is scheduled to allow property owners to provide input.
3. **Council Determination to Proceed (Resolution #3)**
 - o Following the public hearing, the council decides whether to proceed with the project.
 - o A resolution is passed confirming the plans, cost estimates, and the division of benefits between the properties and the city.
 - o The council directs the City Assessor to prepare a special assessment roll.
4. **Acceptance of the Special Assessment Roll (Resolution #4)**
 - o Once the special assessment roll is prepared, the council passes a resolution to accept it.
 - o The roll is made available for public examination, and a second public hearing is scheduled to address objections or corrections.

5. Confirmation of the Special Assessment Roll (Resolution #5)

- After the second public hearing, the council confirms the special assessment roll by resolution.
- This resolution finalizes the assessments, allows for installment payments, and authorizes the City Treasurer to collect the assessments.

The Importance of the Process for Corridor Improvements

For the CIA, the special assessment process is not just a means of funding; it is a collaborative framework that aligns property owners, city leaders, and the broader community around shared goals. By following this structured approach, the city ensures:

- **Equity and Transparency:** The process is designed to fairly allocate costs based on the direct benefits received by each property. Property owners are informed at every step and given opportunities to voice their concerns or support.
- **Community Engagement:** Public hearings and notifications provide a platform for open dialogue, fostering trust between property owners and the city. This collaboration is key to building consensus and ensuring successful implementation of projects.
- **Long-Term Impact:** Special assessments enable transformative projects—such as infrastructure improvements or streetscape enhancements—that might not otherwise be possible. These projects can attract new businesses, increase property values, and improve the overall experience for those living, working, and visiting the corridor.

Novi's History with Special Assessments

The City of Novi has a long history of utilizing the SAD process to fund a wide range of infrastructure projects, including paving, water, sewer, and other essential utilities. One of the earliest examples is the Willowbrook Sewer Project, which encompassed SADs four through seven. More recently, this financing mechanism has been used for Main Street Streetscapes, Town Center Streetlighting, and the Dixon Road Sanitary Sewer Extension, demonstrating its continued effectiveness in supporting community improvements.

The CIA may leverage the SAD process to fund critical enhancements within the corridor, including street lighting, streetscape improvements, and other right-of-way infrastructure upgrades. By using this financing tool, the CIA can ensure that the costs of these enhancements are equitably distributed among benefiting properties while promoting economic development and an improved public realm. Additionally, the SAD process allows for reimbursement opportunities, enabling the CIA to recapture funds for future investment in corridor revitalization efforts.

Through this collaborative and structured approach, the special assessment process becomes a tool not only for funding but also for creating a legacy of improvement and investment in Novi's corridors. It ensures that the CIA's vision for revitalization on either side of Grand River Avenue from Wixom Road to Haggerty Road is achieved in a way that engages stakeholders and strengthens the community as a whole.

Department of Public Services

SPECIAL ASSESSMENT DISTRICTS

SAD Process

Resolution # 1

City Council makes three tentative determinations: the necessity of the improvement; the conclusion on whether to proceed with the improvement; and, the establishment of a proposed district of properties that will be specially benefited by the improvement (the proposed "special assessment district"). Once such determinations are made, the Council directs the City Manager to have plans and a cost estimate prepared for the improvement.

Resolution # 2

City Council confirms the tentative necessity of the improvement, sets a public hearing date on the issues to be considered for Resolution # 3, and directs the City Clerk to provide notice of the public hearing as provided in the City Code.

First Public Hearing is held to allow the Council to hear comments and objections on the proposed improvement and on the proposed special assessment district.

Resolution # 3

Following the public hearing, City Council again determines whether to proceed with the improvement, and, if so, this resolution approves the preliminary plans and cost estimate, designates the special assessment district, and directs the City Assessor to prepare a proposed special assessment roll, reflecting the total cost of designing, financing and constructing the improvement and the amount each property in the special assessment district will have to pay.

Resolution # 4

City Council receives the proposed special assessment roll prepared by the City Assessor, sets a date for a public hearing on the proposed assessment roll, and directs the City Clerk to provide notice of the public hearing as provided in the City Code.

Second Public Hearing is held to allow the Council to hear comments and objections on the proposed special assessment roll.

Resolution # 5

Following the public hearing, City Council makes the final determination on proceeding with the improvement, and confirms the special assessment roll, either as presented or as modified based upon comments and objections received at the public hearing.

The approved improvement is then pursued, and properties are assessed in accordance with Resolution # 5.



For more information contact:
Ben Croy
Water & Sewer Senior Engineer
248-735-5661

City of Novi | 45175 W. Ten Mile Road
Novi, Michigan 48375 | 248.347.0460

08/13



SPECIAL ASSESSMENTS

What is a Special Assessment?

A Special Assessment can be made for any public improvement within Novi, which is of such a nature as to directly benefit any property within a defined area.

What types of improvements are financed by Special Assessment?

The most common types of improvements that are financed through the SAD process include:

- Road improvements
- Sanitary sewers
- Water mains
- Storm sewers
- Street lighting
- Sidewalks

How does the process begin?

The SAD process is initiated by either a resident Request for Information Petition or Resolution by the City Council.

If the process is begun through the new Request for Information Petition, it must be signed by 30 percent of the total units of benefit in the district. Then, a public informational meeting is held regarding the SAD process, preliminary design and cost estimates for the project, and timeframe for the process. The City of Novi's Engineering Division does preliminary engineering for the public informational meeting.

Residents then have 60 days following the public information meeting in which to submit a

formal Petition to Start a Special Assessment District, which must be signed by 51 percent of the total units of benefit (per tap unit, front foot, etc.) in the proposed district. District boundaries may change between the public information meeting and the submission of the Petition to Start a Special Assessment District. This petition initiates the formal SAD process.

What is a unit of benefit?

A unit of benefit is determined by the City of Novi on a basis appropriate to the improvement.

Who oversees the bid process?

The City of Novi's Engineering Division facilitates the bid process and oversees construction of projects.

Once the process is started, can it be stopped?

City Council views this process as a partnership between the City and the residents. The ordinance does state that property owners can request to stop the process at any time until the City Council adopts Resolution #5; however, since the City incurs significant planning and design expenses at the onset of the process, the City Council has the right to approve or deny such request.

How many years can the SAD payments be spread over and what is the payment schedule?

The amount of years varies by type of project, however the term is normally less than the life expectancy of the improvement (not to exceed 15 years for roads and 20 years for all other utilities.)

The first installment is due upon confirmation of the SAD roll before construction begins, **OR** on such

date as the City Council may determine. Subsequent installments are billed with the summer property tax bill.

What is the interest rate?

The interest rate reflects current market conditions and is not to exceed eight percent. The rate is established by the City Council. Interest is calculated on the unpaid balance. If the assessment is prepaid prior to the commencement of interest date, there is no interest charge.

If I move or sell my property, am I still responsible for the loan?

