CITY OF NOVI
Administrative ePacket
November 06, 2025

Council Action/Attention

Plante Moran Realpoint Update

Brownfield Recap - Cardenas

2050 Strategic Plan Project Update - Mahoney

Departmental Updates

The Buzz Report

For Your Information

City of Novi - Project Status Overview

Status Summary	Novi City Council Weekly Update #39

As of:	11/5/2025	Overall Status	In progress

PMR Previous Activities (October 2024 – October 2025)

PMR Procurement Activities

- ~~PMR has commenced Phase 2 Owner's Representation Services as outlined in its January 2025 Agreement. Clarification of these services was sent to City Manager on 10/14/25 and acknowledged. First two invoices sent on 10/27.~~
- PMR Owner's Meeting held with City on 11/3/25.
- HED contract terms approved by all parties; the contract will be on the 11/17/25 City Council agenda as a consent item.

Upcoming Activities

PMR Procurement Activities~~.~~

- Final CM award recommendation to be made at 11/17 City Council meeting.
- PMR working with Novi's City Attorney to finalize the CM contract.
- PMR drafting RFP for Technology Consultant with review by R. Petty.
- PMR to work with City to procure outstanding due diligence items for all sites.

Governance

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

Design

- PMR coordinating with HED and City to set bi-weekly design meeting schedule; kick off meeting being scheduled for the week of 11/10.
- HED will also be coordinating on-site visits and staff interviews in November
- PMR advocated that a representative from the road project be present at the PSB design meetings – coordination of schedule and design for the two projects will be essential.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

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

City of Novi Road Project

- Approx. $20 million, which includes property acquisition and utilities ($11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.
- PMR has advised the City contact DTE and other utilities as soon as possible.

Procurement and Contracts

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

plante moran
REALPOINT

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Meeting Agenda / Minutes

CLIENT:	City of Novi		
PROJECT:	Public Safety Program		
SUBJECT:	Owner's Meeting #1		
DATE & TIME:	11/3/25 @11am		
LOCATION:	Virtual		
ATTENDEES:	Victor Cardenas	City of Novi	City Manager
	Police Chief Erick Zinser	Novi Public Safety	Public Safety Director
	Chief John Martin	Novi Fire Department	Fire Chief
	Robert Petty	City of Novi	CIO
	Charles Boulard	City of Novi	Comm. Development Dir.
	Jeff Herczeg	City of Novi	DPW Director
	Greg VanKirk	PMR	Partner
	Robert Stempien	PMR	Senior Vice President
	Brian Weber	PMR	Senior Vice President
	Todd Fenton	PMR	Vice President

1. HED Design Update
   a. Contract Status

      Terms agreed to by all parties. Per VC, the contract will be a consent item on the agenda for 11/17/25. VC will also send an email to HED clarifying that they are good to begin work/mobilizing.

   b. HED coordinating a virtual kick-off meeting with the City of Novi, PMR, and the A/E design team (City attendees?) the week of November 10th.

      Zinser provided Public Safety attendees. VC named Boulard, Petty, himself and Jeff Herczeg. Possibly Ben Croy. GVK requested Design Milestone Schedule from HED. PMR advocated that a representative from the road project be present at the PSB design meetings – coordination of schedule and design for the two projects will be essential.

   c. On-Site Vist: HED planning an in-person meeting in Novi to include site and facility tours and department interviews.

Boulard requested meeting with Spalding and HED to discuss city approval process.

d. HED reviewing Due Diligence checklist; how to proceed with procurement of missing items?

PMR clarified that city would be responsible for wetland and woodland survey. More to come with HED review.

2. Technology RFP

   a. Guidepost, Convergent, IDS, Commtech Design, Metro Technologies, Barton Malow, HED (recommended firms from Rob Petty and comments pertaining to contractual language – either Petty or City Attorney?)

   Petty/Zinser asked to see all bids first before setting interviews. Petty would like to review RFP language as well. GVK recommended PMR/City narrow a list of 5-8 firms to three for interviews.

3. Finance and Administration Meeting: Governance meeting needs to be scheduled

   a. Seeking City Council approval in December

   VC indicated the likely meeting date for FAC would be 11/24. Since the majority of the meeting will likely revolve around incentives, he will attempt to get questions in advance (email) from the FAC for PMR to address.

   b. City staff assignments?

