



CITY OF NOVI
Administrative ePacket
October 02, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

Departmental Updates

[The Buzz Report](#)

[Villa Barr Art Park Update - Kayser](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #34

As of:

10/1/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – September 2025)

PMR Procurement Activities

- On 9/22, Novi CC approved FAC recommendation for PMR to negotiate with both A/E firms. PMR met with these firms on 9/24, received revised terms, and sent a recommendation letter to the City on 10/1/25 for anticipated CC award on 10/6.
- PMR's recommendation is for HED to be the A/E for the entire project
- City Admin and PMR interviewed 3 CM firms on 9/24 and agreed to recommend two of those firms for FAC interviews on 10/21.

Upcoming Activities

PMR Procurement Activities-

- PMR/City interviews of CM firms took place on 9/24. FAC interview of two finalists will occur on 10/21, with a final CM award recommendation to be made at a November City Council meeting (tentative).

Governance

- PMR preparing governance documents clarifying roles and responsibilities for City Council, City Admin, PMR and other third parties as project moves forward.
- A draft will be circulated to City Administration for comments/feedback the week of 9/30.
- Once approved by City Admin, a draft will be sent to the FAC as a future committee discussion item.
- City Council's anticipated approvals consist of 1) Owner's Rep; 2) A/E firm; 3) CM firm; 4) Technology firm; 5) Governance Documents/Program budget; 6) Schematic design; 7) Design development; 8) Furniture vendor; 9) Contractor bid packages; 10) Change orders in excess of \$100,000 and/or change orders that exceed project contingency or program budget.
- PMR to submit a contract amendment reaffirming Owner's Representation scope of services and site responsibilities in addition to project budget. No new terms or fees are being presented to the city.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- City / PMR to review any outstanding due diligence items for all three sites and to begin coordinating site analysis.

City of Novi Road Project

- Approx. \$20 million, which includes property acquisition and utilities
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site, and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.

Procurement and Contracts

- Intent is to award A/E on 10/6 and CM in November, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.
- Site work/land clearing to occur 3rd Quarter 2026
- PMR working with PFM to further refine construction timeline in response to alternate bond issuance timeline(s).

Next PMR/City Administration meeting is 10/6/25

Agenda will include setting regular design meetings with the City and the A/E firm(s), governance, CM interviews with FAC on 10/21 and approval of A/E contract(s) by the CC at that night's meeting.

Buzz Report

October 2, 2025



Hot Topics:

- **Power Park Construction**

Starting October 2, the playgrounds, south parking lot, fields 5 & 6, and pathways will be closed at Ella Mae Power Park for several weeks. Re-construction of the parking lot and pathways will be taking place during this time. Barricades and signage will be placed to deter entry.

- **Novi Special Temporarily Away from the Civic Center**

The historic 1965 Novi Special is being loaned to the M1 Concourse in Pontiac, MI as part of their 5th Annual [American Speed Festival](#) (October 3 – 5). The Novi Special is expected to return to its home in the Civic Center atrium next week.

- **State Budget Possible Shutdown Update**

~~With the deadline for the legislature to pass a budget looming, the possibility of the state government shutting down non-essential services is a reality. This [article does a good job](#) of looking back at what happened previously.~~ No Budget as of yet, however, the legislature did pass a stopgap spending bill to extend negotiations. The latest on the progress can be found [here](#)

- **[Boil Water Advisory/GLWA Transmission Main Break](#)**

The Boil Water Advisry was lifted on Tuesday, September 30th. GLWA continues to work on their 42" water main to get it repaired and back in service, with anticipated completion within two weeks. For the time being 14 Mile Road, between Welch and M-5, remains closed to thru-traffic for the repair work. We also continue to urge the conservation of water usage until we are back to normal operation on the 42" water main (especially turning off irrigation systems, unless supplied by a well), to help ensure that we do not lose water pressure while repairs are still being made.

- **Shawood Lake Island Structure Demolition**

Bids for demolishing the structure on the recently purchased Shawood Lake island are due today, Thursday, September 25, at 2:00 p.m. The bids will be presented to City Council soon, with demolition anticipated in late fall.

- **Scam Alert**

We're seeing an uptick in impersonation emails targeting board/committee applicants, most recently, the Zoning Board of Appeals, where scammers pose as City staff and solicit payment. The City of Novi will never request payment via wire, gift cards, or cryptocurrency. We are monitoring this with IT and, as a mitigation step, will begin scrubbing personal email addresses from public packets and tightening how contact info is displayed. Please direct constituents to use official City payment channels only and forward any suspicious messages to the IT Help Desk (helpdesk@cityofnovi.org); do not reply to the sender.