Once the SAD roll is confirmed the City places a lien on the properties and assumes the position of first lien holder. The City does not require that the assessment be paid off during a real estate transfer; however, individuals should consult with a title company to verify requirements.

Is there a procedure that would provide relief for property owners with a demonstrated financial hardship?

With the approval of the City Council and the City Assessor, a Special Assessment may be deferred by the reason of poverty per "Federal guidelines" for a specific property. The lien is placed on the property and all payments are deferred until the property is transferred. However, interest accrues on the unpaid balance.

**CITY OF NOVI
SPECIAL ASSESSMENT DISTRICTS**

<u>DIST#</u>		<u>NO. OF PYMTS</u>	<u>FINAL YR OF PYMTS</u>
4	Willowbrook Sewer (4,5,6,7)	15	1980
8	Huron Rouge Sewer (8,10,13)	15	1983
9	Connemara Sewer	15	1980
11	Seeley Road Paving	15	1983
12	Orchard Hills Sewer	15	1983
16	Nine Mile Road Paving	15	1985
17	Meadowbrook Road Paving	15	1987
18	Novi/Ten Mile Sewer	9	1981
19	Grand River/Seeley Water	15	1987
20	Meadowbrook Manor Sewer	15	1987
21	Orchard Hills Road Paving	10	1984
22	Willowbrook Roads	10	1984
26	Connemara Hills Road Paving	15	1989
27	Novi Heights Sewer	20	1997
28	Echo Valley Road Paving	10	1984
29	Glenda Street Paving	15	1991
30	Meadowbrook Manor Water	15	1987
32	Taft Road-11 mile to G.R.	15	1990
33	Taft Road-10 mile to 11 mile	15	1990
34	Grey's Sewer	15	1992
35	Meadowbrook-10 mile to 11 mile	15	1991
36	Meadowbrook-11 mile to 12 mile	15	1991
37	Beck Road-10 mile to 11 mile	15	1991
38	Beck Road-11 mile to G.R.	15	1991
39	Dropped		
40	Thirteen Mile	15	1993
42	Meadowbrook(8-9)Ennishore to Hagg.	15	1992
44	Nine Mile-Novl to Taft	15	1992
46	Trans X Sewer	10	1988
47	Dropped		
48	Willowbrook #3 Roads	10	1988
51	Taft Road-8-1/2 to 9		
52	Dropped		
53	Dropped		
54	West Road	15	1994
55	Trans X Water	15	1994
56	Trans X paving	15	1994
61	Grand River/Meadowbrook Water	15	1995
62	Dropped		
63	Sec. 15 Streets (old) -REPLACED BY #84		
64	Sec. 15 Water-REPLACED BY #85		
65	West Oaks Storm Retention-REPLACED BY#86		
66	Grand River/Lanny's Road Sewer	15	1995
67	Sec. 36 Water	10	1991
68	Sec. 36 Sewer	10	1991
69	Sec. 36 Streets (Orchard Hills)	10	1991
71	Dropped		
72	Dropped		
73	Dropped		
74	Dropped		
75	Grand River/Meadowbrook-11 Mile SW (Weiss)	15	2000
76	Dropped/Grey's Subdivision		
77	Novi Road/S. of Ten Mile(Melvin)	15	2000
78	Novi Road/S. of Ten Mile(Melvin)	15	2000
79	Town Center Paving	15	2002 ???
80	Town Center Storm Sewer	15	2000
81	Street Lighting-West Lake Dr area (utility costs only)		ON-GOING
81	Town Center Sanitary	15	2000
82	Town Center Water	15	2000
83	Grand River/Beck (Gerak) - Sewer	15	2002
84	Section 15 Novi-12 Mile Paving	15	2000
85	Section 15 Novi-12 Mile Water	15	2000
86	Section 15 Storm Sewer	15	2000
87	Dropped/Salow's Walnut Hill Taft		
88	Brookside Road & Drain	15	2002
89	Brookside Water Extension	15	2002

**CITY OF NOVI
SPECIAL ASSESSMENT DISTRICTS**

DIST#		NO. OF PYMTS	FINAL YR OF PYMTS
90	Pioneer Meadows Paving	15	2001
91	Dropped/Novi Hgts Water Ext.		
92	Novi Road Extension(Melvin Contract)	15	2001
93	Grand River/Beck Water Extension	15	2002
94	Novi/12 Mile to 12-1/2 Mile Extension - SW	15	2002
95	Eleven Mile/G.River to Meadowbrook		
96	Eleven Mile/G.River to Meadowbrook		
97	Ten Mile/Beck Sewer Extension	15	2002
98	Ten Mile/Beck Water Extension	15	2002
99	Sewer Extension(Melvin Contract)		
100	Water Extension(Melvin Contract)		
101	Dropped/Grey's Sub. Paving		
102	Marlson Street Water Main		
103	Novi Road Traffic Signals -W.O. (1989)	N/A	????2003
104	G.River/Beck-West - SW	10	1999
105	G.River/Beck-West - Water	10	1999
106	G.River/Beck-East - Sewer	10	2000
107	Combine SAD 77,78,92,99,100		
108	Town Center Street Light & Maintenance (and replacement)	See DPS	ON-GOING
109	West Oaks Street Lights (utility costs only)		ON-GOING
110	Aspen Street Extension		
111	Section 18 Extension(Thompson-Brown)		
112	Austin Drive Street Lighting		
113	Crow, DedGross, Shamrock Hill		
113	Shawood Street Lighting		
114	Novi Heights Area St. Paving	10	1998
115	Sandstone Roads		
116	Sandstone Sanitary Sewer		
117	Sandstone Storm Sewer		
118	Sandstone Water Mains		
119	Haggerty Road Sewer Line (14/Expwy)		
120	Haggerty Road Water Line (14/Expwy)		
121	Connemara Hills-Water-Dropped		
122	E. Lake Drive-Culdesac-cancelled		
123	Chase Farms Improvements		
124	Lanny's Road Paving	10	2000
125	Paramount Street Water-Cancelled		
126	Henning Street Water Extension	10	2000
127	Riverbridge Sewer	15	2005
128	Riverbridge Water	15	2005
129	Riverbridge Street/Storm	15	2005
132	Sandstone Paving	15	2006
133	Sandstone Sewer	15	2006
134	Sandstone Water	15	2006
139	Burton Street Closing		
140C	Haggerty Road 10 MI to GR (Providence/Chrysler - Portion \$84K)	5	1997
141	Beck/Pontiac Trail Sewer		
143	G.R. Street Lighting (Providence - one light - utility costs only)		ON GOING
144	14 Mile Sanitary (never approved) [INACTIVE]		
145	Mainstreet - Road	15	2009
146	Mainstreet - Streetscape	15	2010
148	Salow's Walnut Hill Sanitary Sewer	30	2027
149	Eubank Street Watermain	30	2028
150	Willowbrook Storm Drain	10	2008
151	Austin Drive Watermain	30	2029
152	Shawood Watermain	30	2029
154	Shawood Sanitary Sewer	30	2029
155	Twelve Mile Rd Improvements (Construction)	15	2015
155	Twelve Mile Rd Improvements (debt and receivable)	15	2015
156	Henning (INACTIVE)		
159	Lakewall Sub (INACTIVE)		
160	Lakewall (roads) (INACTIVE)		
161	West 11 Mile Sanitary Sewer (INACTIVE)		
162	Pioneer Meadows Sanitary	20	2022
163	Pioneer Meadows Water	20	2022
164	Birchwood/Delmont Water (INACTIVE)		

