



CITY OF NOVI
Administrative ePacket
July 02, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

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

[City West Update](#)

Departmental Updates

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(6/30 - 7/6\)](#)

For Your Information

[Priority Waste Press Release](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #72

As of:

7/1/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – July 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays

Other

- FS 2 and FS 3 site plan comments received by the City the week of 6/8; follow-up meeting ~~being scheduled~~ was held on June 29.
- ~~PMR recommendation for Commissioning Agent/Building Envelope consulting services was approved on June 22 City Council meeting.~~

Upcoming Activities

Governance

- City Council's remaining approvals consist of design development; furniture vendor; contractor bid packages; 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

- HED/BRW, City, PMR and Christman have value engineered FS 2 and FS 3 to keep project within schematic design budget parameters; correspondence memorializing this milestone is being written by HED for City distribution.
- FS 2 and FS 3 site plan will be scheduled for Planning Commission's consideration on July 8, 2026. A/E materials due to the City on July 1, 2026.
- Approval of FS 2 and FS 3 Design Development to occur in a late August or early September 2026 City Council meeting, with an FAC meeting to be scheduled prior
- PSB is currently in the Conceptual Design phase.

Other

- PMR continues to meet with City Finance Dept. to review financial reporting
- ~~PMR Project Dashboard received and approved by City Manager on 6/16 and will be published by the City on its website.~~
- The next PMR's Owner's Meeting with Novi will be on 7/13/26

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 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.
- City planning on bidding road project in Summer 2026

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 3rd Quarter 2026.
- Future procurement services will include Materials Testing.



City of Novi – Strategic Plan Status Update

As of: 7/2/2026

Mayor and Council –
The following information includes items from the 6/23 long-range strategic planning committee and 6/24 community workshops for Council's awareness.

- Victor

Launch	Discovery	Visioning	Scenarios / Strategies	Grating the Plan
Completed	Completed	Completed	Underway	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
- Conducted June in-person visit and workshops - LRSPC (6/23) - SLT (6/24) - Community (6/24) - Launched topic-specific surveys – Community Identity & Housing - Conducted Sounding Board Workshop (6/9) - Conducted Executive Team Briefing (6/16)	- Summary of June in-person workshops - Additional communications and outreach resources - July Briefing and Goals Matrix with LRSPC - Launch of additional topic-specific surveys

Input Needed
Finalized dates for upcoming in-person visits (August + Final Plan Presentation/Adoption)

NOVI 2050

LRSPC WORKSHOP

Vision & Goals

Tuesday, June 23, 2026 · 5:30 – 7:30 pm ET · Mayor's Conference Room, Novi City Hall

S H A P I N G T O M O R R O W , T O G E T H E R

Tonight at a Glance

- 1 Welcome & Meeting Objectives
- 2 Process Update
- 3 Engagement Update — Community Input Synthesis
- 4 Draft Vision Statement Review
- 5 Focus Area Confirmation & Goal Development
- 6 Cross-Cutting Themes Discussion
- 7 Next Steps & Adjourn

**Meeting
Objectives**

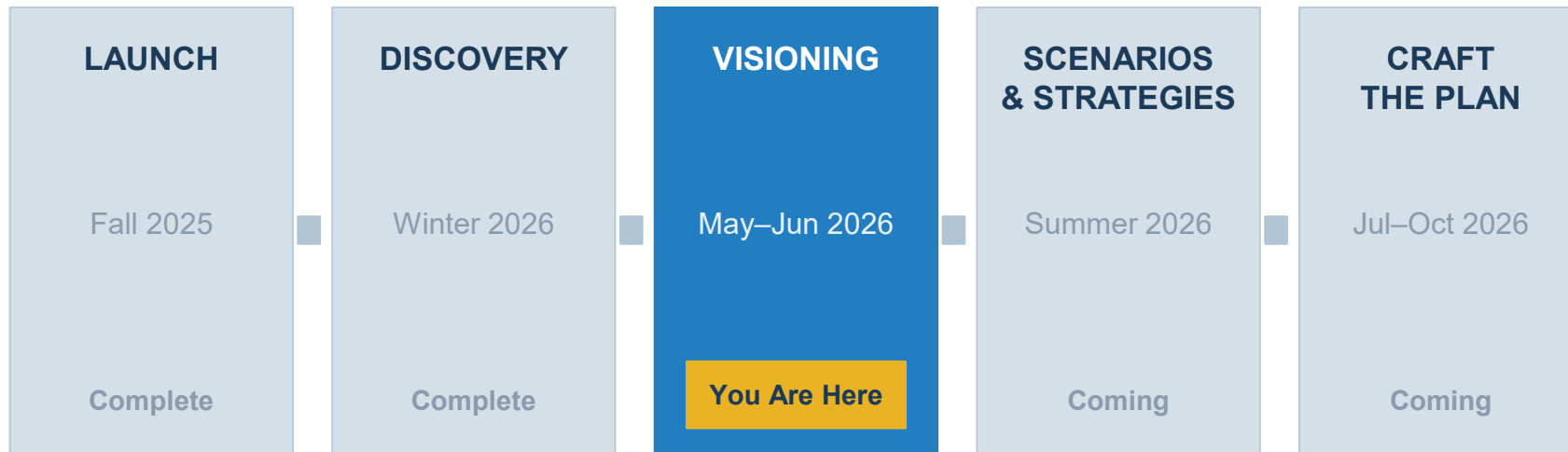
**Create draft vision
statement**

**Confirm the plan's five
focus areas**

**Develop initial goal statements for
each focus area**

Where We Are in the Process

A five-phase journey — we're in Phase 3: Visioning & Goal Setting



Since We Met in April

Milestones completed — and what comes next

COMPLETED

- SLT Workshop #1 — April 28
- Community Workshop #1 — April 28 (20+ residents)
- Community Vision Survey — ~370 responses
- Pop-up outreach — Community Fest, HOA Leaders Picnic
- Sounding Board Workshop — June 9
- Executive Team Briefing — June 16

WHAT'S AHEAD

Tonight

LRSPC Workshop #3 — Vision & Goals

June 24

SLT Workshop #2 & Community Workshop #2

July 20

Virtual Briefing & Engagement Update

August TBD

LRSPC Workshop #4 — Plan Drafting

Engagement by the Numbers

All community input collected through June 2026

372

Vision Survey Responses
(March–June 2026)

30

Stakeholder Questionnaire
Responses

29

Sounding Board Members

20+

Community Workshop
Attendees — April 28

4

In-Person Workshops

4

Pop-Up Outreach
Events Completed

Source: Novi 2050 engagement records, June 2026

What the Community Is Telling Us

Community Vision Survey — ~370 responses, June 2026

GREATEST STRENGTHS

72% named schools a top strength

62% safety is foundational to Novi's identity

25% parks/recreation and diversity highly valued

25% diverse and welcoming community

TOP CHALLENGES

62% aging roads, water, sewer & drainage systems

54% traffic congestion demands action

26% balancing growth with existing neighborhoods

25% housing affordability

Source: Novi 2050 Community Vision Questionnaire (June 2026); Vision Survey Results, June 19, 2026

Where Opinions Diverge

Key splits across age groups and demographics

Housing Affordability

named it a top challenge

Age 20–34



Age 65+



Traffic Congestion

listed it as a top concern

Age 55–64



Age 20–34



Limited Public Transportation

identified it as a top concern

Asian & Black residents



White residents



Source: Novi 2050 Community Vision Questionnaire (June 2026); Vision Survey Results, June 9, 2026

What the Community is Telling Us

Fifteen themes residents have raised most consistently across the Vision Survey and workshops:

- **Every stage of life** — lifecycle, aging in place
- **Belonging & connection** — gathering places, seeing yourself in the community
- **Accessibility & inclusion** — open to everyone
- **Diversity** — a multilingual, multicultural community
- **Housing** — a home at every stage (lifecycle, missing-middle, affordable)
- **Growth & redevelopment** — change on purpose; aging corridors into housing and activity, keeping neighborhood character
- **Downtown** — a true, walkable downtown
- **Cultural spaces & civic life** — places and institutions that bring people together
- **Mobility** — connected, with options for those who don't drive
- **Schools, safety & quality** — the assets that define Novi
- **Services & delivery** — reliable, responsive, high-value; a city that keeps its promises
- **Infrastructure** — reliable systems, well-maintained, climate-ready
- **Fiscal sustainability** — revenue matched to the true cost of quality; nothing deferred to the next generation
- **Opportunity** — room to thrive (jobs and prosperity)
- **Identity & retention** — worth staying for, known for who it's become

AGENDA ITEM 4

Draft Vision Statement Review

Choose direction tonight — not exact wording.

How This Works Tonight

Three options. One direction. All in 30 minutes.

1 Read & Listen

Shockey presents all three options on screen, reading each aloud. Follow along on your Vision Reaction worksheet.

2 Work Independently (7 min)

Circle language that must stay. Note what's missing or off. Mark your starting preference. Silence is intentional.

3 Discuss as a Group (15 min)

Share reactions option by option. Note-taker captures must-keep phrases and must-add themes on the flip chart.

4 Converge (4 min)

Quick straw poll: A, B, C, or composite? Shockey refines and returns with a revised draft at the July 20 briefing.

Draft Vision Statement

A	A City for Every Stage of Life In 2050, Novi works for every stage of life and every background — a true downtown, excellent schools, safe neighborhoods, inviting gathering spaces, quality services and infrastructure serving a multicultural community where everyone belongs.
B	A City That Delivers In 2050, Novi is reliable by design — sound finances, well-maintained infrastructure, responsive services, and revitalized corridors — with no problems left for the next generation to inherit.
C	A Thriving City with Character In 2050, Novi is a larger, more diverse city that still feels like Novi — new homes and new neighbors alongside, job opportunities, protected green space, lasting neighborhood character, and the schools and quality that drew people here.

Draft Vision Statement Options

In 2050, Novi's a community where people from all cultures, ages, and abilities come together and want to stay because we designed it that way.

Well-cared for neighborhoods, parks, and natural spaces support well-being...

Thriving businesses built on innovation and talent propel all to prosperity...

A purposeful and forward-thinking foundation for future generations.

AGENDA ITEM 5

Focus Area Confirmation & Goal Development

Confirm the five areas. Draft at least one SMART goal per area.

The Five Focus Areas

Emerging strategic direction — confirm and build on these tonight

- | | |
|---|--|
| 1 Infrastructure | <i>Reinvestment, resilience & smart systems</i> |
| 2 Housing & Redevelopment | <i>Production, affordability & mixed-use corridors</i> |
| 3 Mobility & Transportation | <i>Congestion management, transit & active mobility</i> |
| 4 Aging & Shifting Service Needs | <i>Senior services, EMS demand & lifelong community design</i> |
| 5 Long-term Funding | <i>Revenue strategy, CIP millage & fiscal sustainability</i> |

What Makes a Strong Goal?

The SMART framework — your guide for tonight

S**Specific**

Names exactly what we want to achieve.

M**Measurable**

We can tell whether we're making progress — something we can count or track.

A**Achievable**

Realistic for Novi's capacity and resources.

R**Relevant**

Connects to the vision and to why this matters.

T**Time-bound**

Has a horizon or milestones (e.g., 2030 / 2040 / 2050).

Example: *"By 2035, the City keeps all major roads at a 'good' condition rating or better, funded through a sustained capital program."*

1 Infrastructure

STRATEGIC ISSUES WE'VE HEARD:

- Sustaining capital investment through the CIP millage
- Leveraging smart infrastructure and data-driven asset management
- Designing infrastructure with climate in mind

Master Plan direction — Goal D. Invest wisely in maintaining and improving utilities and the transportation network; ensure new development relates to existing and planned infrastructure.

What would success look like in 2050?

Specific:

What exactly do we want to achieve?