4. Construction Manager Update (approval at the November 17, 2025 CC meeting?)

   VC said the 11/17 date should be fine as a "Matters" item. BW to provide more detailed background information pertaining to CM fee.

5. Utility coordination / Outreach to DTE and Oakland County water

   VC asked PMR to work with Herczeg as the city's contact for DTE. PMR advocated that DTE be contacted to begin discussing the PSB and road program. Utility infrastructure is a critical path item for all projects.

6. Due Care Plan at PSB Site (Spalding DeDecker / OHM meeting)

   Herczeg stated the city can do all work without a permit up to wetland area. CB indicated an address would be needed. CB confirmed multiple current addresses for the site.

7. Budget Update – in progress / Road Budget clarification ($11.5 million?)

   a. Any City finance update from PFM re – bond schedule?

   VC had sent correspondence to PFM last week. GVK asked TF to schedule a City/PMR/PFM meeting in January 2026. Boulard requested anticipated City *expenditures before bond proceeds are released. VC and Jeff Herczeg confirmed with design costs, utility coordination, wetlands, and environmental, the Road Budget is still approximately $20 million.*

b. eBuilder upload / preferred City Dashboard

GVK asked for this meeting to be scheduled as soon as possible between PMR and City.

8. Open Items

MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: VICTOR CARDENAS, CITY MANAGER

SUBJECT: POSSIBLE ESTABLISHMENT OF CITY OF NOVI REDEVELOPMENT AUTHORITY (BRA)

DATE: JULY 10, 2025

Mayor and Council,

The Mayor suggested I share these memos (all related to the Brownfield program(s)) as we have new members of Council, and a consideration may be on a future agenda.

Victor

To complement another correspondence in the administrative packet, the following memo is intended to introduce the idea of establishing a City of Novi Brownfield Development Authority and to summarize the process that the City would need to follow to do so. Currently, in order to take advantage of funding sources to remediate environmental contamination using a brownfield authority, the City uses Oakland County's Brownfield Development Authority, which means any brownfield-related projects must go through the County's lengthy process (Board of Commissioners committees and then full board consideration) with limited input by the City on the financing aspects of the development plan. Additionally, the County collects fees on all projects in the City and can use them for various County activities elsewhere.

All told, the City has approved three (3) brownfield-related projects:

- Sakura
- Dunhill Estates
- Villas of Stonebrook

Those projects all resulted in environmental benefits (cleanup) to the City, and the County was fine to work with for each of them. But it is somewhat unusual for a city of Novi's size not to have its own BRA that it can use to accomplish the same project and financing approvals in a more efficient way while capturing some of the revenue from those projects for use *by the City* in connection with other future projects. That revenue-capturing ability is the primary reason why this topic is being introduced now.

By creating a local BRA instead of remaining under the County's the City would have local decision-making in all future brownfield redevelopments, including the use of tax increment financing (TIF) to fund eligible activities, and potentially attract private investment, most importantly, have oversight of the collected taxes. Additionally, BRAs may collect administrative fees to cover the costs of managing the program, including reviewing plans, aiding developers, and managing TIF capture and disbursement. For example, the fees associated with the Sakura development that were captured by the County (and not the City) totaled $40,000.

It is not by accident that this memorandum introducing the concept of a local Novi BRA comes at the same time as the separate memorandum on the possible City West Transformative Brownfield Plan (TBP) discussion. If that project proceeds it is likely that the brownfield authority process will be more complicated/less efficient at the County level than it would be as a City process, and the fees generated for future use in the City would be substantial (many times more than the Sakura amount). Now is a good time to begin this conversation.

To establish a Brownfield Redevelopment Authority (BRA) in Michigan is actually fairly simple, The City would need to pass a resolution, hold a public hearing, and file the resolution with the Michigan Secretary of State. The process also involves designating members for the authority and adopting bylaws. A condensed/summarized process to create an authority is as follows:

1. Resolution of Intent: The municipality's governing body (city council, township board, etc.) passes a resolution expressing its intent to create a BRA.