**CITY OF NOVI
SPECIAL ASSESSMENT DISTRICTS**

<u>DIST#</u>		NO. OF <u>PYMTS</u>	FINAL YR OF <u>PYMTS</u>
165	Connemara Hills (Kilrush Dr) Water	20	2022
168	West Lake Drive Water	20	2023
169	West Lake Drive Paving	20	2023
170	Maybury, Tuscany, Singh - Sect 32 Sanitary (Construction)	N/A	N/A
170	Maybury, Tuscany, Singh - Debt & A/R	15	2018
171	Woodham & Cedarwood (Echo Valley) Water	20	2023
172	Blomfield & Bentley Sub Water Main (final year 2020 after applying credit)	20	2024*
173	Conemara/Galway Dr Water	20	2024
176	Woodham Road Water Main Extension	20	2031
179	Vistas of Novi - Road and Utility Improvements	15	2032
180	Andes Hills - Water Main	20	2037
181	Knightsbridge Gate - Roads, utilities, sidewalks, pathways	10	2026
182	Dixon Road Sanitary Sewer Extension	20	2037
183	Walled Lake Improvements - Lake treatment	5	2024

Active Special Assessments

SAD	Installments
148-Sewer Ext	27-30
149-Water	26-30
151-Water	24-30
152-Water	25-30
176-Water	13-20
183 Lake Board**	5-5
183D Delinquent Lake Board**	1
179-Vistas of Novi (Holmes Rd, Hemingway Dr, Brownstone Dr)*	7-15
180-Andes Hills (Water Main)	7-20
181 Knightsbridge Gate** (Roads, Utilities, Sidewalks, Pathways)	8-10
182-Dixon Rd Sanitary Sewer Ext (5 Parcels)	7-20
301-Police Alarms	N/A
812-Street Light (Reviewed periodically - ongoing st lgts - charged by DTE)	N/A
997-Water/Sewer (Delinquent Water)	N/A
030-Ord Abatement (Fees)	N/A
003-Miscellaneous (Return Deposit Fee)	N/A
005-Delinquent Tax	N/A
998- Tap Fees (Kristin Fees)	N/A

*179-Road/Utility Improvement (Meadowbrook Townhouses
Brownstone Vistas, Tollgate Ravines)

** Billed in Winter Only

Buzz Report

February 13, 2025



Hot Topics:

- **Residential Property Sales Map**

The latest [Residential Property Sales Map](#), representing home sales from April 2022 to December 2024, is now live. This map provides a handy insight into current homes values throughout the City and includes filters for deeper data analysis.

- **Misinformation/Fake News on Social Media**

We have been made aware of misinformation, originating from a TikTok video, that has recently been circulating social media. The Tik Tok posted by "Dax News Media" falsely details an alleged incident at the Novi Walmart wherein a rookie police officer "Lindsay Carter" got into an altercation with an alleged shoplifter when police were called. During the altercation the subjects 6-year-old daughter allegedly shot "Officer Carter" while he had the mother in a choke hold. A google search of the incident also generates some copycat news articles. Police Command was quickly made aware of the problem so that any inquiries or false allegations could be quickly addressed. Our Police Department is told that misinformation of this type is a growing trend, and the City of Troy also experienced a similar false article.

- **9 Mile Road Tree Removal**

The removal of trees on the 9 Mile Rd Berm, between Meadowbrook and Haggerty Rd, was completed on Wednesday, February 5th. See the "after" pictures below:



Development Project Updates:

Map of Development projects

- **Salvation Army Grand Opening** – Grand River/Novi Road
The new Salvation Army location, at 43600 Grand River, will be holding their Grand Opening and Ribbon-Cutting Ceremony at 9:00am on February 7, 2025.
- **Macy's**
Has also announced the closing of several stores, including 4 in Michigan. The one at Twelve Oaks is not one of them and, according to Mall Management, continues to be a top-performing store in their portfolio.
- **Comau Sale**
As of late December, One Equity Partners (OEP) became the majority shareholder of Comau; Stellantis will remain an active minority shareholder of the company. This move is seen as a growth move that will see the company, including its local location on Grand River (near Novi Road), into the future.
- **Party City** (West Oaks)
[News](#) hit the press that Party City has filed Chapter 11 and will be closing all of their locations. We have one location in West Oaks located between the DSW and Gardner White.
- **Container Store** (West Oaks)
There has also been [news](#) that the Container Store has filed for Chapter 11 bankruptcy protection. However, current press indicates that all store locations, including the one located in West Oaks (adjacent to Michaels and HomeGoods), are expected to stay open.
- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
The former PNC Bank located at 48648 Grand River Ave has been demolished and an El Car Wash will be being built on the site. The project has already received approvals from the Planning Commission ([4/10/24](#)) and Zoning Board of Appeals ([5/14/24](#)). Currently, a pre-construction meeting has been held and the building plans are in the final stages of review prior to permit issuance.

Estimated Completion Date: Fall 2025

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. The restaurant also has a location in Royal Oak that opened in May 2023. The building plans for the renovation were recently submitted and undergoing review.

Estimated Completion Date: Late Spring or Summer 2025

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Raising Cane's specializes in chicken fingers, crinkle-cut fries and Texas toast.

Estimated Completion Date: Currently Unknown (no submittals to date, project scope unclear)

- **Porsche of Novi** – Grand River/Haggerty Road
Construction of an approx. 19,170 square foot, two-story Porsche car dealership (right next to the Audi Sales Center)

Estimated Completion Date: February 2025

- **Audi Sales Center** (Former Jaguar dealership) – 10 Mile/Haggerty Road
The former Jaguar dealership located at 24295 Haggerty Rd is in the process of being converted to an Audi Sales Center. Currently the renovation is in full swing, and recently was approved for its "rough" building inspection.

Estimated Completion Date: April 2025

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.

The construction was previously limited only to foundation/flatwork while a hydrant was installed to make water available at the site. As of December 4th, the full building permit has been issued which will allow them to proceed with "vertical" construction.

Estimated Completion Date: Summer 2025

Frequently Asked Questions:

Q: Why is the gate on LeBost closed even though it is winter?

A: In past years the breakaway gate on LeBost between Willowbrook Estates Subdivision and Willowbrook Farms No. 2 Subdivision was left open during Winter months for greater ease of access of snowplows and other winter maintenance equipment. However, following a renewal of interest (both for and against the gate) by residents late last winter it was decided that the gate would be kept closed all year long in order not to cause any confusion.