Measurable:

What would we count or track?

Time-bound:

By when? (2030 / 2040 / 2050)

Draft: "By [year], Novi will [achievement], measured by [indicator]."

2 Housing & Redevelopment

STRATEGIC ISSUES WE'VE HEARD:

- Utilizing mixed-use redevelopment as a housing strategy
- Reinvesting in aging neighborhoods
- Closing the housing production gap
- Ensuring affordability for the workforce and essential workers
- Missing-middle and lifecycle housing
- Balancing neighborhood character with needed change

Master Plan direction — Goal A. Ensure a wide range of attractive housing choices (Goal A) and pursue sustainable redevelopment of activity centers (Goal E).

What would success look like in 2050?

Specific:

What exactly do we want to achieve?

Measurable:

What would we count or track?

Time-bound:

By when? (2030 / 2040 / 2050)

Draft: "By [year], Novi will [achievement], measured by [indicator]."

3 Mobility & Transportation

STRATEGIC ISSUES WE'VE HEARD:

- Building on transit and microtransit momentum
- Completing the active mobility network
- Connecting inter-community pathways

Master Plan direction — Goal D. Support the full transportation network, including the development and enhancement of nonmotorized facilities and amenities.

What would success look like in 2050?

Specific:

What exactly do we want to achieve?

Measurable:

What would we count or track?

Time-bound:

By when? (2030 / 2040 / 2050)

Draft: "By [year], Novi will [achievement], measured by [indicator]."

4 Aging & Shifting Service Needs

STRATEGIC ISSUES WE'VE HEARD:

- Staffing for rising EMS demand from an aging population
- Reducing community risk
- Preparing for climate-related impacts
- Building social cohesion across cultures and generations
- Providing culturally responsive programming

Master Plan direction — Goal B. Build community identity through schools, parks, and culture (Goal B); promote welfare, health, and safety (Guiding Principle).

What would success look like in 2050?

Specific:

What exactly do we want to achieve?

Measurable:

What would we count or track?

Time-bound:

By when? (2030 / 2040 / 2050)

Draft: "By [year], Novi will [achievement], measured by [indicator]."

5 Long-term Funding

STRATEGIC ISSUES WE'VE HEARD:

- Addressing the growth-revenue gap
- Utilizing fiscal impact modeling as a planning tool

Master Plan direction — Goal E. Sustainable development for today and future generations (Goal E); use fiscal resources wisely (Guiding Principle).

What would success look like in 2050?

Specific:

What exactly do we want to achieve?

Measurable:

What would we count or track?

Time-bound:

By when? (2030 / 2040 / 2050)

Draft: "By [year], Novi will [achievement], measured by [indicator]."

Cross-Cutting Themes

These themes run through all five focus areas — not standalone chapters

01

Community Identity & Demographics

Multilingual community, social cohesion, school–city relationship, lifecycle belonging

02

Environmental Resilience & Sustainability

Stormwater capacity, green infrastructure, climate adaptation, departmental alignment

03

Public Safety & Emergency Services

Public safety facilities, evolving models for mental health response, integrated model, recruiting & retaining talent

04

Parks, Recreation, Arts & Cultural Assets

Community center question, culturally responsive programming, school collaboration

What Comes Next

Your continued involvement shapes the plan

June 24

SLT Workshop #2 & Community Workshop #2

Staff leadership team + community goal-setting. Police Training Center, 2:00–8:00 pm.

10 days

In-Person Visit Synthesis Memo

Summary of tonight's LRSPC session, SLT, and Community Workshop #2 distributed to committee.

July 20

Virtual Briefing & Engagement Update

LRSPC virtual briefing — 5:00–6:30 pm. Refined vision statement presented. Review of community workshop outcomes.

August TBD

LRSPC Workshop #4 — Plan Drafting

Virtual session. Goal refinement and initial plan narrative direction.

NOVI 2050

Thank you.

Tonight's work — the direction you set, the goals you draft — forms the foundation that the July and August sessions will build on.

cityofnovi.org/Novi2050 · [#Novi2050](https://twitter.com/Novi2050)

Draft Vision — Your Reactions

We're deciding on direction tonight, not exact wording. Complete this sheet on your own first, then we'll discuss as a group.

Options (Circle words or phrases that must stay.)	What's MISSING or off?
Option A - A City for Every Stage of Life In 2050, Novi works for every stage of life and every background — a true downtown, excellent schools, safe neighborhoods, inviting gathering spaces, quality services and infrastructure serving a multicultural community where everyone belongs.	
Option B - A City That Delivers In 2050, Novi is reliable by design — sound finances, well-maintained infrastructure, responsive services, and revitalized corridors — with no problems left for the next generation to inherit.	
Option C - A Thriving City with Character In 2050, Novi is a larger, more diverse city that still feels like Novi — new homes and new neighbors alongside, job opportunities, protected green space, lasting neighborhood character, and the schools and quality that drew people here.	

My starting preference (circle one):

Option A

Option B

Option C

Composite (mix)

...because:

Anything over-emphasized or under-emphasized across all three?

Vision Elements

Every stage of life — lifecycle, aging in place

Belonging & connection — gathering places, seeing yourself in the community

Accessibility & inclusion — open to everyone

Diversity — a multilingual, multicultural community

Housing — a home at every stage (lifecycle, missing-middle, affordable)

Growth & redevelopment — change on purpose; aging corridors into housing and activity, keeping neighborhood character

Downtown — a true, walkable downtown

Cultural spaces & civic life — places and institutions that bring people together

Mobility — connected, with options for those who don't drive

Schools, safety & quality — the assets that define Novi

Services & delivery — reliable, responsive, high-value; a city that keeps its promises

Infrastructure — reliable systems, well-maintained, climate-ready

Fiscal sustainability — revenue matched to the true cost of quality; nothing deferred to the next generation

Opportunity — room to thrive (jobs and prosperity)

Identity & retention — worth staying for, known for who it's become

Focus Area 1: Infrastructure

Strategic issues we've heard:

- Sustaining capital investment through the CIP millage
- Leveraging smart infrastructure and data-driven asset management
- Climate-informed infrastructure design

What would success look like in 2050?

Build it — SMART:

S — Specific What exactly do we want to achieve?	
M — Measurable How will we know we're making progress — what would we count or track?	
A — Achievable Is this realistic for Novi? What would it take?	
R — Relevant How does this connect to the vision / why does it matter?	
T — Time-bound By when? Milestones (e.g., 2030 / 2040 / 2050)	

Draft Goal Statement (one sentence):

Hint: "By [year], Novi will [specific achievement], measured by [indicator]."

Focus Area 2: Housing & Redevelopment

Strategic issues we've heard:

- Mixed-use redevelopment as a housing strategy
- Reinvestment in aging neighborhoods
- Closing the housing production gap
- Affordability for the workforce and essential workers
- Missing-middle and lifecycle housing
- Balancing neighborhood character with needed change

What would success look like in 2050?

Build it — SMART:

S — Specific What exactly do we want to achieve?	
M — Measurable How will we know we're making progress — what would we count or track?	
A — Achievable Is this realistic for Novi? What would it take?	
R — Relevant How does this connect to the vision / why does it matter?	
T — Time-bound By when? Milestones (e.g., 2030 / 2040 / 2050)	

Draft Goal Statement (one sentence):

Hint: "By [year], Novi will [specific achievement], measured by [indicator]."

Focus Area 3: Mobility & Transportation

Strategic issues we've heard:

- Building on transit and microtransit momentum
- Completing the active mobility network
- Inter-community pathway connections

What would success look like in 2050?

Build it — SMART:

S — Specific What exactly do we want to achieve?	
M — Measurable How will we know we're making progress — what would we count or track?	
A — Achievable Is this realistic for Novi? What would it take?	
R — Relevant How does this connect to the vision / why does it matter?	
T — Time-bound By when? Milestones (e.g., 2030 / 2040 / 2050)	

Draft Goal Statement (one sentence):

Hint: "By [year], Novi will [specific achievement], measured by [indicator]."

Focus Area 4: Aging & Shifting Service Needs

Strategic issues we've heard:

- Rising EMS demand from an aging population
- Community risk reduction
- Climate-related preparedness

What would success look like in 2050?

Build it — SMART:

S — Specific What exactly do we want to achieve?	
M — Measurable How will we know we're making progress — what would we count or track?	
A — Achievable Is this realistic for Novi? What would it take?	
R — Relevant How does this connect to the vision / why does it matter?	
T — Time-bound By when? Milestones (e.g., 2030 / 2040 / 2050)	

Draft Goal Statement (one sentence):

Hint: "By [year], Novi will [specific achievement], measured by [indicator]."

Focus Area 5: Long-term Funding

Strategic issues we've heard:

- The growth-revenue gap
- Fiscal impact as a planning tool

What would success look like in 2050?

Build it — SMART:

S — Specific What exactly do we want to achieve?	
M — Measurable How will we know we're making progress — what would we count or track?	
A — Achievable Is this realistic for Novi? What would it take?	
R — Relevant How does this connect to the vision / why does it matter?	
T — Time-bound By when? Milestones (e.g., 2030 / 2040 / 2050)	

Draft Goal Statement (one sentence):

Hint: "By [year], Novi will [specific achievement], measured by [indicator]."

NOVI 2050 STRATEGIC PLAN

Community Workshop #2

Vision & Goals

Wednesday, June 24, 2026 · 6:00–8:00 PM

Police Training Center · 45125 W. 10 Mile Rd · Novi

**NOVI
2050**

WHERE WE ARE

Our community has 360+ voices shaping this plan. Tonight we react to what the committee drafted.



TONIGHT'S THREE JOBS

These are early drafts. Your reactions shape what gets refined at the July 20 LRSPC briefing.

1

The Vision

Does this capture Novi in 2050?

React to the draft vision direction. What resonates — and what's missing?

2

Goals Gallery Walk

Prioritize & mark the gaps

Carry a persona card through five goal stations. Use your three dots. Leave green and pink stickies.

3

The Lifelong Test

Who does each goal serve?

Back at your table: which goal matters most for Novi — and who gets left out by 2050?

1

The Vision (draft)

In 2050, Novi is a welcoming community where people of all cultures, ages, and abilities come together and want to stay — because we designed it that way.

Well-cared-for neighborhoods, parks, and natural spaces; services that residents count on and expect; and businesses built on innovation and talent provide a purposeful, forward-thinking foundation for generations to come.

ACTIVITY 1 · THE VISION

We're reacting to direction tonight — not the final words. Work this individually, then we'll share.

1

**What resonates —
what must stay?**

*Jot your thoughts —
we'll share as a group.*

2

**What's missing or
isn't quite right?**

*Jot your thoughts —
we'll share as a group.*

3

**Does it speak to
your stage of life?**

*Jot your thoughts —
we'll share as a group.*



2

Goals Gallery Walk

Prioritize & mark the gaps — through the eyes of a real Novi resident.

MEET YOUR RESIDENT FOR TONIGHT

GENERATION PROFILES (blue card)

BARBARA Age 82 → 2050: age 106
Silent Gen · Lifelong Novi resident

TOM Age 66 → 2050: age 90
Baby Boomer · Retired auto-tech leader

KEIKO Age 45 → 2050: age 69
Gen X · Engineering project manager

SWATHI Age 32 → 2050: age 56
Millennial · UX designer, renter

MARCUS Age 21 → 2050: age 45
Gen Z · OCC student, part-time retail

ASHER Age 8 → 2050: age 32
Gen Alpha · 3rd grader, future Novi-an

LABOR PROFILES (yellow card)

EDWARD Age 23 → 2050: age 47
Certified Nursing Assistant · Healthcare

LAUREN Age 33 → 2050: age 57
Registered Nurse · Healthcare

MARY Age 37 → 2050: age 61
Sr. Financial Analyst · Transportation

JOHN Age 41 → 2050: age 65
Consumer Strategist · Auto Manufacturing

JUDY Age 60 → 2050: age 84
Teacher · Education

SURESH Age 54 → 2050: age 78
Mfg. Engineer · Manufacturing

You carry one resident's perspective tonight. Picture who they'll be in 2050 — and test each goal through their eyes.