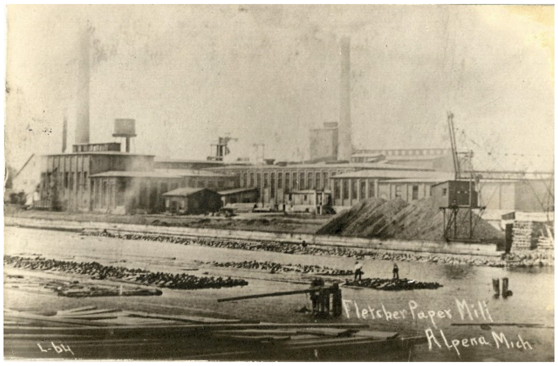
2. Public Hearing: A public hearing is held to discuss the proposed BRA, giving residents and stakeholders a chance to provide input.

3. Resolution Creating the Authority: Following the public hearing, the governing body passes a resolution officially establishing the BRA.

4. Filing with the Secretary of State: A copy of the resolution is filed with the Michigan Secretary of State.

5. Authority Membership: The governing body designates the members of the BRA, who can be drawn from existing local development authorities or appointed at-large.

6. Organizational Meeting: The BRA holds an organizational meeting to elect officers, adopt bylaws, and establish operating procedures.



Fletcher Paper Mill, Alpena

Mill in 2004

NOAA, Alpena

Establishing a Brownfield Redevelopment Authority

Pursuant to the

Brownfield Redevelopment Financing Act,
1996 PA 381, as amended

Gretchen Whitmer, Governor

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Liesl Eichler Clark, Director

Michigan Department of Environment, Great Lakes, and Energy

www.michigan.gov/eglebrownfields

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

Jeff Mason, CEO

Michigan Economic Development Corporation

https://www.miplace.org/programs/brownfield-tax-increment-financing/

November 2019

Contents

INTRODUCTION

A Brownfield Redevelopment Authority (BRA) is created and appointed by a county, city, village or township and is responsible for developing Brownfield Plans. It may also issue revenue and tax increment financing (TIF) bonds or notes to finance eligible brownfield activities and capture taxes from the eligible brownfield property to repay the obligations.

A BRA can prepare a property for redevelopment by conducting an environmental assessment or initiating other response activities. The BRA can be reimbursed with tax increment revenue (TIR) once the property is redeveloped. If the BRA anticipates using school taxes for reimbursement of certain environmental or non-environmental activities, a Work Plan must be approved in advance by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or Michigan Strategic Fund (MSF), as appropriate.

This guide is designed to clarify parts of the Brownfield Redevelopment Financing Act, 1996 Public Act (PA) 381, as amended (Act 381) (Michigan Compiled Law [MCL] 125.2651 through 125.2672), but should not be relied upon as a substitute for a thorough reading and understanding of the statute. Users should contact their legal counsel regarding any issues with Act 381.

Part 1 – Establishing a Brownfield Redevelopment Authority

A city, village, township, or county can establish one or more BRAs and adopt Brownfield Plans (Plans) pursuant to Act 381 Section 3.

A BRA may use tax increment financing (TIF) to help redevelop eligible brownfield properties that are in a Plan. A local governing body must decide whether to approve a Plan developed by a BRA, since the local governing body has jurisdiction over the use of taxes for the TIF. The following sections offer the step by step process for establishing a BRA.

Step 1 – Informational Meeting(s)

Hold one or more meetings with community leaders (i.e., mayor, president, chairperson, commission, council, board of trustees, finance department, planning departments, etc.) to explain the purpose and powers of a BRA and the benefits to the community.

Tips

- Representatives of EGLE and the Michigan Economic Development Corporation (MEDC) can provide assistance to the local unit of government throughout this process.
- If contemplating a county BRA, meet with each of the local units of government within the county to solicit their participation.

Step 2 – Resolution of Intent to Establish BRA

The local governing body (i.e., a city council, commission, township board, county commission, etc.) must adopt a resolution of intent to establish a BRA, as specified in Act 381 Section 4 of the legislation. The resolution must set a public hearing date. The hearing must be held before the governing body can create the BRA.