This is in keeping with what was contemplated by City Council when the Willowbrook Farms No. 2 plat was approved in the late 1990s, wherein a requirement for a "berm" was written into the subdivision restrictions recorded at the Oakland County Register of Deeds.

City of Novi Snowplow operators may temporarily open the gate to plow cleanly plow the street and will then close it before moving on to other areas.

MEMORANDUM



TO: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
FROM: MEGAN MIKUS, DEPUTY DIRECTOR OF PUBLIC WORKS
SUBJECT: RANDOLPH STREET DRAIN SERENITY POINT AND RIVERBANK STABILIZATION PROJECT
DATE: FEBRUARY 10, 2025

The Randolph Street Drain is an Intercounty Drainage District formed in the 1970s. Maintenance and construction projects related to stormwater management in this drainage district are funded through assessments that are apportioned amongst the following public entities:

Public Corporation	*Percentage of Apportionment
City of Northville	62.19039%
City of Novi	35.40427%
Road Commission for County of Oakland on account of drainage to county highways	2.07760%
County of Wayne	0.32774%



In 2022, the City of Northville applied for and was awarded a Congressional Community Project Funding Grant to repair and revitalize the Randolph Street Drain at Northville's Ford Field Park. The Oakland County Water Resource Commissioner's Office is managing construction as they are responsible for the maintenance and repairs of the drainage district. This project is one component of the City of Northville's planned improvements to Ford Field Park West.

The Randolph Street Drain Serenity Point and Riverbank stabilization project's goals are:

- Deter ongoing erosion of the outfall to stabilize the river embankment.
- Secure the structural security of Hutton Street that abuts the headwall.
- Reduce sediments from the outfall discharging into the Rouge River.
- Improve the water quality of an "Area of Concern" flagged by the EPA impacting the Great Lakes.
- Introduce new vegetation and natural riprap along the riparian edges to improve aquatic habitat and nesting areas while providing a more natural setting in the park area where the drain has greatly degraded.
- Improve the scenic viewing point overlooking the historic Ford Mill Pond spillway.
- Address a safety hazard and create a serene viewing point, benefiting the visitors who are attracted to this popular regional destination.

The project was bid out and awarded to VIL Construction, the lowest bidder, in late 2024. The City of Novi is responsible for \$148,649.08 of the project's costs.

Included with this memo are the project assessment, estimated project costs, and presentation about the project scope.

More information about the project and the construction schedule can be found on the Oakland County Water Resource Commissioner webpage at:

<https://www.oakgov.com/government/water-resources-commissioner/stormwater/stormwater-projects/randolph-street-drain-serenity-point-and-riverbank-stabilization-project>

**OAKLAND COUNTY WATER RESOURCES COMMISSIONER
PROJECT ASSESSMENT RECOMMENDATION FOR THE
RANDOLPH STREET DRAIN**

PROJECT: Randolph Street Serenity Point Drain Improvements Project (PRJ-17641)

CURRENT FUND BALANCE: (\$90,732.85)
Construction fund FND84906

AMOUNT TO BE ASSESSED: \$419,862.00

Public Corporation	*Percentage of Apportionment	Total Amount of Assessment
City of Northville	62.19039%	\$ 261,113.81
City of Novi	35.40427%	\$ 148,649.08
Road Commission for County of Oakland on account of drainage to county highways	2.07760%	\$ 8,723.05
County of Wayne	0.32774%	\$ 1,376.06
Total	100.00000%	\$ 419,862.00

*Apportionment based on Final Order of Apportionment dated 06/10/1975.

Assessment Payment Due Date: 12/31/2024

I hereby certify that the forgoing Special Assessment Roll was prepared in accordance with the directions of the Drainage Board for the Randolph Street Drain and the statutory provisions applicable thereto.



Jim Nash
Secretary of the Drainage Board for the Randolph Street Drain

The foregoing Special Assessment Roll was approved for the Randolph Street Drain on 11/25/2024



Jim Nash
Secretary of the Drainage Board for the Randolph Street Drain

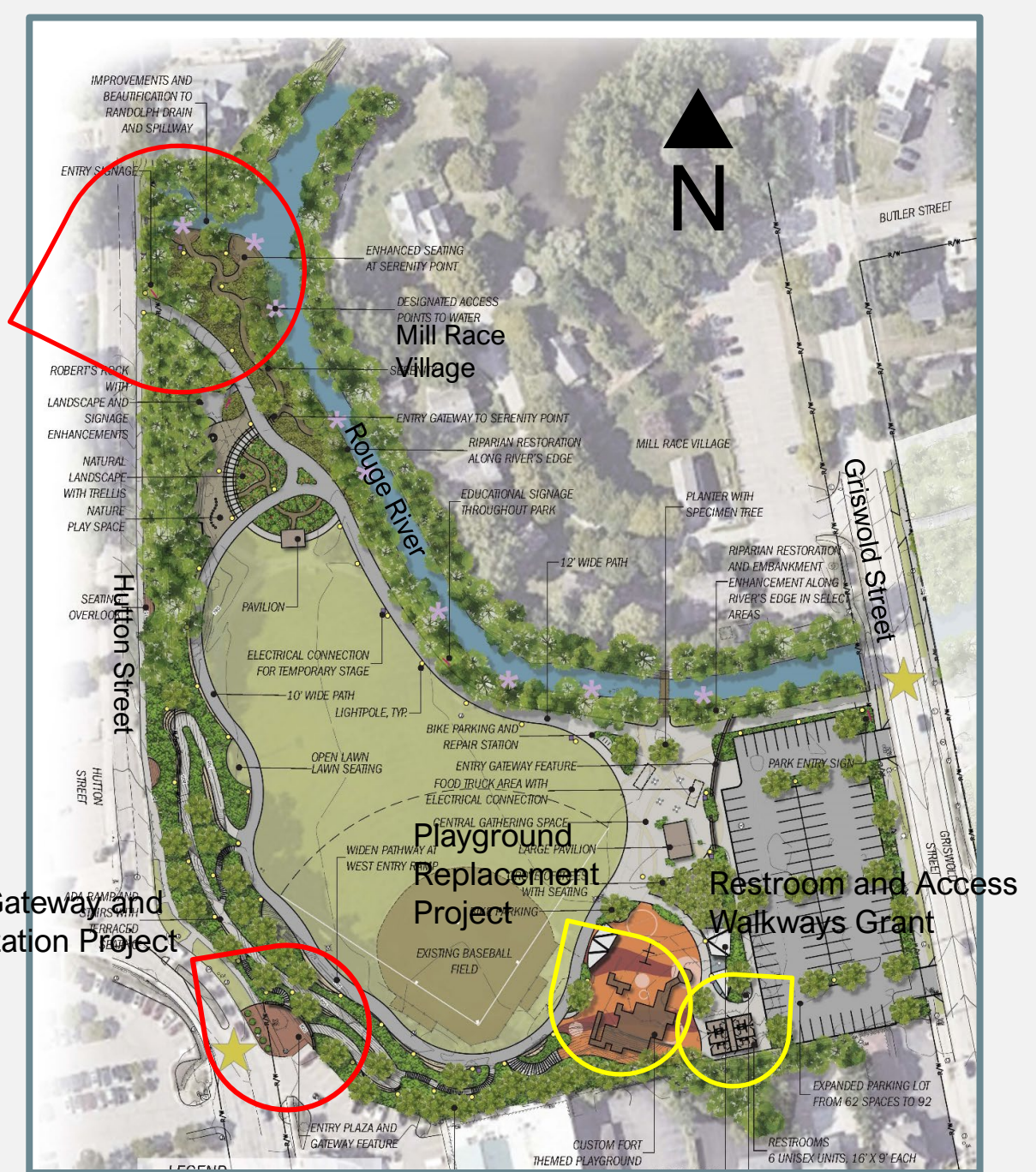
RANDOLPH STREET SERENITY POINT DRAIN IMPROVEMENTS
ESTIMATE OF PROJECT COSTS
REVISED: SEPTEMBER 10, 2024