ACTIVITY 2 · HOW THE GALLERY WALK WORKS

Five goal stations around the room:

Infrastructure

Housing &
Redevelopment

Mobility &
Transportation

Aging &
Service Needs

Long-Term
Funding

A

Place your dots

3 dots total across all five boards

Put a dot where getting the goal right matters most for Novi's future. Three dots — choose how to spread them. Stack them all on one board if you feel strongly.

B

Leave a green sticky

What's strong here — must stay?

What about this goal is already on the right track? Write it and stick it on the board.

C

Leave a pink sticky

What's missing — who gets left out?

Through your persona's eyes in 2050: what's missing from this goal — or who does it leave behind? Name the person.



3

The Lifelong Test

Which goal matters most — and who does Novi still need to reach?

ACTIVITY 3 · THE LIFELONG TEST

You each carried one resident. As a table, you now hold several — from Asher at 8 to Barbara in her hundreds. Use them.

Where's the biggest gap?

Across all five goals, which persona or group of people is not well served by 2050? Name them.

If Novi could fully deliver only ONE goal by 2050, which one — and why?

Infrastructure
Housing & Redevelopment
Mobility & Transportation
Responsive Services
Long-Term Funding

What's missing from the whole set?

One thing the five goals collectively don't yet address.

Each table: 90 seconds to report your #1 goal and biggest life-stage gap. Name the persona.

Thank you.

Stay connected and share your perspective.

cityofnovi.org/Novi2050

NOVI 2050



Take the next survey

- Community Identity
- Housing

Community Workshop #2 — Vision & Goals

Wednesday, June 24, 2026 · Police Training Center · Novi 2050 Community Strategic Plan

Part A — The Vision: Does This Capture Novi in 2050?

We're reacting to direction tonight, not final words. Work this sheet on your own first — then we'll talk as a group.

The committee's draft vision direction (from June 23):

In 2050, Novi is a welcoming community where people of all cultures, ages, and abilities come together and want to stay — because we designed it that way. Well-cared-for neighborhoods, parks, and natural spaces; services that residents count on and expect; and businesses built on innovation and talent provide a purposeful, forward-thinking foundation for generations to come.

1. What resonates with you — what must stay?

2. What's missing or isn't quite right?

3. Does this speak to someone at *your* stage of life? What would make it fit?

Part B — The Lifelong Test (table discussion)

You each carried one resident. As a table, you now hold several — from Asher at 8 to Barbara in her hundreds. Use them.

1. Across the five goals, where is your table's biggest gap — a persona or group not well served by 2050?

2. If Novi could fully deliver only ONE of these five goals by 2050, which one — and why?

Circle one: **Infrastructure**

Housing & Redevelopment

Mobility & Transportation

Responsive Services

Long-term Funding

because...

3. One thing missing from the whole set of goals:

Novi convention center owner's mega development proposal grows to \$400M-plus with added housing



Mayor and Council –
Please see a recent article regarding the potential project on Grand River between Beck and Taft roads. Additionally, the supporting media packet is also included.
- Victor

An aerial rendering of the \$407 million Novi City West development proposal. (Geis Cos.)

By Kirk Pinho

June 29, 2026 01:56 PM EDT

The cost of a large-scale development proposal in Novi has grown by more than 50% as more housing is added to the mix.

Novi City West, an effort spearheaded by Blair Bowman Sr., owner of the nearby Vibe Credit Union Showplace convention center, is now expected to cost \$407 million. That's up from \$270 million due to the addition of hundreds of housing units to the plan for the Grand River Avenue, Beck Road and Interstate 96 area.

In all, the proposed development would include multiple components — a hotel, apartments, townhouses, condos and dining options, among other features — spread across some 50 or so acres west of the 600,000-square-foot Vibe Credit Union Showplace, formerly Suburban Collection Showplace.

There would be some 320 multifamily units built as part of a project called North Grand.



A rendering of mixed-use buildings and neuro-inclusive condominium units that are a part of a \$407 million Novi City West development proposal. (Geis Cos.)

Additionally, there would be some 200 units of neuro-inclusive condominiums for people with intellectual and developmental disabilities to be developed by Plymouth-based Three Oaks Communities. That project, dubbed Novi Oaks, would be the second such community in the region that Three Oaks is developing, along with the \$30 million-\$35 million, 55-unit Auburn Oaks project that [kicked off construction earlier this month](#) off of Auburn Road in Rochester Hills.

Substantial portions of the overall Novi City West vision are contingent upon lawmakers expanding the Transformational Brownfield Program, a large-scale public incentive that has pushed major development and redevelopment projects in Detroit and elsewhere across the financial finish line.

[Some lawmakers have sought](#) to more than double the program's \$1.6 billion cap to \$3.5 billion, and double the annual limit on post-construction tax captures — things like sales taxes on goods and services at a redeveloped site, as well as income tax captures for people living and working there — from \$80 million to \$160 million. Recently, Michigan Speaker of the House Matt Hall has said he's [open to expanding the program](#) in conjunction with property tax cuts as part of state budget negotiations.



A rendering of retail and multifamily residential buildings that are a part of a \$407 million Novi City West development proposal. (Geis Cos.)

Bowman said that without the TBP funding, a proposed 225-room Cambria Hotel for the convention center would not move forward, the North Grand project would either be scrapped entirely or substantially scaled back, and other portions of the effort may be reduced in scope.

“This is the ultimate but-for situation,” Bowman said Monday. “This type of program is critical for us.”

He declined to say how much in TBP funding the projects anticipate seeking, although Crain’s has previously reported it at between \$100 million and \$200 million.

Other components of Novi City West include:

- A 5,000-square-foot restaurant
- A pedestrian bridge and connected pathways
- Indoor/outdoor entertainment, recreation and dining space
- A 20,000-square-foot mixed-use building with office and retail space
- A community center and retail space with 30 multifamily units on top
- A townhouse development with 112 for-sale units
- 106 units of multifamily housing in a development called Central Park South

[Crain’s reported in May 2025](#) that some of the property the development would sit on had previously been home to heavy industrial use and road-building companies, serving as a contractor yard during the construction of I-275. About a dozen dilapidated structures need to be torn down or rehabbed, the land requires environmental cleanup, Crain’s reported a year ago.

Last week, the Michigan Strategic Fund signed off on [more than \\$270 million in Transformational Brownfield Program funding](#) for the proposed redevelopment of the former

Lakeside Mall in Sterling Heights into a massive complex with multiple types of housing and retail space as part of its first phase.



A rendering of a Cambria Hotel that's a part of a \$407 million Novi City West development proposal. (Geis Cos.)

FOR IMMEDIATE RELEASE – JUNE 28TH 2026

Novi City West Transformational Brownfield Plan Expands to More Than \$407 Million in Proposed Investment

Expanded Vision Adds Neuro-Inclusive Community, New Mixed-Use Development, and Brings Total Master Plan to 11 Transformational Projects

NOVI, Mich. — The proposed Novi City West Transformational Brownfield Plan has expanded significantly, growing from approximately **\$270 million** in planned investment to **more than \$407 million** across an integrated master plan consisting of **11 transformational development projects** along the Grand River Corridor adjacent to the Vibe Credit Union Showplace.

The expanded vision introduces two major new developments while reinforcing the project's commitment to creating a vibrant, connected destination for residents, visitors, businesses and the convention industry.

Among the newest additions is **Novi Oaks**, a partnership with the Three Oaks Development Group that will bring an estimated **\$70 million investment** to the south side of Grand River Avenue. The development will feature approximately **200 neuro-inclusive condominium units**, a dedicated community center, neighborhood retail, and thoughtfully designed spaces that foster accessibility, inclusion and community.

The addition of Novi Oaks prompted a strategic repositioning of another major component of the master plan. The previously announced specialty grocer-anchored mixed-use development has been relocated to the north side of Grand River, where it will become **North Grand**. The development will include more than **320 multifamily residential units**, specialty grocery and retail space, and a proposed circulation road designed to improve traffic flow and accessibility throughout the district.

Together, the expanded developments increase housing diversity while creating multiple residential options to help meet the growing needs of the region.

A defining feature of the Novi City West vision remains its commitment to connectivity. The north and south sides of Grand River will be linked by a robust safe pedestrian connection between neighborhoods, entertainment destinations, hotels and the convention district. More than **three miles of pedestrian and bicycle pathways** are planned throughout the development, encouraging walkability while creating opportunities for future expansion as the district continues to evolve.

The broader Novi City West plan now includes:

- 11 integrated development projects
- More than \$407 million in proposed private investment
- Approximately 750 new residential units across multiple housing types
- Neuro-inclusive housing and community amenities
- Mixed-use retail and neighborhood commercial space
- A specialty grocery destination
- Extensive pedestrian and bicycle infrastructure
- New roadway improvements to enhance circulation and mobility
- Future-ready development sites that allow the district to continue growing into a regional destination for entertainment, hospitality and community gathering.

At the center of the master plan remains the proposed **225-key convention hotel**, developed in partnership with **Choice Hotels** under the Cambria Hotels brand. The hotel is a cornerstone of the overall vision and is made possible through the continued support of Michigan's Transformational Brownfield Program.

The overall development is designed to complement the City's newly adopted City West zoning vision while strengthening the convention and hospitality district surrounding the Vibe Credit Union Showplace. Today, the Showplace generates more than **\$1 billion annually in economic and fiscal impact** for the region and the State of Michigan. Upon completion, the Novi City West development is projected to generate an additional **more than \$400 million in annual economic impact**, further establishing Novi as one of the Midwest's premier destinations for conventions, tourism, entertainment and mixed-use development.

"As we await the results of the legislative process in Lansing, with optimistic beliefs that the Transformational Brownfield Program will be robustly recapitalized, we are pleased to provide this update on our major redevelopment plans for the Grand River Corridor adjacent to the Vibe Credit Union Showplace," **said Blair M. Bowman Sr.** "Since our original announcement, our team has continued refining the vision, expanding the development from approximately \$270 million to more than \$407 million in planned investment. We are especially excited to welcome Three Oaks Development Group to the project with the introduction of Novi Oaks, a truly meaningful addition that reflects our commitment to creating an inclusive community while continuing to build a destination unlike anything else in the region."

“We are very excited about the opportunity to develop a neuro-inclusive neighborhood as part of Blair Bowman’s creative and inspirational mixed-use vision for City West and strongly believe that integrating all of the proposed uses along Grand River will provide substantial benefits for our future homeowners as well as all of the other stakeholders.” – **Bill Godfrey, Co-Founder Three Oaks Communities**

"For more than 20 years our group has owned this marquee 22-acre site on Grand River, waiting for the right vision to come along — and Blair Bowman and his partners have delivered it. We're excited to be part of this visionary project, which brings new multifamily residences, a hotel, and a range of mixed-use development together into a true corridor revitalization. It extends the economic engine the Vibe Credit Union Showplace has been for our region and state and delivers a generational improvement to a community we've believed in for two decades."- **Owner Representative of North Grand Parcel - Marc Weinbaum, Detroit Development Company**

Bowman also said they continue to work in detail with community stakeholders, both the County and the City.

“We’re proud to see public and private partners coming together to advance the vision for City West Novi and the Grand River Corridor. Transformational projects like this strengthen communities by creating new opportunities for housing and business growth while building the vibrant, connected places where people want to live and work.” - **Oakland County Executive Dave Coulter**

The development team looks forward to presenting the updated Novi City West master plan to the Novi City Council on **July 13**, as the team continues working toward implementation of this transformational vision for the City of Novi and the State of Michigan.