- **Village Wood Lake**

Village Wood Lake has been experiencing algae blooms for several weeks. The Village Oaks HOA maintains both lakes in the subdivision with an annual aquatic treatment program, one of which the HOA indicated was made earlier this month. The HOA has stated that drought conditions and a lack of water movement in the lake are contributing to the increase in algae. City staff also agree with this assessment, and EGLE does not feel any additional follow-up is necessary at this time. Staff has provided the HOA with contacts for aquatic treatment services if they would like to seek another opinion as well as educational brochures containing tips for maintaining healthy waterfronts that can be shared with residents.

- **ITC Restrooms Closed**

Ongoing plumbing problems causing back up and overflow at the ITC Community Sports Parks have been found to be primarily caused by insufficient slope going out to the first main connection point. The restrooms will remain closed until such time as the repairs have been completed. Signs and barricades have been posted at each of the restroom doors and Port-A-Johns have been placed, including a handicap accessible unit.

Development Project Updates:

Map of Development projects

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

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

- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**

The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.

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

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

Building and site improvements underway

*Estimated Completion Date: **Late 2025***

- **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, next to ZBA.

Estimated Completion Date: Unknown

- **The Grove**

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

<https://cityofnovi.org/media/qyrm1axj/241216matter6.pdf>

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

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal. More information to come as details

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

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

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

- **Camelot Parc/Avalon** by Village of Stonebrook

Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision)

- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**

The residential development [proposed by Toll Brothers](#) (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at

this time. It would appear this is a result of a property dispute between the owners of the parcel.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Permits have been issued, foundations are in, and the building shell is enclosed.
*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. *Estimated Completion Date: **Fall 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. A preliminary site plan was submitted for review in late May. Subsequent reviews underway.
*Estimated Completion Date: **Late 2026***
- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square foot 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.
*Estimated Completion Date: ~~Summer~~ **Fall 2025***

Frequently Asked Questions:

None at current

Mayor and Council –

Please see a presentation that was recently given to staff by Jenneva Kayser, regarding the progress made at Villa Barr and the City's art program.

- Victor

VILLA BARR ART PARK ARTIST IN RESIDENCY

HI! I'M A PROFESSIONAL ARTIST

Jenneva Kayser
Recreation Supervisor





VILLA BARR ART PARK

Goals: Growth

Community Engagement

High Caliber Artist Candidates

Recognition in the Community



THE STATE OF THINGS

Strengths:

- gorgeous grounds, home and studio
- Fully outfitted woodshop, beginnings of a metal shop
- Stipend funding from Parks Foundation
- Support from city leadership

Challenges:

- quantity, quality and suitability of applicants
- studio needed the full Marie Kondo deep clean
- no one, anywhere, has heard of Villa Barr
- accessibility issues make hosting programming at VB difficult



GROWTH

HOW CAN WE EXPAND THE PROGRAM HERE?

- Make better use of the existing facilities to allow six artists at a time
- Open applications up to local artists
- Change platforms to allow collection of application fees to fund additional artists
- Build relationships with area feeder institutions already cultivating high caliber artists





COMMUNITY ENGAGEMENT



Atrium Art
Exhibitions

Sizzling Summer

Villa Barr





HIGH CALIBER ARTIST CANDIDATES

For this year:

- set up Call For Entry platform to receive + process applicants
- Reached out to existing contacts at local institutions
- increased promotion and marketing efforts, including in person at networking events and art fair
- application requires community focused project proposal
- website overhaul for functionality and now includes photos of the home and studio
- featured in multiple local artist newsletters

For the Future:

- continue to foster local relationships
- paid advertising in niche publications
- build connections nationally and internationally

RECOGNITION IN THE COMMUNITY



- Artist presence at SS workshops
- Artist receptions for Atrium Gallery
- Partnerships with local groups
- Events, workshops, and tours at VB





ALL CLEAN AND READY FOR...



2026 SPRING

Local Artist



Cassidy Barnett-
Media: Textiles and collage, quilting
Sizzling Summer Workshop
Atrium Show: June

Visiting Artist



Amanda Thatch-
Media: weaving
Sizzling Summer Workshop
Atrium Show: June

2026 SUMMER

Local Artist



Shannon O'Connor
Media: ceramics, mixed media
Sizzling Summer Workshop
Atrium Show: July

Visiting Artist



Gabriella Boros-
Media: printmaking
Sizzling Summer Workshop
Atrium Show: July

2026 FALL

Local Artist



Andrea Lozano-
Media: pastel portraiture
Sizzling Summer Workshop
Atrium Show: September

Visiting Artist



Brian Ferriby
Media: Metal
Permanent Public Art Sculpture
Donation (in lieu of workshop or
Atrium Exhibition)

THANK YOU

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