	Project Costs
1) Contracted Services: Construction Cost	
a Constuction Cost (as-bid)	\$ 730,955
b Add More if Multiple Phases/ Contracts	
Subtotal Construction Cost	\$ 730,955
2) Engineering Consultants	
a Design Phase	\$ 64,560
b Construction Administration, Inspection, Surveying	\$ 53,040
c SHPO Application, Documentation, Grant Application	\$ 11,000
d Geo-tech	\$ 5,000
e	
f	
Subtotal Engineering Consultants	\$ 133,600
3) Legal & Financial	
a Easements	
b Legal Costs	
c Financial Consultant (For Bond Sale Only) TBD	
d Bond Counsel (Bond Issue Only) TBD	
e OCIP Insurance	
f Official Statement	
g Wetland Mitigation	
Subtotal Legal & Financial	\$ -
4) County Services:	
a Administration & General (ADM)	\$ 7,310
b Engineering (ENG)	\$ 14,619
c Right-Of-Way (ROW)	\$ 4,300
d Construction Inspection (INS)	
e GIS Mapping (ADM)	
f Operation Staff (STD) (Shutdowns, Training New Facilities, etc.)	
g Survey (SUR)	
Subtotal County Services	\$ 26,229
Project Subtotal	\$ 890,784
5) 10% Construction Contingency	\$ 89,078
TOTAL ESTIMATED COST	\$ 979,862
6) Less Anticipated Grant Funds	\$ 560,000
7) Total Project Cost	\$ 419,862
Send completed estimate to Fiscal Services to be loaded in CIP People Soft Budget Report	