Media Contact

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Three Oaks Communities

Three Oaks Communities ("TOC") is the first private developer in the United States to build neuro-inclusive neighborhoods that include homes for sale to neurotypical homebuyers as well as adults with intellectual and developmental disabilities ("IDD") and their families. TOC's unique development concept also includes a robust, multi-layered, consumer-directed supports model to serve the IDD residents (see above) and is aligned with the U.S. Department of Health and Human Services guidance for home and community-based services, promoting greater independence, autonomy, choice, privacy, dignity, respect, and community integration for all of our IDD homebuyers.

The Company's first neuro-inclusive neighborhood ("Maple Oaks") was developed and completed in Saline, Michigan during 2017-22. The new neighborhood of thirty-four (34) homes was financed by private investors and local lenders and was built by local contractors. More than 50% of the homes were pre-sold before groundbreaking; the balance were pre-sold over the following eight months. Approximately 33% of the homes were purchased by IDD adults, their families, caregivers, and other homebuyers with school-age IDD children; the remaining 67% were purchased by active adults, first-time homebuyers, young families, and other NT homebuyers who embraced the opportunity to live in a neuro-inclusive neighborhood with IDD neighbors.

TOC currently has four (4) neuro-inclusive neighborhoods under construction and in the development process, including Walton Oaks and Auburn Oaks in Rochester Hills, MI, Magnolia Oaks in Middletown Township, NJ, and most recently, **Novi Oaks in Novi, MI.**

"We are very excited about the opportunity to develop a neuro-inclusive neighborhood as part of Blair Bowman's creative and inspirational mixed-use vision for City West and strongly believe that integrating all of the proposed uses along Grand River will provide substantial benefits for our future homeowners as well as all of the other stakeholders."

**Bill Godfrey, Co-Founder
Three Oaks Communities**

TOC Principals

The principals of Three Oaks are William J. Godfrey, John E. Zdanowski, and Bruce A. Michael. Together, they have more than 100 years of combined real estate experience and have been involved in more than \$1,000,000,000 of real estate finance, acquisition, management, development, construction, and sales transactions throughout Michigan and the United States.

William J. Godfrey – Principal and Co-Founder

Mr. Godfrey is a Partner and Co-Founder of Three Oaks Communities. He has substantial expertise in real estate acquisition, development, finance, leasing, and management. During his successful 41-year career in the real estate industry, Mr. Godfrey has been an investor, general partner, developer, asset manager, property manager, and senior executive for several real estate investment firms including his own. From 1985 - 1994, Mr. Godfrey served as a senior executive for Balcor-American Express (Chicago), The Related Companies (New York), and McKinley Associates (Ann Arbor). Related and McKinley are two of the fifty largest multifamily apartment owners/managers in the United States. While at McKinley, Mr. Godfrey also formed One Eleven, Inc. in 1992 to acquire, renovate, and manage multifamily student housing next to the University of Michigan campus with his investment partners. In 2003, as their student apartment portfolio grew, Mr. Godfrey and two of his partners formed Three Oaks Group LLC to consolidate and expand their real estate investment portfolio. By the end of 2007, Three Oaks Group and its affiliates (the "Companies") had acquired and/or developed more than 1,100,000 square feet of commercial and multifamily real estate in Michigan including the historic Waters, Trust, Ledyard, and Riverview Center Buildings in downtown Grand Rapids, MI. During 2010-17, the Companies sold most of its commercial portfolio while continuing to own and manage its residential portfolio and creating Three Oaks Communities to build inclusive neighborhoods such as Maple Oaks in Saline, Michigan. Mr. Godfrey earned his B.A. in Political Science from the University of Michigan in 1982.

John E. Zdanowski ("JZ") – Principal and Co-Founder

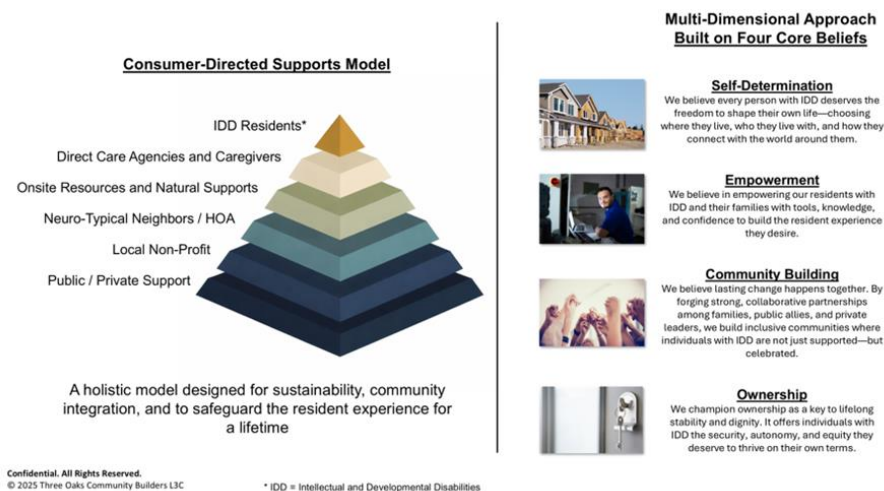
Mr. Zdanowski is a Principal and Co-Founder of Three Oaks Communities. He is also a Partner in Three Oaks Group LLC, where he has been active in real estate since 1998 as an investor, general partner, developer, asset manager, property manager and has led full scale renovations of numerous residential and commercial properties in Michigan. These efforts included recognition by the cities of Ann Arbor and Grand Rapids, Michigan for his work on various historic renovation projects. Prior to joining Three Oaks, Mr. Zdanowski was employed by Microsoft Corporation for 11 years, retiring with distinction in August 2001. At Microsoft, Mr. Zdanowski successfully built, launched, and managed numerous business units as well as several high-level strategic development projects for the company's largest corporate accounts, and received the Central Region Manager of the year award in 1997. Mr. Zdanowski earned his B.A. in Accounting and Financial Administration from Michigan State University in 1983 along with his CPA certificate in 1986.

Bruce A. Michael – Principal and Co-Founder

Mr. Michael is a Principal and Co-Founder of Three Oaks Communities. He has over 40 years of experience in the residential and commercial real estate development industry, including leadership roles with some of the largest national apartment and home builders in the United States. Throughout his career, Mr. Michael has been directly responsible for all aspects of the development process, including feasibility analysis, due diligence, pre-development, architectural design, engineering, site planning, public entitlements, budgeting, finance, site acquisition, horizontal and vertical construction, property/asset management, and documentation. Including Maple Oaks, Mr. Michael has been directly involved in the development of more than 1,000 homes in Michigan. He earned his B.S. in Natural Resources Management in 1977 and his Masters in Urban Planning in 1980 from the University of Michigan.

Walton Oaks and Auburn Oaks

In a pioneering move towards greater inclusivity and community integration, TOC is developing two new neuro-inclusive neighborhoods in Rochester Hills, MI. Neuro-inclusive neighborhoods include homes for sale to neurotypical homebuyers as well as homebuyers with intellectual and developmental disabilities (IDD). The new neighborhoods, "Walton Oaks" and "Auburn Oaks," will provide much needed integrated housing and support services for IDD homebuyers. Walton Oaks and Auburn Oaks will be the second and third neuro-inclusive neighborhoods developed in Michigan. TOC developed the first neuro-inclusive neighborhood in the United States in Saline, Michigan during 2017-22. TOC neighborhoods also include a robust, multi-layered, consumer-directed support system that allows IDD homeowners to live more independently surrounded by neighbors who welcome them:



Walton Oaks

Walton Oaks is located off Walton Boulevard across the street from Oakland University between Adams Road and Squirrel Road and will include eleven (11) single-family homes. Three (3) of the homes are being purchased by IDD homebuyers through the purchase of eleven (11) individual suites within the homes. Several IDD homebuyers are buying additional suites in their homes to lease to other IDD residents. We estimate that 75% of the IDD residents at Walton Oaks will be at or below 30% of the area's median income. All IDD homes at Walton Oaks have been pre-sold to IDD homebuyers and have recorded deed restrictions requiring the homes to be occupied by IDD residents in perpetuity. Walton Oaks secured final public approvals and approximately \$6,000,000 of private and public financing commitments during 2024-26 from First State Bank, the Oakland County Housing Trust Fund, private equity investors, and the Michigan State Housing and Development Authority (MSHDA) via the Community Housing Network (CHN) IHAPP grant program. Three Oaks Communities anticipates completing land development and beginning vertical construction at Walton Oaks in July 2026.

Auburn Oaks

Auburn Oaks is located off Auburn Road between Adams Road and Crooks Road and will include a mix of forty-four (44) condominiums, nine (9) single-family homes, and five (5) townhomes. IDD homebuyers are purchasing seventeen (17) of the condominiums and two (2) of the single-family homes through the purchase of six (6) individual suites within the homes. Several IDD homebuyers intend to lease bedrooms and suites to other IDD residents. We estimate that 75% of the IDD residents at Auburn Oaks will be at or below 30% of the area's median income. All IDD condos and suites have been reserved and have recorded deed restrictions requiring them to be occupied by IDD residents in perpetuity. Auburn Oaks secured final public approvals in Q4 2025 and secured approximately \$16,000,000 of private and public financing commitments during 2024-26 from F&M Bank, the Oakland County Housing Trust Fund, private equity investors, and the Michigan State Housing and Development Authority (MSHDA) via the Community Housing Network (CHN) IHAPP grant program. Three Oaks Communities intends to begin land development in July 2026.

TRANSFORMATIONAL BROWNFIELD PLAN

CORRIDOR MASTERPLAN
13 Related Projects all Supporting a

New 225 Key Convention Center Hotel

Additional Elements Update
&
Project Overview

vibe credit union
showplace



GRAND RIVER REIMAGINED

NOVI CITY WEST

EXISTING
HENRY
FORD
HEALTH+

INTERSTATE 96

EXISTING
vibe credit union
showplace

EXISTING
HYATT
PLACE

EXISTING
CENTRAL PARK ESTATES
TOWNHOMES

BECK RD

GRAND RIVER AVE

LEGEND

NEW DEVELOPMENT

EXPANSION

PEDESTRIAN CONNECTION

KEY PLAN



- 1 • CAMBRIA HOTEL
Hospitality • 225 Rooms
- 2 • RESTAURANT
Dining
- 3 • PEDESTRIAN BRIDGE
Part of City/CIA Local Participation
- 4 • FARM TO TABLE & THE MIX
Dining & Recreation Entertainment Center
- 5 • OFFICE
New Office Space
- 6 • MIXED-USE
Workforce Housing • Community • Retail
- 7 • THREE OAKS COMMUNITY
Neuro-Inclusive Residential Development
- 8 • PULTE TOWNHOMES
Townhome Development
- 9 • MULTI-FAMILY RESIDENTIAL
Market Rate Development • 220 Units
- 10 • GROCERY STORE
40,000 SF Grocer
- 11 • MULTI-FAMILY RESIDENTIAL
Market Rate Development • 100 Units
- 12 • CENTRAL PARK SOUTH
Market Rate Development • 106 Units

vibe credit union
showplace

GEIS
COMPANIES

Additional Elements

Project # 5, 6, 7 – “Novi Oaks” 200 Unit Neuro Inclusive Condominiums
Mixed Use & Community Center buildings

Additional Elements



**Project(s) #9, #10, #11 – Specialty Market Anchored Retail
& 320 Unit Multi-Family Residential**

Total Project Overview

GRAND RIVER REIMAGINED – NOVI CITY WEST

Overall Project(s) Narrative

Project #1 – Cambria Hotel: 225 Key Convention Center Hotel. Includes rooftop event space adjacent to Vibe Credit Union Showplace.