Tips

- For a county BRA, all participating local governing bodies must concur by resolution to be included in the county's BRA. Act 381 does not indicate when such concurrence must be obtained. However, it would be prudent to obtain a concurring resolution from the participating local units of government before adopting the resolution of intent to establish a BRA.

- A county BRA only has authority over eligible property in local governing units that have adopted a resolution to join the county BRA and concurred with the provisions of a Plan.
- A sample Resolution of Intent to Create a BRA can be found in Act 381 Sample Notices and Documents on the MEDC website.
- A sample Resolution of Concurrence by Municipality to Join County BRA can be found in Act 381 Sample Notices and Documents on the MEDC website.

Step 3 – Public Hearing Notification
The notice of the public hearing (set by the resolution in Step 2) must include the date, time, and place of the hearing.

Tip
- A sample Notice of Public Hearing can be found in Act 381 Sample Notices and Documents on the MEDC website.

Step 4 – Public Hearing
The local governing body must hold a public hearing in accordance with the Open Meetings Act, 1976 PA 267, MCL 15.261 through 15.275 and any local requirements on the date stated in the notice.

Step 5 – Resolution Establishing a BRA
If the governing body intends to establish a BRA, it must adopt a resolution establishing the BRA within 30 days of the public hearing. The resolution may be adopted immediately after completing the public hearing, at the same session of the governing body required in Step 4.

Tips
- A sample Resolution Establishing a BRA and Appointing Board Members can be found in Act 381 Sample Notices and Documents on the MEDC website.

Step 6 – Establishing a BRA Board
The BRA board is established by the local governing body. It may consist of between five and nine individuals appointed by the chief executive officer of the municipality and approved by the governing body. Initial appointments shall be for one, two, and three years, an equal number of each as practical, then for three year terms thereafter. Act 381 Section 5 states that the governing body may establish a new board for the BRA, or designate the trustees or governing board of the following as the BRA board members:
- Economic Development Corporation (EDC)
- Downtown Development Authority
- Tax Increment Finance Authority
- Local Development Finance Authority

Tips
- The board may be established and board members appointed at the conclusion of the public hearing in Step 4.
- The Incompatible Public Offices Act, 1978 PA 566, MCL 15.181 through 15.185 should be reviewed by the local governing body's attorney when deciding whether to appoint an elected official as a BRA member. This type of appointment to a BRA is unusual, but not prohibited by Act 381.

Step 7 – Filing Resolution Establishing the BRA with the State

The resolution establishing a BRA, passed by the local governing body in Step 5, must be filed with the State of Michigan promptly after its adoption. Although Act 381 Section 4(3) specifies filing with the Secretary of State, it should be filed with the Michigan Department of State, Office of the Great Seal. MEDC and EGLE Brownfield staff must be notified via email that a new BRA will be created. Contact information for the Office of the Great Seal can be found in the letter referenced below.

Tips

- A resolution establishing the BRA may be challenged in court by any person with standing within 60 days after the resolution is filed.
- A sample Letter to Michigan Department of State, Office of the Great Seal can be found in Act 381 Sample Notices and Documents on the MEDC website.

Step 8 – BRA Organizational Meeting

The BRA board should conduct an organizational meeting at which it:

- Elects the officers of the board
- May adopt bylaws by majority resolution
- Shall adopt rules of governing and procedure
- Establishes regular meetings
- May employ a director, subject to approval by the governing body that created the BRA

Tips

- The director may not be a member of the board. However, a local government employee or official (i.e., city/village manager, chamber staff person, EDC staff person) may serve as the director on a shared-time basis. The BRA may agree to reimburse the municipality for such services.
- Sample Bylaws can be found in Act 381 Sample Notices and Documents on the MEDC website.
- A sample Resolution Approving the Bylaws can be found in Act 381 Sample Notices and Documents on the MEDC website.

Municipal Agreements with County Brownfield Authorities

A municipality that has a BRA can pass a local resolution or enter into an agreement that allows the county BRA to undertake projects within the municipality. In addition, an agreement should be developed to address when the county's BRA has jurisdiction and how future Local Brownfield Revolving Fund(s) (LBRF) will be divided among the participating governmental units.