FORD FIELD PARK WEST MASTER PLAN

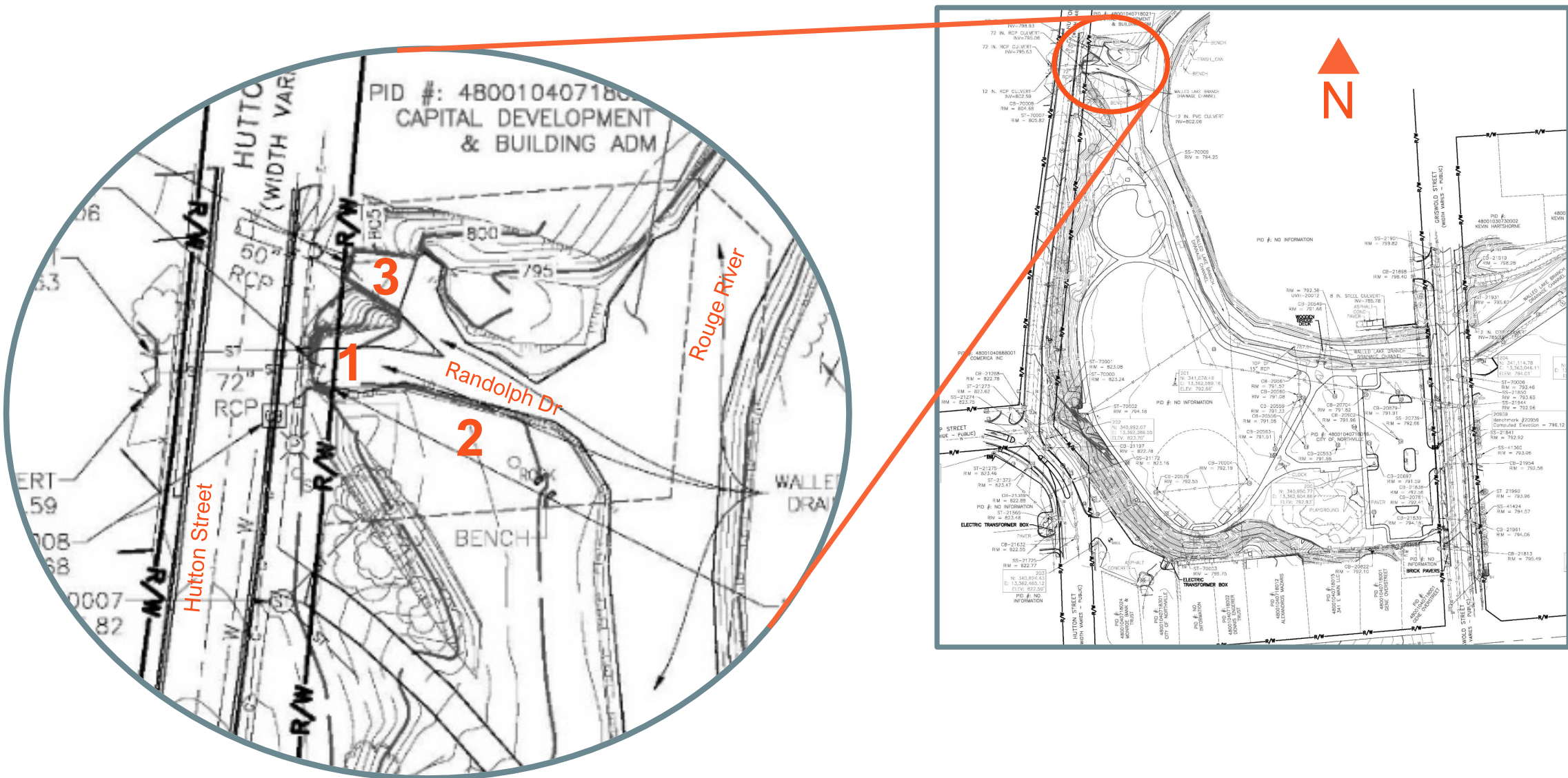
Randolph Drain Serenity Point Project

Accessible Gateway and
Bank Stabilization Project



Restroom and Access
Walkways Grant

EXISTING CONDITIONS



EXISTING CONDITIONS

Site Issues

1. Headwall spalling/delamination
2. Bank erosion
3. Outlet undermining

Grant and Project Goals

1. Secure stability of Hutton Street
2. Stabilize riverbank
3. Stabilize overflow structure
4. Define serenity point



PROJECT SOLUTIONS

Headwall Spalling and Delamination

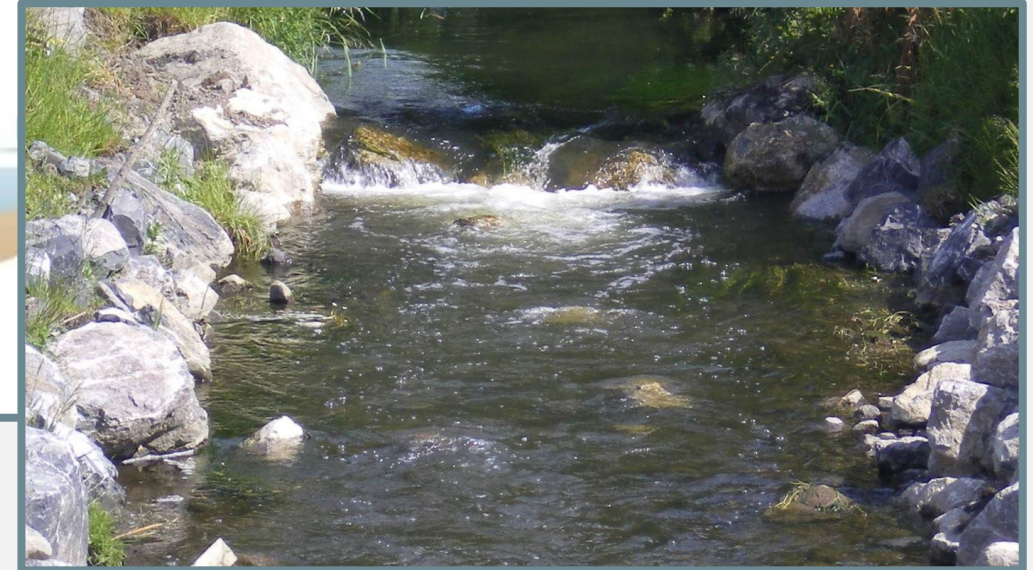
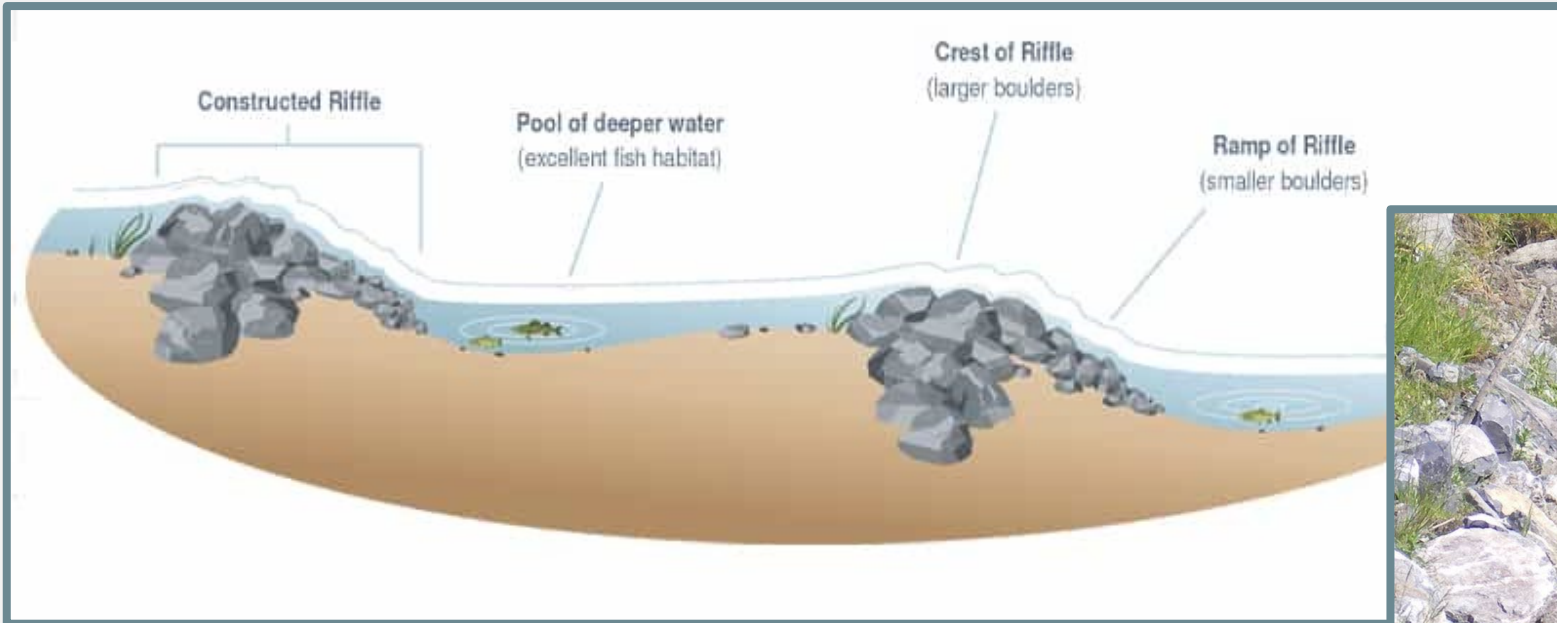
1. Install a lining in the culvert and lengthen it
2. Stabilize and armor headwall with stone