Project #2 – Finer Dining Restaurant: 5,000 sq ft destination dining experience

Project #3 – Pedestrian Bridge & Connected Community Pathways: A goal of Novi City West is to provide walkability and connectivity throughout the entire corridor.

Project #4 – Farm to Table Restaurant and The Mix : A combination of indoor/outdoor entertainment, recreation, and dining space. Providing the community and patrons of the Showplace distinct entertainment and dining options.

Project #5 – Mixed Use Building : 20,000 sq ft Office/Retail Mixed Use Building

Project #6 – Mixed Use Community Center/Retail/Residential: 30 Multi Family Units above retail and community center serving the Novi Oaks Development

Project #7 – Novi Oaks: 200 Unit Neuro Inclusive Condominiums developed by Three Oaks

Project #8 – Pulte Development: 112 Townhouse for-sale Units

Project #9 – “North Grand”: 220 Unit Multi Family Residential

Project #10 – “North Grand”: Specialty Grocer Anchored retail

Project #11 – “North Grand”: Multi-Family Residential: 100 Unit Multi Family Residential

Project #12 – Central Park South: 106 unit multi-family housing

Updated Project Renderings

Project #1 – Cambria Hotel



Project #2 – Finer Dining Restaurant



Project #4 – The Mix & Farm to Table Courtyard



Project #4 – NE Elevation



Projects #5, 6, 7 – Office/Retail & Mixed Use



Project #7 – Three Oaks Community



Project #8 – Pulte Townhomes



Projects #9, 10, 11 – Market & Multi-Family



Project #12 – Central Park South



Development Partners

Blair M. Bowman Sr. & Related Entities

Servman LLC, SEMAS LLC, Novi Mile LLC, WixMix LLC, Central Park LLC

Upfront Hospitality

Jarod & Abby Gadbow/Culinary Team

Three-Oaks Communities

Neuro-Inclusive Neighborhoods

Pulte Group

Townhomes Development

Choice Hotels

Cambria Hotel

Design Professionals

Atwell Hicks – Geis Construction – Plante Moran

Quotes on Expanded Development

“As we await the results of the legislative process in Lansing, with optimistic beliefs that the Transformational Brownfield Program will be robustly recapitalized, we are pleased to provide this update on our major redevelopment plans for the Grand River Corridor adjacent to the Vibe Credit Union Showplace,” said Blair M. Bowman Sr. “Since our original announcement, our team has continued refining the vision, expanding the development from approximately \$270 million to more than \$407 million in planned investment. We are especially excited to welcome Three Oaks Development Group to the project with the introduction of Novi Oaks, a truly meaningful addition that reflects our commitment to creating an inclusive community while continuing to build a destination unlike anything else in the region.”

– **Blair M. Bowman Sr.**

“We are very excited about the opportunity to develop a neuro-inclusive neighborhood as part of Blair Bowman’s creative and inspirational mixed-use vision for City West and strongly believe that integrating all of the proposed uses along Grand River will provide substantial benefits for our future homeowners as well as all of the other stakeholders.” – **Bill Godfrey, Co-Founder Three Oaks Communities**

"For more than 20 years our group has owned this marquee 22-acre site on Grand River, waiting for the right vision to come along — and Blair Bowman and his partners have delivered it. We're excited to be part of this visionary project, which brings new multifamily residences, a hotel, and a range of mixed-use development together into a true corridor revitalization. It extends the economic engine the Vibe Credit Union Showplace has been for our region and state and delivers a generational improvement to a community we've believed in for two decades.” - **Owner Representative of North Grand Parcel - Marc Weinbaum, Detroit Development Company**

“We’re proud to see public and private partners coming together to advance the vision for City West Novi and the Grand River Corridor. Transformational projects like this strengthen communities by creating new opportunities for housing and business growth while building the vibrant, connected places where people want to live and work.” - **Oakland County Executive Dave Coulter**

Former Quotes

Visit Detroit - Claude Molinari President & CEO of Visit Detroit

- “The proposed development of the Novi City West project would be a gamechanger for the city of Novi, Oakland County and the Southeast Michigan region, Vibe Credit Union Showplace is a tremendous community asset, with venue resources to host industry-leading meetings, conferences, and events. But the lack of on-site hotel rooms prevents the facility from securing many of the events that would lead to greater economic impact and community engagement.”
- “In addition, Novi’s Grand River Corridor is an ideal location to create a bustling mixed-use development with new restaurants and entertainment offerings, not only for visitors and eventgoers, but also community residents. This project has the full support of Visit Detroit and the Detroit Sports Commission.”

Oakland County - Oakland County Executive Dave Coulter

- “The Vibe Credit Union Showplace is one of Oakland County’s most important tourism and event venues, drawing millions of visitors each year to Southeast Michigan. A new headquarters hotel, as part of a mixed-use development, would significantly expand its capacity to host national events, boosting local jobs and visitor spending. We see strong potential in the proposed City West development and look forward to exploring every available tool to help advance this transformational project.”

City of Novi – Justin Fischer – Mayor of Novi

- “While still in the preliminary stages, the proposed development within Novi’s newly created City West zoning district represents an exciting, strategic opportunity—not only for our city, but for the entire region. This visionary project, centered around the Vibe Credit Union Showplace, builds on one of our community’s most dynamic assets and creates a powerful engine for tourism, economic growth, and regional prominence.”
- “With the addition of a flagship hotel and complementary mixed-use offerings, the potential exists to elevate Novi as a premier destination for national conferences and major events. Projects of this scale require true collaboration and we look forward to working with regional, county and state partners to bring this transformational investment to life and unlock the full potential of the extraordinary Grand River Avenue corridor.”

Farm to Table Restauranters – Jared & Abby Gadbow, Owners of Upfront Hospitality

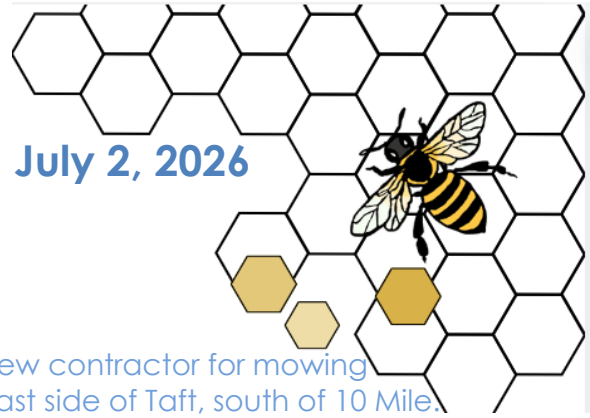
- “Having cultivated Oak & Reel for the past five years, we’re incredibly excited to embark on a new chapter in Novi. We look forward to extending our commitment to unparalleled quality and detail, becoming a vibrant part of this growing corridor and serving a new community through our partnership with City West.

Cambria Hotel – Mark Shalala, Senior Vice President Development, Choice Hotels International - Upscale brands

- “We are excited that Cambria has been selected to be the new convention center hotel at the Suburban Collection Showplace. A homegrown brand of Choice Hotels International, Cambria, with locations in more than 75% of the top 100 markets in the U.S., offers guests an approachable yet sophisticated and modern stay, which seamlessly fits in with the overall plans for Novi City West. We are excited to be included in this critical Transformational Brownfield Program and even more enthusiastic to play a part in the development of the Grand River Corridor.”

Buzz Report

July 2, 2026



Hot Topics:

- **ROW Mowing on Taft, South of 10 Mile**

Per the [Council item](#) at the June 22nd meeting, we have a new contractor for mowing Activities. One site that needs attention is the ROW on the east side of Taft, south of 10 Mile. The new contractor will be addressing that area ASAP.

- **Start of 2026 NSRP and Associated Tree Removals**

As the 2026 Neighborhood Sidewalk Repair Program (NSRP) gets underway, tree markings have begun and sidewalk panels included in the program will be marked soon.

Community Relations, in coordination with the Department of Public Works (DPW), will be sending 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.

In addition to the letter, the DPW team will stick to the following communications process as closely as possible:

- Approximately 3 weeks prior to work beginning: Yellow yard signs will be placed at the ends of the work zone.
- Approximately 3 weeks prior to work beginning: Yellow door hangers will be placed at homes with sidewalk panels that are going to be replaced.
- As needed: A green and white Street Tree Removal door hanger will be placed at addresses with a City-owned tree that has been determined to have contributed to the damage to the existing sidewalk and is scheduled to be removed.

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/>

- **Flock Camera Concerns**

City staff have seen a recent increase in resident concerns regarding Flock Automated License Plate Reader (ALPR) cameras. The City has had several Flock 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](#).

- **Food Waste/Compost Bins**

The Food Scrap Composting Program is now active! Collection Bins, alongside instructional signage regarding what [acceptable materials](#) have been placed at the rear parking lot for Ella Mae Power Park. Some issues have been identified with the current placement and so a relocation within the Civic Center campus is being considered. Our account manager from [My Green Michigan](#) has confirmed that our collection/service day going forward will be Tuesdays. Two bins have now also been placed at MSU Tollgate Farm. Social Media posts and other educational promotion is planned in addition to the dedicated webpage: <https://cityofnovi.org/trash/food-scrap-composting-program/>



- **Work Hours Variance for Beck Rd Construction**

The contractors for the Beck Road (between 11 Mile and Grand River Ave) construction project recently applied and were approved for a work hours variance that allows their construction crews to perform concrete roadway operations from at 6:00am to 9:00pm, and concrete saw relief operations from 7:00pm to 7:00am. This variance allows them to circumvent some of the hurdles presented by high-volume/rush-hour traffic and forecasted severe weather and high heat. Ultimately, it will help maintain consistent concrete delivery, avoid quality impacts and complete the paving operations within the safest and most efficient time frame.

- **Villa Barr Pathway Project**

Due to the dry Spring, the contractor is planning to begin the Villa Barr pathway paving and extension project the week of June 17th. It is anticipated to take 1-2 weeks to complete. [The pathway has been poured and work should be complete soon. Soft surface restoration is happening simultaneously with the pathway work.](#)



Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. Mainline pipe is now installed, tested and officially back on line. Crews are now focused on preparations for the 14 Mile Road restoration. The new concrete curb and gutter have been poured between East Lake Drive and Novi Road. This week, the contractor will be alternating construction of the entrances to the Maples of Novi (Centennial and Wakefield Drives), closing one at a time. Also, they will begin reconstruction of the Haverhill Farms entrance, Kingswood Boulevard, by building and closing one-half at a time.

<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](#)

- **Nagase America, LLC**

The Mobility Solutions office for Nagase America moved this spring from Novi's Crystal Glen Office Centre (9112 sq ft), near Eight Mile and Haggerty, to the 211 West Fort St. office tower in downtown Detroit. According to an [article in MSN](#), 25 employees will work in the new Detroit office.

- **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. The hearing was continued and City Council will most likely see the project sometime in June/July if the applicant intends to proceed.
- **Hotels at the Adell Center**
The two remaining hotels at the Adell Center are working to post financial guarantees and schedule pre-construction meetings. A Home 2 Suites (5-story hotel with 141 rooms) and a TownePlace (5-story hotel with 129 guest rooms). **[A pre-construction meeting was held for the Home 2 Suites on July 1st.](#)**
- **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. Awaiting submission of Final Site Plan for 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 is now deciding on next steps.
- **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. Awaiting submission of a revised Final Site Plan for 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.
- **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. Permits have been issued and work is underway. *Estimated Completion Date: Summer 2026*
- **Novi 10** - 10 Mile and Novi Road
The applicant for the proposed development at 10 Mile and Novi Road has returned with a revised concept for their proposal. The drafting of their PRO agreement is underway.
- **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 so a special land use approval will come before council for a decision). They last went before City Council on [February 23rd](#) for a tentative approval of their PSLR Agreement and Concept plan. Drafting of the agreement is underway.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued. *Estimated Completion Date: July 1, 2026*
- **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. Permits issued and rough inspections are underway. *Estimated Completion Date: Late 2026*
- **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. Construction continues for all 3 future tenants. *Estimated Completion Date: August 1, 2026 (for Dicks House of Sport)*

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.



