



CITY OF NOVI
Administrative ePacket
November 13, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

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

Departmental Updates

[The Buzz Report](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #40

As of:

11/12/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – October 2025)

PMR Procurement Activities

- PMR Owner's Meeting held with City on 11/3/25.
- HED contract terms approved by all parties; the contract will be on the 11/17/25 City Council agenda as a consent item.
- PMR working with Novi's City Attorney to finalize the CM contract.

Upcoming Activities

PMR Procurement Activities-

- Final CM award recommendation to be made at 11/17 City Council meeting if executed by CM. If not executed, item may proceed with council adoption on 11/17 if the City Manager directs with the final form and agreement to be decided by the City Attorney and City Manager. Alternatively, item will be included on a December City Council meeting agenda.
- PMR drafting RFP for Technology Consultant with review by R. Petty. PMR added a firm for consideration per Petty and Chief Zinser.
- PMR to work with City to procure outstanding due diligence items for all sites.

Governance

- City Council's anticipated approvals consist of 1) Owner's Rep; 2) A/E firm (complete); 3) CM firm; 4) Technology firm; 5) Governance Documents/Program budget; 6) Schematic design; 7) Design development; 8) Furniture vendor; 9) Contractor bid packages; 10) Change orders in excess of \$100,000 and/or change orders that exceed project contingency or program budget.
- Per Mayor, this discussion item will likely occur at a FAC meeting in January '26.

Design

- PMR coordinating with HED and City to set bi-weekly design meeting schedule; kick off meeting being is scheduled for 11/18/25.
- HED will also be coordinating site visits and staff interviews in November and Dec.
- PMR advocated that a representative from the road project be present at the PSB design meetings – coordination of schedule and design for the two projects is essential.

Budget

- PMR is revising project budget to reflect contract awards and updated forecasts.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- HED will react and design a solution based on the Phase 1 & 2 reports. This item is TBD.
- City / PMR to review any outstanding due diligence items for all three sites and to begin coordinating site analysis.

City of Novi Road Project

- Approx. \$20 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; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.
- 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 has advised the City contact DTE and other utilities as soon as possible.

Procurement and Contracts

- Intent is to award CM in November, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.
- Site work/land clearing to occur 3rd Quarter 2026
- PMR working with PFM to further refine construction timeline in response to alternate bond issuance timeline(s).
- PMR seeking approval of Technology Consultant in December or January.



City of Novi – Strategic Plan Update

As of: 11/13/2025

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Underway	Jan-Feb	Mar-Apr	May-Jun	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
- Created and reviewed initial branding concepts. - Reviewed important data points to begin collection for use throughout the project (i.e. demographics, land use, budget, etc.). - Provided shared folder access to staff project team.	- Finalizing project branding. - Receive and review project management memo. - Begin stakeholder engagement planning. - Collect key data and existing plans for review.

Input Needed
- None at this time

Buzz Report

November 13, 2025



Hot Topics:

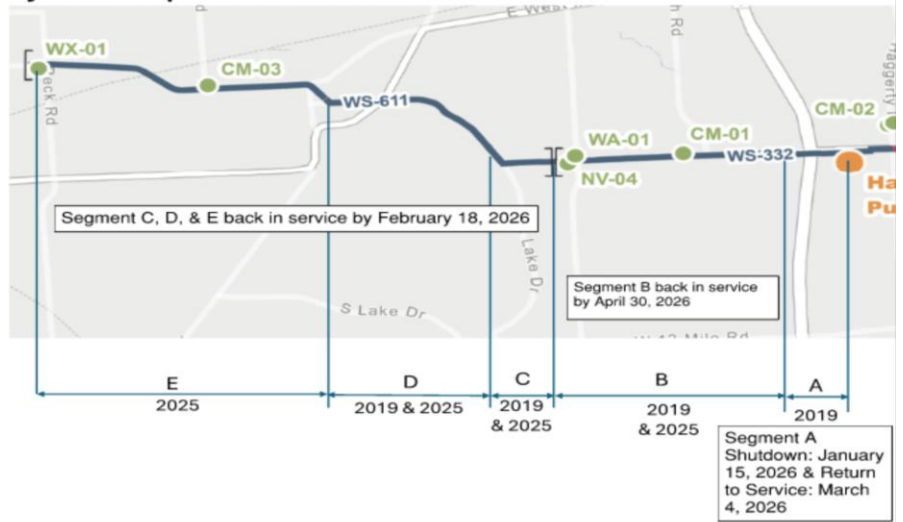
- Health Code Violations**

The Novi Fire Marshal, along with representatives from the Code Compliance and Building Divisions, visited the Twelve Oaks Food Court. Two restaurants received six violations: Suki Hana and Lotus Express. This matter was also referred to the Oakland County Health Department. The businesses are closed until further notice. Management of both locations and Twelve Oaks Mall have been notified. The 3rd re-inspection at 12 Oaks Mall Food Court restaurants failed Thursday, November 13th due to the owner/manager from Suki Hana & Lotus Express arriving late and the systems cannot be tested after 8am due to the Mall fire alarm requirements/schedule. Fire Marshal Copeland has ordered both restaurants to remain closed. A 4th re-test is now scheduled for Monday November 17th at 7am.

- GLWA Transmission Main Break**

GLWA continues to work on their 42" water main to get it repaired and back in service. 14 Mile Road is currently open from East Lake Drive to M-5. We continue to urge the conservation of water usage until we are back to normal operation on the 42" water main (especially turning off irrigation systems, unless supplied by a well). Based on

Project Map with Schedule



extensive data garnered from the recent inspection the transmission main GLWA has developed an action plan, which involves both water main replacement and renewal, will occur in three phases over the next seven months, spanning mid-January 2026 through late April, with road restoration expected to be completed by the end of June. It is anticipated Novi will remain on the 24" bypass main until spring 2026 while this critical work is completed. Traffic will be impacted along 14 Mile Road due to the construction. GLWA is working with the Road Commission for Oakland County to finalize the plan and determine detour routes before the end of the year so that they can be shared with the public well in advance of work beginning in mid-January. More information on the project can be found at <https://www.glwater.org/14milemainproject/>

Development Project Updates:

Map of Development projects

- **Chubby Cattle Wagyu Shabu House**

A new Hot Pot/Shabu-Shabu restaurant has opened at Sakura Novi (42768 Grand River Ave) beef (alongside other meats, vegetables, etc.) being sold in a unique tiered package menu. You can see a Facebook reel review by a local food influencer specializing in wagyu [HERE](#).

- **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. Next steps are Zoning Board of Appeals for building height and loading zone variance, then Final Site Plan submittal. Estimated Completion Date: Unknown

- **CAVA Restaurant (Former Boston Market) -**

A popular fast-casual Mediterranean restaurant is under construction at the Novi Town Center, in the former location of Boston Market. The brand's first location in Michigan recently opened in [Canton](#). At this stage all necessary permits have been issued and inspections through the "rough" construction phase have been approved.

- **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. <https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>

- **Culvers** - Novi Road and West Oaks

Building and site improvements are underway. *Estimated Completion Date: **Late 2025***

- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile

New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September.
Estimated Completion Date: Unknown

- **The Grove**

Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.

<https://cityofnovi.org/media/qyrmlaxj/241216matter6.pdf>

<https://eweb.cityofnovi.org/media/qnmlaanq/251016thegrove.pdf>

- **Novi 10 (10 Mile and Novi Road)**

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal.

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

<https://eweb.cityofnovi.org/media/5hinzqyn/251016pro.pdf>

- **Novi Acres (FKA Station Flats)**

The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled.

- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision)
- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Building and sitework nearly complete.
*Estimated Completion Date: **Fall 2025***
- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**
- **Elm Creek PRO (Meadowbrook and 12 Mile development)**
The residential development [proposed by Toll Brothers](#) (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at this time. It would appear this is a result of a property dispute between the owners of the parcel.
- **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. *Estimated Completion Date: **Fall 2025***
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. A preliminary site plan was submitted for review in late May. Subsequent reviews underway. ZBA variance for loading approved 10/14/25.
*Estimated Completion Date: **Late 2026***
- **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 [now completed](#).
- **Transformco (Former Sears at Twelve Oaks)**
Nearly all the external work has been completed. Contractors will now turn their attention to the internal work to build out the spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#)
*Estimated Completion Date: **Spring/Summer 2026***

Residential Enforcement Updates:

- **24698 Bashian Drive:** Posting of unfit/unsafe home in coordination with Novi Fire and Adult Protective Services. Resident under care at another location. [Unit has been cleaned up and is available for re-occupancy when the resident is able to do so with a couple ongoing correction needs.](#)

- **121 Faywood:** Posting of residential expansion/extensive remodel proceeding without permits

Frequently Asked Questions:

None at current