



CITY OF NOVI
Administrative ePacket
January 23, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

Departmental Updates

[The Buzz Report](#)

For Your Information

[HOA Leaders eNewsletter, Jan 2025](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #1

As of:

1/23/2022

Overall
Status

In progress

PMR Previous Activities (October 2024 – January 2025)

Updates provided to City Council and Committees

- November 20, 2024 Memorandum
- Finance and Administration Committee (12/17/24)
- City Council Special Meeting (1/21/25)

Review of City Due Diligence

- Redstone Reports, Internal Public Safety Needs Assessments, Millage History, etc.
- All information accessible via Sharepoint website

Facility Conditions Assessment :

- In progress. Added to scope in November 2024 and Initial findings presented to City Council on 1/21/25
- Final report expected in April 2025.

Site Selection:

- PMR continuing to monitor sites within 1-2 miles of Fire Station #2 (2+acres)

Upcoming Activities

Refine Cost Estimates (PMR – Due Date March 2025)

- Importing site data into budget, along with reviewing cost estimates for road construction and demolition. Further feedback and validation required.
- Start Site Due Diligence
- Start Draft Budget Report

Develop Informational Campaign (PMR/City – Strategic Plan due early February)

- In collaboration with the City, craft the narrative for voters justifying the need for new public safety facilities. Discuss current state of facilities, why renovation is not an option, millage history, and financial impact to residents
- With City input, PMR to assist in facilitating committee sessions to explain the planning work completed to date; explain the goals and objectives of the ballot proposal; discuss relevant financial, demographic, regional and other pertinent City data; and assist the committee in developing a recommendation to Council
- Facilitate community town halls; strategic newspaper articles; social media placement

Areas for Discussion

PMR Meeting with City Administration – 1/27/25

Status of PMR Contract (awaiting City signatures)

Site Due Diligence Checklist:

- PMR requesting specific site information for proposed sites from City (Environmental reports; Geotechnical; Utilities; Legal Descriptions)
- Information that is not in the City's possession will need to be procured

Fire Station #2 Site:

- Review current parcel on market for sale with City within 1 mile

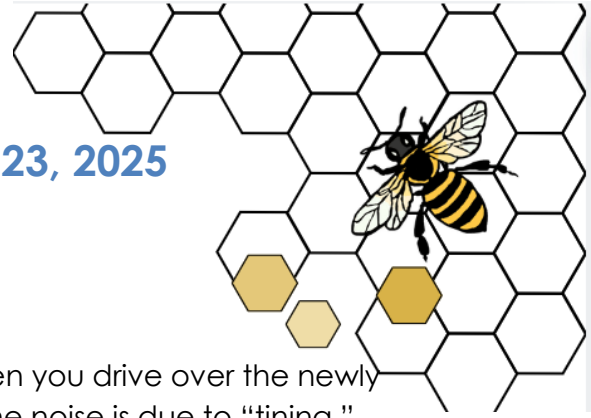
Marketing Discussion:

- Coordinate meeting with PMR Marketing and Sheryl-Walsh Molloy to begin crafting Public Safety Marketing Strategic Plan, consisting of narrative ("The Why"), appropriate channels for distribution of information, and timeline.

Upcoming Administration Meetings: 2/10/25 & 2/24/25

Buzz Report

January 23, 2025



Hot Topics:

- **8 Mile Road Construction – Noises when you drive over it**

Many residents have reached out regarding the odd noise when you drive over the newly rehabilitated 8 Mile road. Per our fantastic Engineering team, the noise is due to “tining.” Tining is a road construction technique that involves using a metal rake or mechanical device to create grooves in concrete pavement. The grooves roughen the surface, improving skid resistance and reducing the risk of hydroplaning in wet weather. Tining is typically done as soon as possible after the concrete is finished but before it sets. Over time, the road will even out, and the noise should go away.

- **Bristol Corners Sidewalks**

Residents of Bristol Corners have recently contacted the City requesting reimbursement for sidewalk repairs they undertook themselves. This matter was previously considered by the Mobility Committee and the following was determined:

For the duration of the Pilot Program, the City will not provide reimbursement for sidewalk repair/replacement work performed outside of the NSRP; in other words, work completed privately by a homeowner or Homeowners Association). Additionally, the City will not consider repair/replacement of sidewalk panels due to ponding or pooling water, assuming the two previously mentioned conditions per state law do not exist.

Update: For further clarification as some residents from Bristol Corners continue to reach out; the Mobility Committee recommended against providing reimbursement as it was rather difficult to verify if replacement would have occurred under the policy. Specifically, the question was asked and ultimately assisted the committee in “drawing a line in the sand” as what if residents come forward who replaced their sidewalk 2 or 3 years prior to the program? Could they too receive reimbursement? Ultimately it was decided to adhere to the City's ordinance.