2026 WEEKLY CONSTRUCTION UPDATE

June 30 through July 6

*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: Dan's Excavating, Inc.

Start: April 15, 2025

End: November 15, 2026

Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates <https://www.cocweb.org/668/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 Galway Drive.**

Traffic Control/Detours: Pg 4 of 9 - Detour map attached as an appendix

Phase 3 - the contractor will maintain one-way, southbound traffic only. Northbound traffic will be detoured to Beck, 10 Mile, and back to Novi Road.

Work Status:

Construction, closure and detour started on Monday, March 30th. Although, dodging existing utilities along the southbound side slowed progress, the contractor was able to complete the storm sewer, new concrete curbing, and paving of the first two leveling courses of new asphalt. The contractor expects to flip traffic onto the newly paved southbound lanes after the holiday and begin removals on the northbound side.

Project: **BASE LINE OR 8 MILE ROAD/CSX RAILROAD BRIDGE DECK REPLACEMENT**

Prime Contractor: E.C. Kornfeil Co.

Start: March 2, 2026

End: August 15, 2026

Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates <https://www.wcdps.org/231/12-Mile-Road-Nowi-Road-to-Farmington-Road>

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: Pg 5 of 9 - Detour map attached as an appendix

8 Mile Road will be completely closed in both directions at the CSX/Lake State Railway bridge for the full duration of the project. The detour for westbound traffic will be Haggerty Road, south to 6 Mile Road, to Beck Road, and back to 8 Mile Road. Eastbound traffic will be in the reverse.

Work Status:

The closure and construction began on Monday, March 2nd. The contractor is progressing well and expects to have the bridge reopened by mid-August.

Project: **12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)**

Prime Contractor: Cadillac Asphalt, LLC

Start: July 1, 2026

End: October 30, 2027

Consultant: Internal RCOC Design and Inspection Staff

Description: <https://www.cocweb.org/731/12-Mile-Road-Nowi-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 6 of 9 - 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:

Contractor has been selected and the RCOC held a pre-construction meeting with the contractor last week. The contractor plans to begin Stage 1 construction on Monday, July 13th.

Project: **GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT**

Prime Contractor: Ric-Man Construction, Inc.

Start: January 12, 2026

End: August 15, 2026

Consultant: Brown & Caldwell and DLZ Corporation

Description: <https://www.glwa.org/14-mile-replacement/>

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: Pg 7 of 9 - Closure and 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 contractor continues to grade out and pour new concrete curbing along the south side of 14 Mile Road, between Novi Road and M-5. For this week and over the holiday weekend, the contractor will be paving the top course of new asphalt west of Novi Road. They also have approximately 20 existing structures that will need to be cored out after the pavement is placed, adjusted, and poured back with a concrete collar. Some of this work may take place during very early hours or very late due to contractor availability and high temperatures.

Project: **2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD**

Prime Contractor: TBA

Start: July 15, 2026

End: August 15, 2026

Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates <https://www.cocweb.org/668/Bridges-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 contract will go out to bid in June. Construction is slated for mid-summer (July to September).

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 (\$3.6 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 8 of 9 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, but there is a hard closure just south of 11 Mile Road.	
Work Status: All the mainline paving of the southbound half of Beck Road from 11 Mile Road to Grand River Avenue is now complete. The contractor is now alternating the concrete pours of the two halves of each drive approach on the west side (i.e., Providence Drive North, South, Heritage Drive, and Everbrook Drive). The contractor is in line to possibly switching traffic over to the newly paved southbound side and beginning construction on the northbound side by the week of July 13th. Once traffic is shifted, we will be opening the northbound closure up to 11 Mile Road.	
Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)	
Prime Contractor: Merlo Construction Company	
Start: July 20, 2026	
End: September 1, 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
One lane of traffic in each direction (outer lanes) will be provided at all times during construction. No closures or detours are expected for this work.	
Work Status: Once contracts are approved and signed, the contractor expects to start construction the week of July 20th.	
Project: VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE 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, 4-foot wide concrete sidewalk along the north side of the roadway.	
Traffic Control/Detours:	Pg 9 of 9 Detour map attached as an appendix
Eastbound traffic will be maintained at all times, no matter which side of the roadway is being worked on. Westbound traffic will be detoured south on Haggerty Road, west on 9 Mile Road, north on Cranbrooke Drive, and back to Village Wood Road for the duration of the project.	
Work Status: All of the new storm sewer has been installed on the south side of Village Wood Road from Cranbrooke Drive to Haggerty Road. The contractor has also completed a majority of grading and new aggregate base for the south side as well. After the holiday, the contractor expects to place the first two lifts of new asphalt before shifting traffic over and starting construction of the storm sewer on the north side.	
Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS	
Prime Contractor: TBD	
Start: July 27, 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: Velas of Novi; Meadowbrook Glens; Nottingham Woods/Pebble Ridge; and Echo Valley/Andover Pointe/Edinborough 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: Currently finalizing the plans and specifications for bidding. Hope to have a contractor on board and beginning construction by the end of July or early August.	
Project: 2026 NEIGHBORHOOD ROAD PROGRAM - CONCRETE STREETS	
Prime Contractor: TBD	
Start: July 27, 2026	
End: November 15, 2026 (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) in the following developments: Fairfield Farms; Chase Farms; Mystic Forest; Arden Glen; Broadmoor Park; Bradford of Novi; Westmont; and Yorkshire Place. 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 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: Currently finalizing the plans and specifications for bidding. Hope to have a contractor on board and beginning construction by the end of August or early September.	

CITY PROJECTS

Project: CEDAR SPRING ESTATES WATER MAIN LINING

Prime Contractor: FER-PAL Construction USA, LLC

Start: June 15, 2026

End: August 15, 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/Dehors: 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:

The contractor has completed setting up temporary water services for the Stage 1 of the project. Most residents at this time have been connected to the temporary services. Once everyone is connected, the contractor will begin lining the existing water main in Stage 1.

Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)

Prime Contractor: TBD

Start: June 15, 2026

End: October 15, 2026

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/Dehors: 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:

Plans are currently being finalized and still negotiating easements with a few property owners. Plan is still to go out to bid this summer.

Project: MAIN STREET SIDEWALK, LIGHTING & ROAD IMPROVEMENTS (GRAND RIVER AVENUE TO NOVI ROAD)

Prime Contractor: TBD

Start: September 1, 2026

End: July 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/Dehors: N/A | Detour map attached as an appendix

No detours will be necessary for this project, but may involve a 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 is finalizing plans and specifications with the CIA for approval and looking to go out to bid by the end of this month.

Project: VILLA BARR PARK CONCRETE PATHS

Prime Contractor: Mattioli Cement Company, Inc.

Start: June 17, 2026

End: July 6, 2026

Consultant: AECOM-Great Lakes

Description:

City Council requested the paving of the pathways at Villa Barr Park to increase accessibility. Concrete will be placed over the existing aggregate paths as well as providing a new concrete loop around the existing pond.

Traffic Control/Dehors: N/A

No detours will be necessary for this work. The park will be closed during the duration of this project which is approximately 30 to 45 days.

Work Status:

The contractor made quick and short work of this project. All of the new concrete paths have been poured and are currently awaiting cure times before reopening to the public. In the meantime, the contractor is spreading topsoil and straw mulch along the sides of the new path network. The park should be fully reopened after the July 4th holiday.

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS

Prime Contractor: L.J. Construction Company

Start: April 25, 2026

End: July 31, 2026

Consultant: AECOM-Great Lakes

Description:

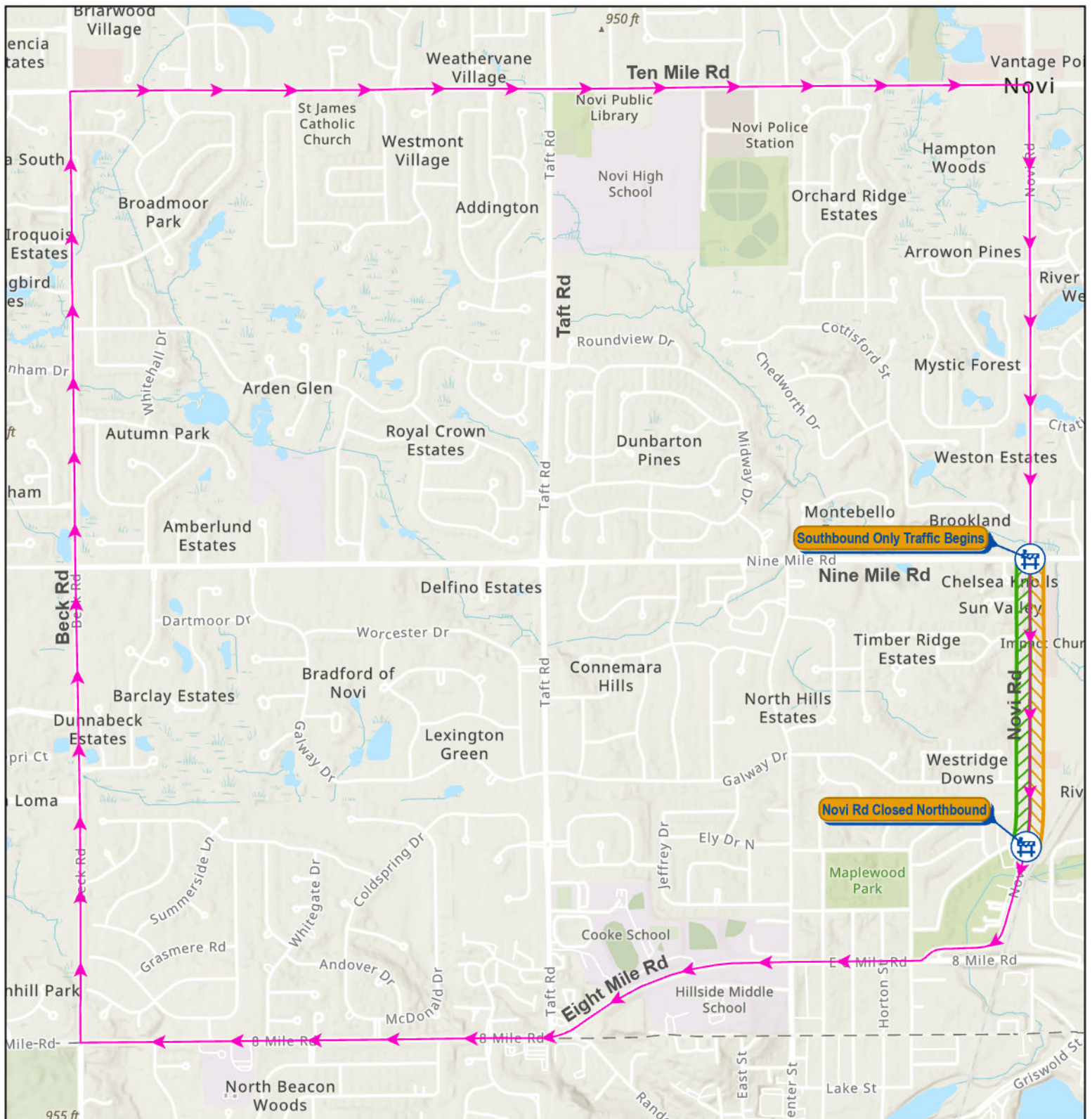
Through MDOT's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south 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/Dehors: 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:

All of the helical piers have been installed for the substructure of the boardwalk. Over the next four weeks, the contractor will be building the boardwalk. Once complete, they will begin grading and excavating the pathway at both ends of the boardwalk in preparation for new asphalt pavement.