The benefits of allowing a county BRA to manage brownfield projects within local jurisdictions may include governmental cost savings; administrative efficiency; and greater LBRF.

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

PRESS RELEASES / 2023 / 07 /

New Legislation Will Revitalize Communities, Deliver on Make it in Michigan Plan to Invest in Places Around Michigan

Kathleen Achtenberg

Tuesday, July 18, 2023

Tax increment financing, Transformational Brownfield Fund will build more affordable housing and transform underutilized or abandoned property into productive space.

LANSING, Mich.—Today, Governor Gretchen Whitmer signed legislation to power economic development in communities across Michigan by unlocking new tools to finance affordable housing and setting up the Transformational Brownfield Fund to convert vacant land and other abandoned property into productive space.

“Today, we are taking a solid step forward on our Make it in Michigan strategy to help more people, businesses, and communities ‘make it’ in Michigan,” said **Governor Whitmer**. “Whether it’s renovating the old bank or theater on main street or building affordable housing on abandoned land, Michigan communities are on the move, open for business, and showing the world how much we have to offer. These bills will create good-paying jobs, grow the economy, and lower costs for businesses and families looking for affordable housing options. Let’s keep our foot on the accelerator and work together to ensure anyone can make it in Michigan.”

Senate Bills 129, 130, 131, and 132 unlock new economic development tools for affordable housing development projects through the state Brownfield program. The bills allow tax revenues captured through local brownfield redevelopment authorities to fund affordable housing costs with the approval of the Michigan State Housing Development Authority, making it easier and more affordable to build affordable housing in Michigan.

“Affordable housing is a national crisis, and Michigan is no exception,” said **State Senator Sam Singh** (D-East Lansing), sponsor of SB 129. “It’s critical we take action to address the needs of residents in communities across the state to ensure they have access to stable and affordable housing. These bills will give our local communities more tools, and incentive, to invest in affordable housing projects, signaling the commitment to addressing this crisis head-on.”

“We’re not just removing eyesores, we’re removing barriers to transform literal and economic landscapes,” said **State Senator Kristin McDonald Rivet** (D-Bay City), sponsor of SB 130. “I’m proud to help give local governments this option to redevelop blighted properties for residential purposes because it will improve our environment, revitalize neighborhoods and increase affordable housing.”

“Affordable housing is a crisis across Michigan that the legislature is committed to addressing from every angle,” said **State Senator Mary Cavanagh** (D-Redford Twp), sponsor of SB 131. “I was proud to work with my colleagues to introduce this legislation, creating another tool we can utilize in solutions to affordable housing access and community development.”

“With the signing of the TIF package, we can help put sites that are no longer contributing to the economy to good use providing housing for local residents, a need we consistently hear about from residents, businesses, and local governments alike,” said **State Senator Sue Shink** (D-Northfield Township), sponsor of SB 132. “This type of financing will incentivize the cleanup of these sites while also bringing new investment to our communities.”

“The new TIF tool will be a game-changer for MSHDA and local governmental units interested in developing attainable/workforce housing in their communities,” said **MSHDA Executive Director Amy Hovey.** “It’s a flexible tool that can be used to help fund rental, for sale, single family, multifamily, new construction, and rehabilitation opportunities for those up to 120% of area median income. Having an adequate supply of housing in this range is critical for attracting and retaining talent and helping more people reach their full potential in Michigan."

Senate Bill 289 would establish the Transformational Brownfield Fund to help convert underutilized, vacant, or abandoned property in communities across Michigan into productive space ready for business investment and community revitalization projects.

"There is no other program designed for, or capable of, supporting brownfield redevelopments of this scale and impact, putting obsolete vacant land back to proper use," said **State Senator Jeremy Moss** (D-Southfield), sponsor of SB 289. "It's a tool that will help keep and attract talent here, grow our population, and create the kind of vibrant locations that people want to live in—while retaining the local input and control that communities are looking for. This legislation is called 'transformational' for a reason, and is another key piece to Michigan Democrats' holistic, comprehensive approach to economic development."