Development Project Updates:

Map of Development projects

- **Comau Sale**

As of late December, One Equity Partners (OEP) became the majority shareholder of Comau; Stellantis will remain an active minority shareholder of the company. This move is seen as a growth move that will see the company, including its local location on Grand River (near Novi Road), into the future.

- **Party City** (West Oaks)

[News](#) hit the press that Party City has filed Chapter 11 and will be closing all of their locations. We have one location in West Oaks located between the DSW and Gardner White.

- **Container Store** (West Oaks)

There has also been [news](#) that the Container Store has filed for Chapter 11 bankruptcy protection. However, current press indicates that all store locations, including the one located in West Oaks (adjacent to Michaels and HomeGoods), are expected to stay open.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd

The former PNC Bank located at 48648 Grand River Ave has been demolished and an El Car Wash will be being built on the site. The project has already received approvals from the Planning Commission (4/10/24) and Zoning Board of Appeals (5/14/24). Currently, a pre-construction meeting has been held and the building plans are in the final stages of review prior to permit issuance.

Estimated Completion Date: Fall 2025

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road

The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. The restaurant also has a location in Royal Oak that opened in May 2023. The building plans for the renovation were recently submitted and undergoing review.

Estimated Completion Date: Late Spring or Summer 2025

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave

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

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

- **Porsche of Novi** – Grand River/Haggerty Road

Construction of an approx. 19,170 square foot, two-story Porsche car dealership (right next to the Audi Sales Center)

Estimated Completion Date: February 2025

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

Estimated Completion Date: April 2025

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

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

Estimated Completion Date: Summer 2025

Frequently Asked Questions:

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

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

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

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

Q: With the planned improvements to 9 Mile Road between Meadowbrook and Haggarty, when will the trees be removed?

A: Endangered species protections require the trees to be removed prior to March 31, 2025, to avoid disturbing bat nesting areas. The City's tree contractor will remove the week of January 20th.

>>>> the link

A Quarterly Update for Homeowner Association Leaders



Novi HOA News & Updates

January 2025

Welcome and Happy New Year!

We're thrilled to introduce this newsletter, created especially for you! Our goal is to provide valuable information, share best practices, and strengthen the bond we share as a community. Each edition will include City updates, resources, and insights to support your efforts in making our neighborhoods vibrant and connected. It is our hope that you will be able to take information from these quarterly communications and share with your neighborhood community.

Thank you for your leadership! Stay tuned for more exciting content, and don't hesitate to share your feedback or suggestions—we're here to serve you better.

Super 5K Race Taft Road Closure



HOA Board Directory



We are in the process of updating our HOA Board Directory and we need your help. We know that people relocate and board positions change. If there is someone on your board that didn't receive this email please forward their name, email address and the name of the HOA to communityrelations@cityofnovi.org so we can add them to the email list.

RF Events has been granted a permit to **temporarily close Taft Rd. from the Novi High School entrance to Dunbarton Dr. from 8am - 10am on Sunday, February 9, 2025** for the purpose of a 2024 Super 5k Race. [Please see the map](#) for the approved route which includes Taft Rd. and the Dunbarton Pines subdivision.

Hello

Also, we regularly get calls from residents who are trying to get in touch with their HOA but they don't have the correct contact information. Please take a look at cityofnovi.org/hoa and make sure that the information for your HOA is up to date. If not, either fill out the form, or send us an email to make corrections.

Annual HOA Meeting

We love connecting with you, meeting you and sharing City information with your neighborhood. If you would like City staff to provide updates at your HOA annual meetings about public safety, road construction, or other City matters, please send an email to communityrelations@cityofnovi.org and we will get your questions answered.



Tune in to NOW you kNOwVI

Hopefully you've been listening to, or watching our award-winning podcast, Now You Novi. On the latest episode, two Novi High School students talk about a very important topic - Distracted Driving.

Now You Novi is available on [Spotify](#), [Apple Podcasts](#), and [YouTube](#). Like and subscribe so you don't miss an episode!



Entryway Grant Opportunity

Is your subdivision signage looking a bit tired? Do your plantings need a little love? How about a lighting update? If your Homeowners Association (HOA) is thinking about sprucing up your neighborhood entrances, you can apply for a matching grant of up to \$5,000 from the City of Novi!

[CLICK HERE TO LEARN MORE](#)

Save the Dates!

State of the City - PICTURING TOMORROW, TODAY

Presented by ITC Holdings Corp., the City of Novi and the Novi Chamber of Commerce invite you to the 2025 State of the City Address on March 21st at Suburban Collection Showplace. Join Mayor Justin Fischer as he shares what's in store for our Novi in the future. [CLICK HERE FOR DETAILS](#)

HOA Breakfast - This year's HOA Leaders Breakfast will be held on Saturday, October 4, 2025. Watch for details in future newsletters.



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