Novi Rd is **closed to northbound traffic** from Allen Dr to 9 Mile Rd for the duration of this project.

Northbound traffic should navigate around this closure using 8 Mile Rd to Beck Rd to 10 Mile Rd and back to Novi Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

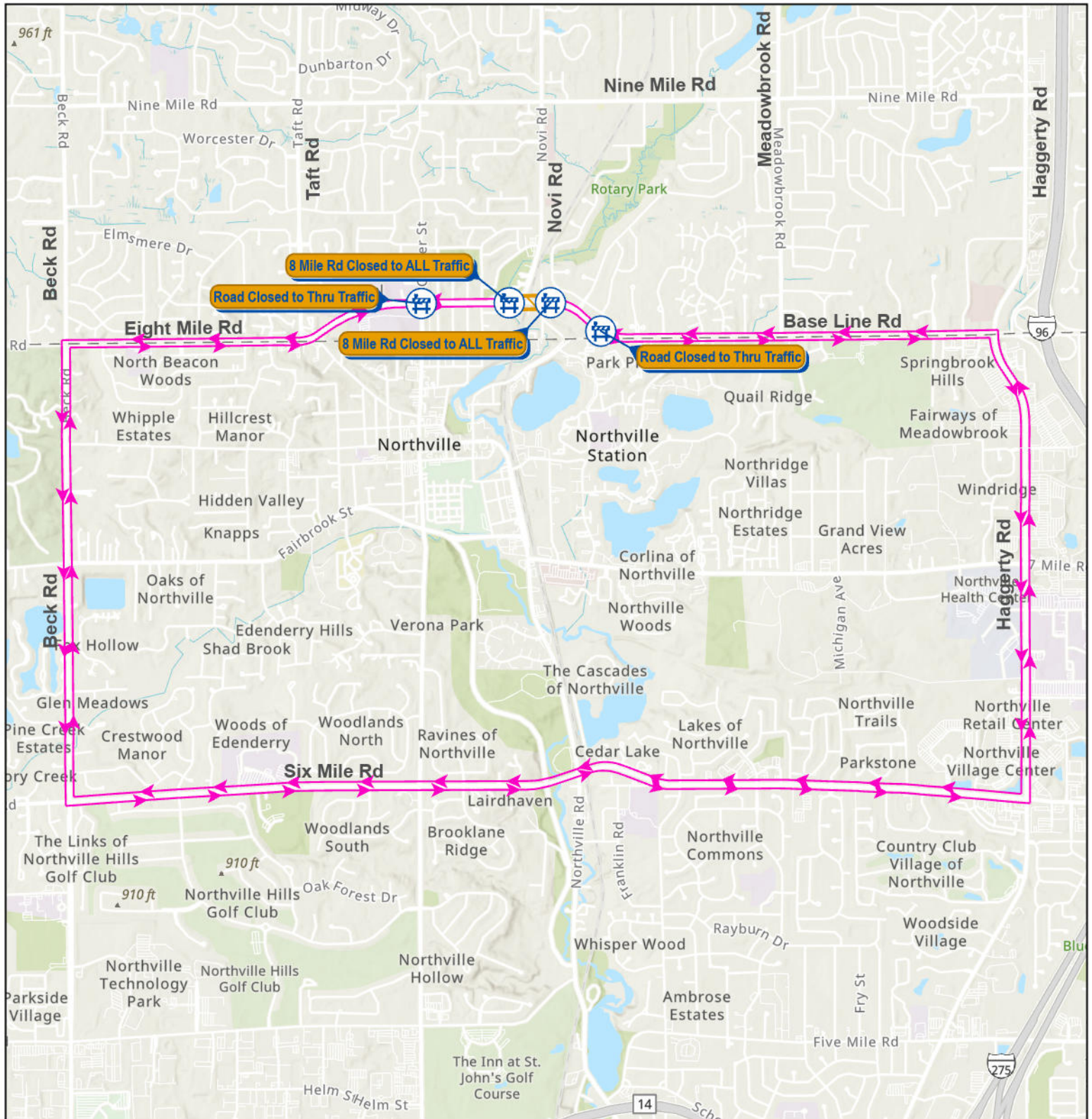


Novi Rd Reconstruction Allen Dr to Nine Mile Rd

0 750 1,500 3,000 4,500 Feet



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



8 Mile Rd/Base Line Rd over the CSX railroad tracks will be **closed to ALL traffic** for the duration of the project while the bridge repairs are underway.

The designated detour is 8 Mile Rd to Haggerty Rd to 6 Mile Rd to Beck Rd back to 8 Mile Rd and vice versa.