PROJECT SOLUTIONS

Bank Erosion

1. Create step pools and ledge-stone weirs to slow and direct water flow
2. Stabilize the banks with natural rock



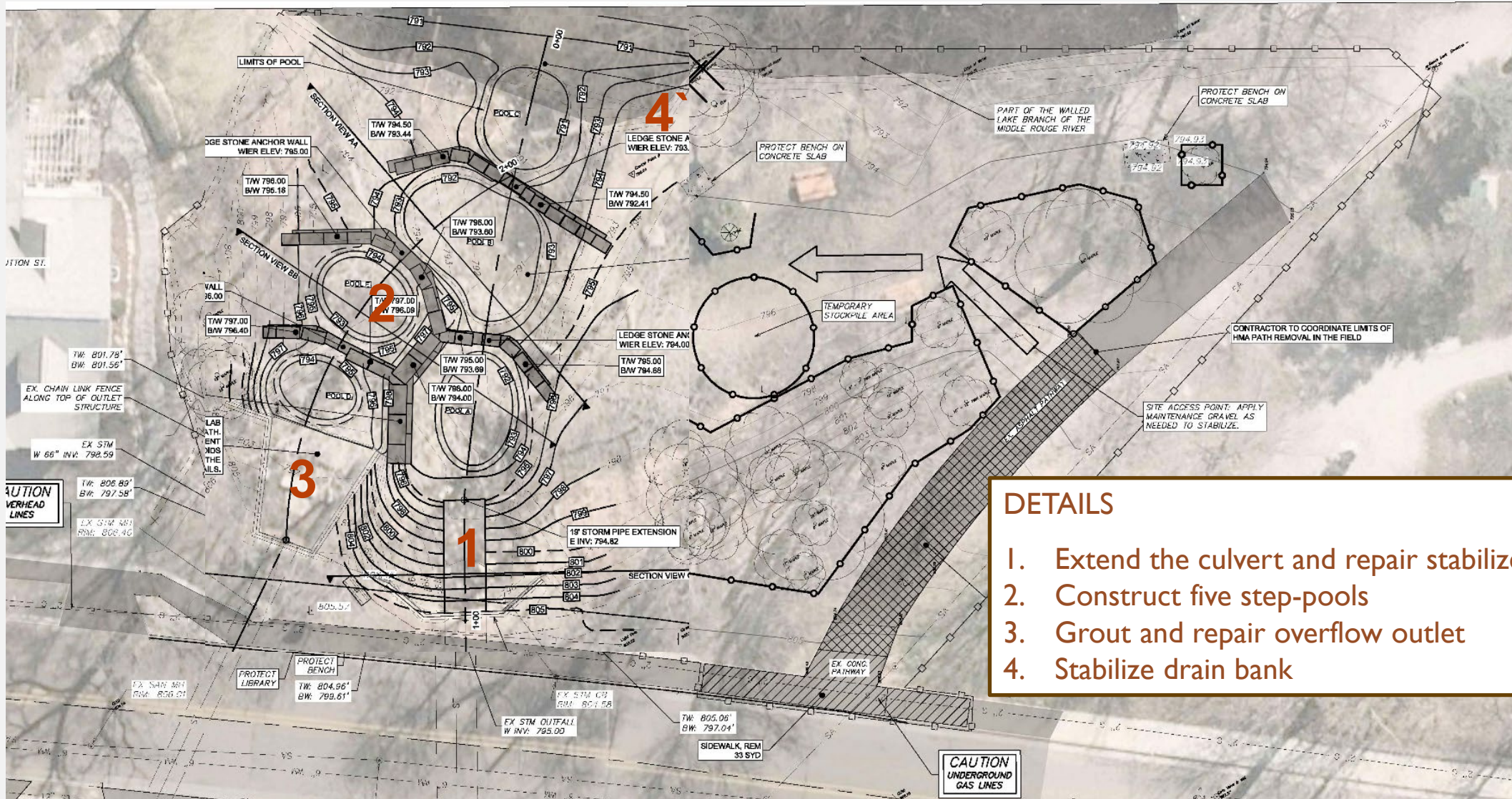
PROJECT SOLUTIONS

Outlet Undermining

1. Inject grout under the overflow structure to repair the undermined area
2. Stabilize the structure with bank treatment



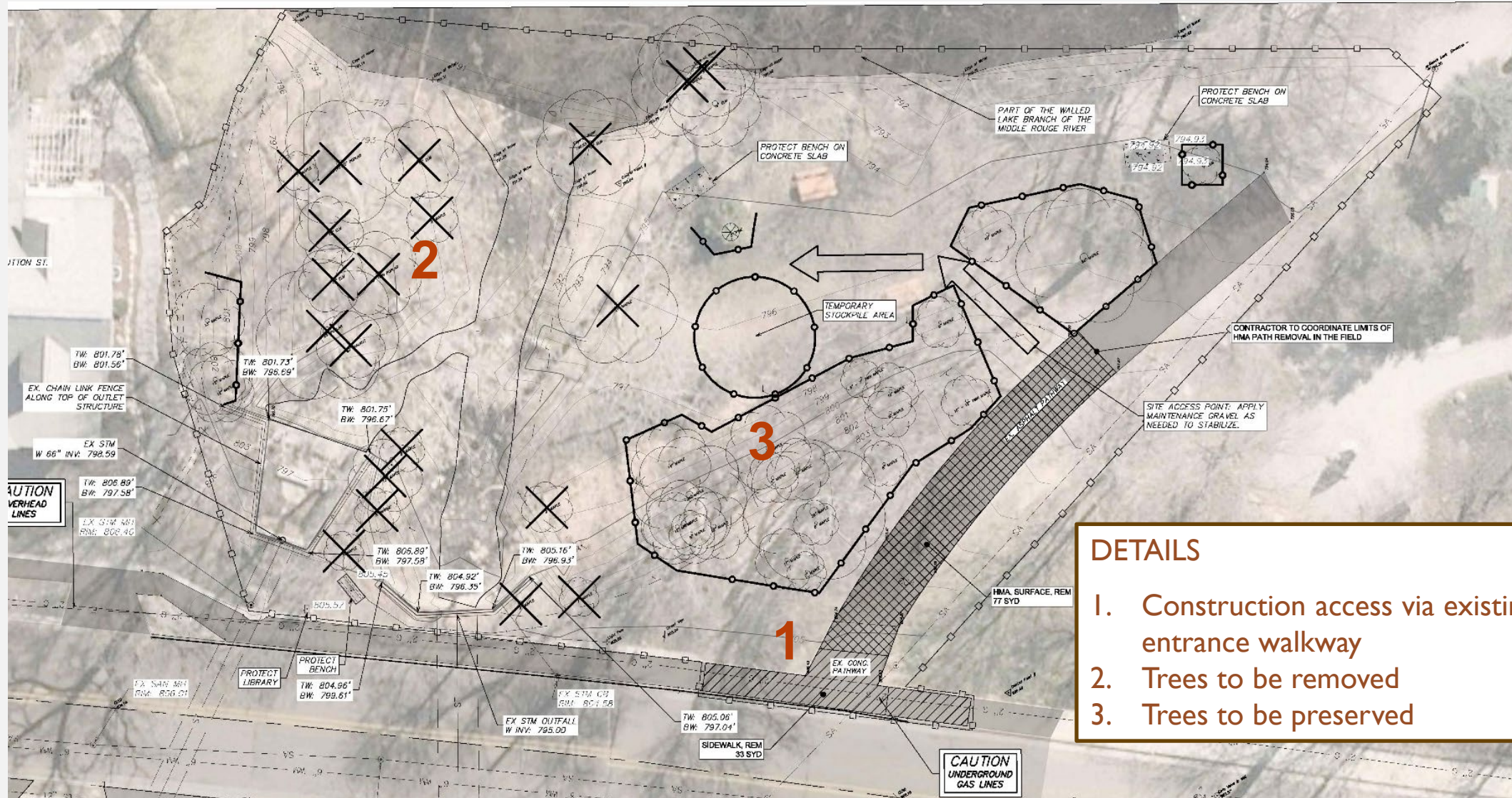
PROPOSED



DETAILS

1. Extend the culvert and repair stabilize headwall
2. Construct five step-pools
3. Grout and repair overflow outlet
4. Stabilize drain bank

REMOVALS



DETAILS

1. Construction access via existing entrance walkway
2. Trees to be removed
3. Trees to be preserved

1. Construction access via existing entrance walkway
2. Trees to be removed
3. Trees to be preserved

MEMORANDUM



TO: SHERYL WALSH, DIRECTOR OF COMMUNICATIONS
FROM: JOSH BUSCHER, SENIOR VIDEO PRODUCTION SPECIALIST
SUBJECT: 2024 STUDIO NO.VI YEAR IN REVIEW
DATE: FEBRUARY 10, 2025

In March 2024, the new Studio No.VI, became fully operational with the first video formatted episode of the Now You Novi podcast. Since then, numerous shows have been produced utilizing this new space and technology, including After the Gavel, Now You Novi, Update Novi, Beyond Books, and other one-off productions such as Novi Next internal videos, PEX Transition, the State of the City opening video and more.