"This legislation amplifies our Make it in Michigan economic development framework that focuses on people, places, and projects. It will allow us to win more for Michiganders by accelerating our ability to impact where people and businesses call home, including accessible housing and attractive physical places," said **Quentin L. Messer, Jr., CEO of the Michigan Economic Development Corporation**. "Prosperity must be widely shared for our state to thrive, and whether it is increasing affordable housing projects in the state, or transforming unproductive spaces into economic drivers, these programs build momentum for our efforts to create economic opportunity for all Michiganders."

"These important amendments will allow for redevelopment of underutilized sites into vibrant, mixed-use community assets on property that is currently generating little to no taxes," said **Grand Rapids Mayor Rosalynn Bliss**. "Thank you to the governor and legislature for recognizing the importance of this valuable tool and financing strategy for transformational projects in the City of Grand Rapids and cities throughout our state."

Make it in Michigan

A comprehensive strategy to make more in Michigan. From good-paying jobs; a skilled, talented workforce; vibrant places to live, work, and raise a family; and powerful tools to bring manufacturing and supply chains home, Make it in Michigan will continue the state's momentum to build a brighter future.

The strategy aims to:

- Make Michigan a top state for talent with low unemployment, higher labor force participation, more training and upskilling, and stronger talent attraction.
- Make Michigan more competitive in key sectors like research & development, advanced manufacturing, and clean tech--electric vehicles, batteries, semiconductor chips to ensure long-term economic strength.
- Make Michigan an arsenal of innovation where entrepreneurs and young companies have opportunities and resources to grow and expand.
- Make Michigan a state full of attractive, vibrant communities where people want to live, work, and grow with investments to build more housing, expand access and lower the cost of child care, connect homes and businesses to high-speed internet, redevelop vacant or blighted properties, and bring new life to main streets and downtowns.

The three pillars of Make it in Michigan are projects, people, and places. Governor Whitmer is focused on competing for and winning projects to bring manufacturing and supply chains home, investing in people so they can pursue their potential from pre-K through postsecondary and have their personal freedoms protected, and revitalizing places to make them more attractive places to live, work, and invest.

About Michigan Economic Development Corporation (MEDC)

The Michigan Economic Development Corporation is the state's marketing arm and lead advocate for business development, job awareness and community development with the focus on growing Michigan's economy. For more information on the MEDC and our initiatives, visit www.MichiganBusiness.org. For Pure Michigan® tourism information, your trip begins at www.michigan.org. Join the conversation on: Facebook Instagram LinkedIn, and Twitter.

Politics & Policy

Key incentive for RenCen, other 'transformational' developments in legislative limbo

By David Eggert

Gift Article

Credit: Bedrock/Gensler/Rossetti

Plans by General Motors Co. and Dan Gilbert's Bedrock LLC for the Renaissance Center includes demolishing two towers and creating an entertainment district on riverfront land to the east.

Reprints Share

July 21, 2025 08:01 AM

LANSING — The future of a key tax incentive that has been used to spur some of Michigan's most prominent redevelopments is in legislative limbo and, as a result, so are would-be projects in the pipeline.

The highest-profile plan, to partially tear down and renovate General Motors' Renaissance Center in Detroit, hinges on whether lawmakers raise a $1.6 billion cap so new Transformational Brownfield Plans can be authorized beyond the 13 that have been approved or invited to apply since the program was enacted in 2017. But it is not just GM and its partner, Bedrock, that are watching closely following a half-year of inaction on many issues in the state Capitol,

Changes in 'transformational' incentives shift focus from offices to housing, retail projects

A year after GM picked a new HQ, what's next for the RenCen?

Massive $270M development planned next to Novi convention center

Developers who want to tear down much of the closed Lakeside Mall in Sterling Heights and replace it with a mix of uses are waiting. So is the owner of the Suburban Collection Showplace in Novi, who plans a new hotel, among other things, near the convention center.

Also in the wings are Muskegon and Holland, where officials hope to re-envision waterfront sites where a paper mill and power plant were demolished in recent years. In Traverse City, the subsidy could assist in finishing what has been a successful redevelopment of an old, massive state psychiatric hospital complex.

Supporters of expanding the program so more projects qualify beyond three for which funding is being held aside, like the Fulton & Market development in Grand Rapids backed by the DeVos and Van Andel families, are cautiously optimistic despite no bill having been introduced yet. They are working behind the scenes to build support so when budget negotiations conclude — possibly not until Sept. 30, the 11th hour — the Legislature can take up the pending legislation, which will be proposed in the House.