-  Detour Route
-  CLOSED to Traffic

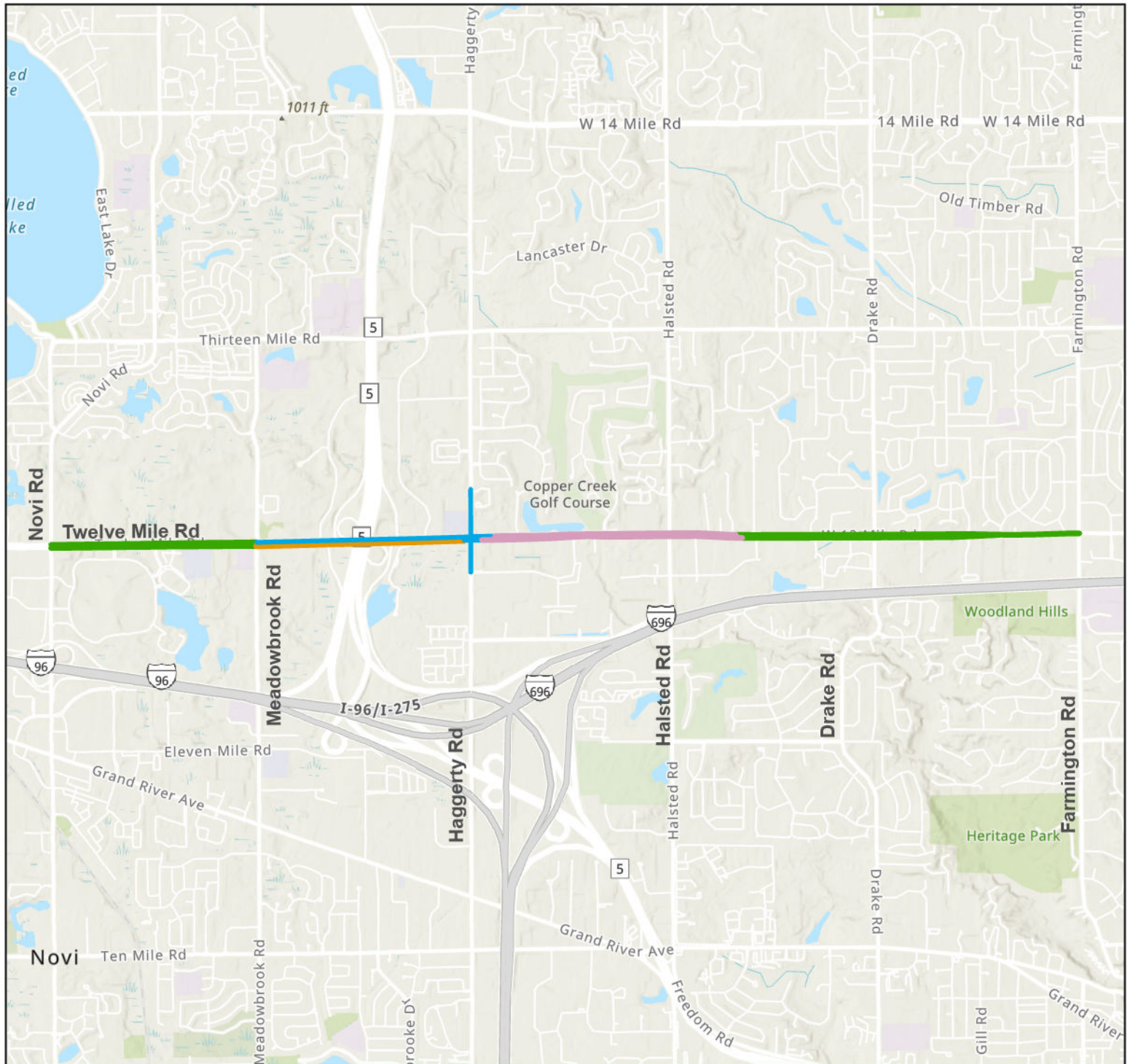


8 Mile Rd at CSX Railroad Bridge Novi Rd to Brickscape Dr

0 1,500 3,000 6,000 9,000 Feet



Map Print Date: 3/14/25
Map Author: K. Blough



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

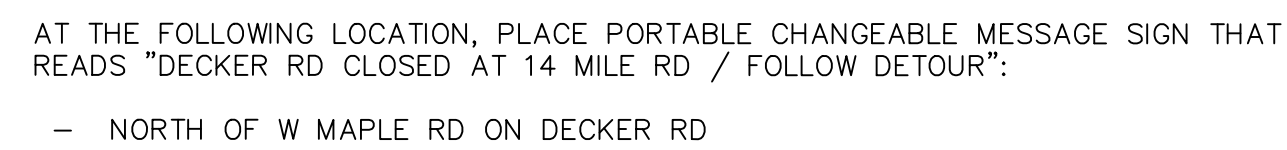


Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd

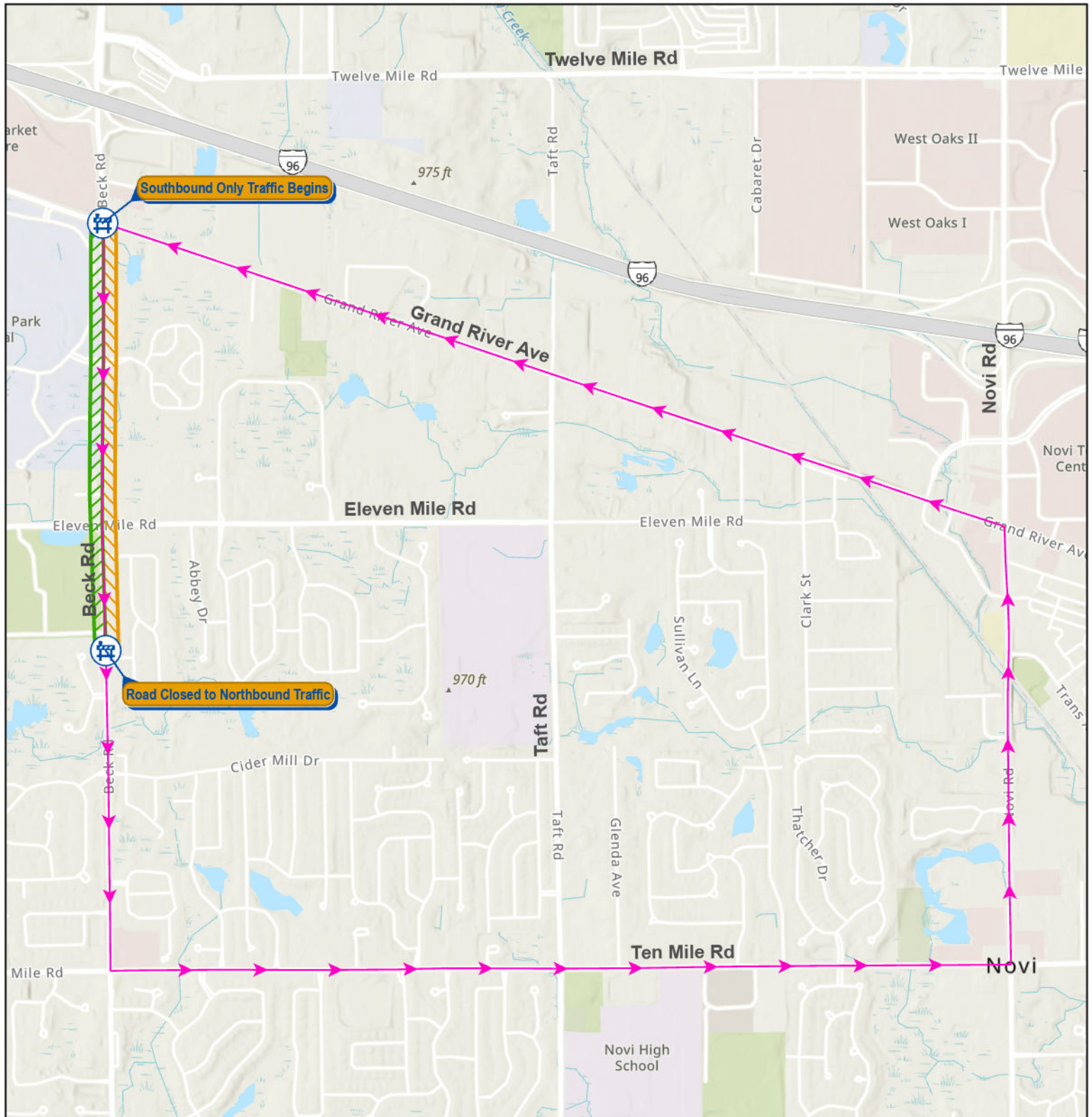
0 1,800 3,600 7,200 10,800 Feet



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



F					DESIGNED BY:	----	14 MILE ROAD WATER MAIN REPAIR			EGLE PERMIT No.	-
E					B. LEHMAN						
D					DRAWN BY:					GLWA CONTRACT No.	-
C					B. LEHMAN					GLWA CIP No.	-
B					CHECKED BY:						
A					D. HOEH		MAINTENANCE OF TRAFFIC				
No.	DESCRIPTIONS / REVISIONS	CHK'D	APPR	DATE	APPROVED BY:		PHASE 1B DETOUR - SB DECKER RD			DRAWING No.	C-913
	A			B		C	D	E	F	G	H



Beck Rd is **closed to northbound traffic** from Sanford Dr 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

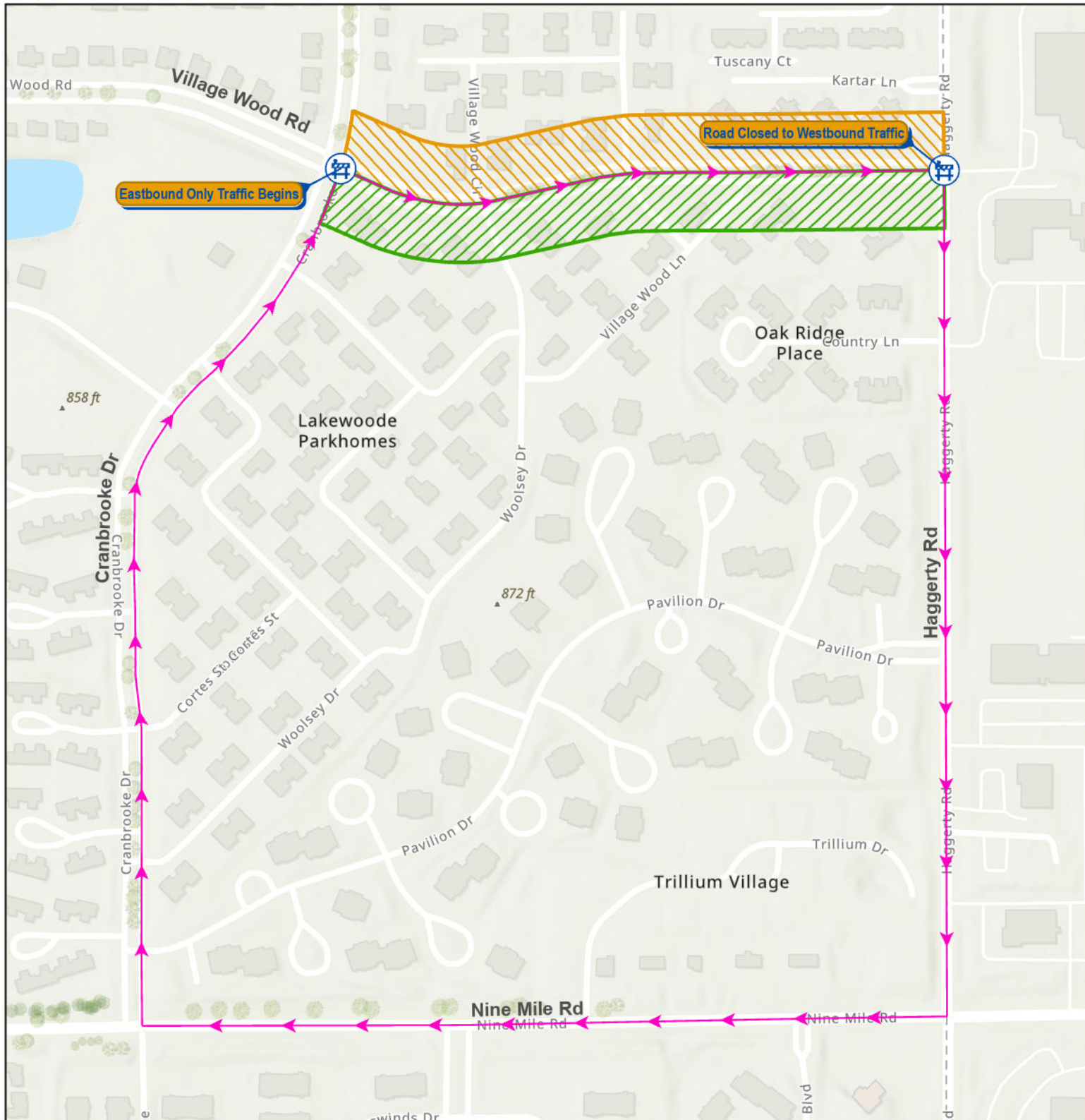


Beck Road Widening 11 Mile Rd to Grand River Ave

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



Map Print Date: 4/7/26
Map Author: K. Blough



Village Wood Rd is **closed to westbound traffic** from Haggerty Rd to Cranbrooke Dr for the duration of this project.

Westbound traffic should navigate around this closure using Haggerty Rd to 9 Mile Rd to Cranbrooke Dr and back to Village Wood Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



Village Wood Rd Reconstruction Cranbrooke Dr to Haggerty Rd

0 175 350 700 1,050 Feet



Map Print Date: 2/23/26
Map Author: K. Blough

NEW PRIORITY WASTE CEO AARON JOHNSON SHARES 30-DAY PROGRESS REPORT ON SERVICE RECOVERY EFFORTS



Mayor and Council –

Please see the following information that Priority Waste has recently released to the media/public/customers.

- Victor

DETROIT — JULY 1, 2026 — Priority Waste CEO Aaron Johnson today released a 30-day service recovery report in the form of a letter to Metro Detroit customers, outlining the company's progress since he assumed leadership one month ago. The report details measurable improvements in service delivery, highlights key operational changes implemented recently, and reaffirms the company's commitment to restoring reliable, consistent waste collection services across the communities it serves.

Aaron Johnson, Priority Waste's newly appointed Chief Executive Officer, wrote, "Our objective is not simply to restore service, but to build a stronger, more reliable company than the one that existed before. We will continue to communicate openly, share our progress, and hold ourselves accountable for delivering measurable results. Most importantly, we are committed to earning back your trust, not through words alone, but through sustained improvement and reliable performance which we have detailed for you "

To read the full letter from CEO Aaron Johnson, click [here](#).

Priority Waste provides residential trash, recycling, and yard waste collection services to more than 1.3 million households across Michigan, Ohio, and Indiana, making approximately 3.9 million stops each week. Over the past several months, residents and municipal officials in many communities have experienced service delays and collection disruptions that fell short of the standards customers deserve. Founded in 2018, Priority Waste is a leading independent provider of waste and environmental services, serving more than 1.3 million households and 125 municipalities across Michigan, Ohio, and Indiana, while supporting thousands of commercial customers throughout the Midwest. Powered by approximately 1,200 employees, the Company operates more than 625 collection routes and operates two transfer stations. Through continued investment in people, technology, equipment, and community partnerships, Priority Waste is focused on delivering safe, reliable, and dependable service to every customer it serves.

Media Contact

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jasmine@obsidianadvocacy.com

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July 1, 2026

Re: Service Recovery Plan Update from Priority Waste

Dear Residents :

One month ago, I was appointed Chief Executive Officer of Priority Waste after serving as a senior advisor behind the scenes. From my first day in this role, my focus has been clear: observe, assess, and correct. First and foremost, we want to acknowledge and sincerely apologize for the frustration and inconvenience many of you have experienced. We take full responsibility for the service failures that have occurred. While the challenges we face today were not created overnight, we are committed to addressing them with urgency, transparency, and accountability.

At Priority Waste, we are embracing a culture of continuous improvement. Every day, we are working to be better than we were the day before. Our objective is not simply to restore service, but to build a stronger, more reliable company than the one that existed before. We will continue to communicate openly, share our progress, and hold ourselves accountable for delivering measurable results. Most importantly, we are committed to earning back your trust, not through words alone, but through sustained improvement and reliable performance which we have detailed for you below.

Priority Waste's 5 Point Recovery Plan**1. Fleet Expansion**

To strengthen our operations, Priority Waste has purchased 198 trucks previously operating under rental agreements, as well as 91 new automated side-load collection vehicles equipped with upgraded technology to improve efficiency and reliability. To date, we have received 30 of the 91 new vehicles, with the remaining trucks expected to arrive by the end of August due to manufacturing and delivery timelines. Frequent vehicle breakdowns have been one of the primary causes of service interruptions. As these new trucks enter our fleet, they will improve route reliability and provide more consistent collection service for your household.

2. Staffing Enhancements

Over the past three weeks, we have hired 41 qualified drivers, and our recruitment efforts continue every day. Our goal is to maintain approximately 20 percent excess driver capacity, ensuring we can effectively respond to employee absences, seasonal demand, and unexpected operational challenges without disrupting customer service.

3. Container Reinvestment

Limited investment resulted in a significant backlog of container deliveries and repairs. During my first week as CEO, we invested more than \$2 million to purchase 19,000 new containers to begin eliminating that backlog. In addition, we have expanded our container delivery operation from five crews to nine crews over the past 30 days. We anticipate completing all outstanding container requests within the next two weeks.

4. Customer Service Improvements

When service issues occur, our customers deserve timely answers and responsive support. Previously, our customer service operation was not adequately staffed to handle the volume of incoming calls.

To address this, we quickly expanded our customer support capacity through a partnership with a Michigan-based contact center, allowing us to significantly improve responsiveness. As service



performance has improved, customer call volume has declined by approximately 50 percent.

Ultimately, however, our goal is not simply to answer more calls, it's to eliminate the need for them by consistently providing on-time service.

5. Recovery Operations

While our goal is always to provide on-time service, we recognize that issues can still occur. When they do, missed collections will be recovered the very next day.

We understand the burden these service disruptions have placed on you and your family, and we sincerely apologize. Over the coming weeks, we anticipate increased operational demands surrounding the Fourth of July holiday, which will provide another opportunity to further strengthen our operations and services. I look forward to providing another update in 30 days and sharing the measurable improvements we continue to achieve.

Thank you for your patience, your feedback, and the opportunity to earn back your trust.

Sincerely,

Aaron Johnson
Aaron Johnson
Chief Executive Officer
Priority Waste