2024 Stats Overview

This year Community Relations produced **221 videos** that were posted to social media, mainly on YouTube, Facebook, Instagram. That's an average of **4.25 per week** hitting platforms, up from an average of 1.25 in 2023. In total, content in 2024 had **389,965 views**, representing a **240% increase in videos posted** and a **227% increase in views** year over year.

	Quantity Produced	Youtube Views	Facebook Views	Instagram Views	Total
2024	221	40,689	273,685	75,591	389,965
2023	65	8,921	84,067	26,022	119,010
Percent Change	240%	356%	225%	190%	227%

Along with the new studio during this period, our Community Relations team saw a special bump in production content from the addition of Jason Nunez developing his own work for the City as well as a summer internship by Sujay Kolli. These two neuro-divergent team members brought a fresh perspective to the content produced and received a warm welcome from the community.

We’re still just scratching the surface of what we can do with not only the studio, but our new team creators as well. I’m excited to continue to grow our audience next year. This also means further developing our strategy and implementation of reels into our production schedule as well.

New Strategy and Distribution – Reels

From podcasts and other long form shows like Update Novi, we started clipping out vertical segments for fast turn around and immediate use. These reels (or shorts) have provided an exciting new avenue to reach our audience.

We’ve also recently started officially sharing all our content through the video team at Fox Run, making all City of Novi productions available to their residents.

Reels

Novi Parks, Recreation and Cultural Services's Reels



	Quantinty Produced	Total Views	Views Youtube	Views Facebook	Views Instagram	Average Views Youtube	Average Views Facebook	Average Views Instagram	Average Facebook Likes	Average Instagram Likes
Reels	62	186,542	27,055	124,131	35,356	436	2,002	570	15	15
Non Reels	159	203,423	13,634	149,554	40,235	86	941	253	9	6

I am excited to continue to explore how to further utilize the new tools and platform the expanded Studio No.VI has provided to grow and reach our residents.



Fairlane Center South
19000 Hubbard Drive
Dearborn, MI 48126-2638
(313) 593-5460 Fax (313) 271-9838
umdearborn.edu/cob

Mayor and Council,

Please see the latest award for this designation from the Business School at U of M Dearborn. We have been awarded this designation for at least 8 years running.

Victor

Dear Community Leader,

Thank you for your participation in UM-Dearborn's 2024 eCities program!

Each year, the eCities project collects and analyzes data across Michigan communities as it relates to entrepreneurship, economic development, and job growth. Specifically, the study examines five-year's worth of publicly available data relating to community growth and investment metrics that impact the business community. This information is available on the performance report and showcases your community's progress on a number of key values. Further, the data points are benchmarked against the State of Michigan, as well as the other 276 participating communities, allowing you to easily interpret your results. Award certificates are included for communities that showed the most success numerically over the last five years. Top performers are considered five-star communities, while the next best performers are four-star communities.

In addition, we invited each community to complete the honored community survey, which included questions about talent attraction and retention, the use of AI to create economic impact, and small business support. If your community participated in this portion of the project, a report card containing reviewer feedback about your entries is included.

Summary details of the project are available on the eCities website, <https://umdearborn.edu/cob/business-community/ilabs-center-innovation-research/entrepreneurship/ecities>.

We would like to commend your community for its commitment to development and growth. We will send you an email when the 2025 eCities project commences. We hope that you will join us so that we can continue supporting development across Michigan. If you have any questions before then, please feel free to contact me.

Thank you for your involvement in this project.

Kari Kowalski
Assistant Director of iLabs, Office of Engagement and Impact
College of Business
University of Michigan-Dearborn

CITY OF NOVI

PERFORMANCE REPORT



	DATA POINT	FIVE-YEAR COMMUNITY TREND	FIVE-YEAR COMPARISON TREND
A1	Real Commercial Property	4.12%	6.07%
A2	Real Industrial Property	10.41%	5.12%
A3	Total Real Property	4.78%	7.34%
A4	Personal Commercial Property	-4.35%	-0.10%
A5	Personal Industrial Property	13.44%	1.97%
A6	Total Personal Property	-1.43%	3.72%
A7	Total Overall Property	4.45%	7.12%
B1	Non-Depreciated Governmental Assets	-43.19%	5.96%
B2	Depreciated Governmental Assets	4.37%	3.46%
B3	Total Governmental Assets	-0.15%	3.71%
C1	Non-Homestead Tax Rate	-1.04%	0.01%

eCities examines eleven data points relating to community growth and investment metrics. Using the past five years' data (2019-2023), this document reports your community's growth rate ("Five-Year Community Trend" column) for each data point. The equivalent growth rates, ("Five-Year Comparison Trend" column), are displayed for the state of Michigan values for the first seven points, and the last four points for the 277 eCities 2024 participating communities.

A1-A7 are property values within the community as reported by the Michigan Department of Treasury.

B1-B3 are the year-end governmental assets as reported on your annual audited financial reports.

C1 is the tax rate(s) for non-homestead (non-PRE) properties within the community as reported by the Michigan Department of Treasury.



COLLEGE OF BUSINESS
UNIVERSITY OF MICHIGAN-DEARBORN

eCities 2024



HONORED COMMUNITY



CITY OF NOVI

CITY OF NOVI



Reviewers' Comments

Conducting surveys and prioritizing changes based on the responses to those surveys is a great way to attract and MAINTAIN residents.

The submission was weak. Needs more attention to the positive attributes of living in such an affluent community. Definitely needs more attention.

An opportunity for the city is to utilize AI to examine economic data, identify trends and growth opportunities, and develop new economic strategies. They are developing Sakura Novi to serve their large Japanese population and others. This development provides opportunities for entrepreneurs and potential new business owners.

Impressive use of surveys of employees and residents to understand their voices.

* Your written responses to the eCities questions were shared with a panel of reviewers. They evaluated your responses for clarity, compelling and unique efforts, and relevance to business. They ranked the submissions, and provided comments on your responses.



COLLEGE OF BUSINESS
UNIVERSITY OF MICHIGAN-DEARBORN