"The reality is we are kind of in a posture of patience," said Jared Fleisher, vice president of Dan Gilbert's Rock Family of Companies, which includes Bedrock.

He pointed to the budget situation, which is tied in part to friction over road funding.

"I think all of us remain cautiously optimistic that there will be an opportunity for this legislation to be considered after (the) budget," Fleisher said, saying there is "broad support for transformational brownfields" among lawmakers. "Folks have seen the record of the program. They support brownfield redevelopment. And, most people who live and work at the sites they redevelop for mixed use, along with sales taxes on construction materials and income taxes paid by construction workers. There are minimum capital investment levels.

The future reimbursement of taxes, proponents say, makes the math work on projects that otherwise would not be financially feasible because of how much they cost.

"You cannot do large projects without it," said Joe Agostinelli, founder of Michigan Growth Advisors, a Miller Johnson law firm subsidiary that helps clients bridge the gap between a project's costs and financial viability. "Michigan's traditional incentives, particularly with the proposed cuts to (Michigan Economic Development Corp.) incentive budgets that are being discussed right now, you just can't do anything. The math doesn't work. So this is really, really important that the Legislature gets this done if we want to keep doing big transformational real estate investment in our communities."

Two clients, he said, want to pursue the incentive but "there's no money left."

The Republican-controlled House and Democratic-led Senate have sent Gov. Gretchen Whitmer just six bills in six months, the fewest in 20 years, following a return to a split Legislature for the first time since 2007-10. Legislators missed a legally toothless July 1 deadline to pass the budget, a stalemate that will likely dominate their attention when both chambers fully return to session after Labor Day.

While the development subsidy is on the back burner for now — along with many other issues — it provides an opportunity for bipartisanship that has been largely elusive other than a February deal to soften minimum wage and paid sick leave laws.

Legislation that increased the main cap to $1.6 billion from $800 million sailed through on 25-12 and 90-19 votes in 2023 despite some criticism that projects should rise or fall on their own merits without tax subsidies.

Republican House Speaker Matt Hall, who was then the minority leader, voted yes. Democrat Whitmer, who signed the 2023 bill, has called for the program's expansion and has highlighted transformational brownfield projects awaiting the state's blessing.

Rep. Joe Aragona, R-Clinton Township, said he is aiming to introduce the bill around October and to get it out of the House by early next year. His district is across the street from Lakeside Mall, whose redevelopment would be boosted with the "great" economic development tool, he said.

"At this rate, it's tough because with everything that's going on in Lansing, especially with how the budget's going this year, it's really sucking a hell of a lot of oxygen out of the room," he said.

Details to be worked out, Aragona said, include whether to increase the cap or to lift it entirely and — if it were raised — by how much.

Also, until this past week, there had also been rumblings in and around the Capitol that the cap legislation could be bundled into or affected by any potential economic development incentives bills for a massive semiconductor plant near Flint. "Project Grit" fell through, which might ease the way for separate movement on the forthcoming brownfield legislation.

The Michigan Strategic Fund to date has approved $1.2 billion in post-construction income and withholding tax

The state has authorized or held aside $90 million in construction-period captures, roughly $110 million below a $200 million limit.

The proposed Novi City West mixed-used development, which would be near the Suburban Collection Showplace, is "somewhat of a poster child for this transformational brownfield programming," said Blair Bowman, who owns the conference center. "Taking an old ... post-industrial, languishing corridor and doing in large part what the city has envisioned for their City West master planning — reimagine and redevelop and reinvigorate an entire corridor."

Bowman, who met with lawmakers at the Detroit Regional Chamber's Mackinac Policy Conference in May, said they like the incentive because it is performance-based, is used to generate economic activity that would not occur "but for" the subsidy and has a track record. The first transformational brownfield plan, which was OK'd in 2018, covered four Gilbert projects in Detroit, including the new Hudson's Detroit skyscraper.

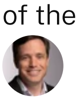
"It's 100% performance-based, 100% accountable. You don't do what you say you're going to do and there's nothing generated, you don't receive reimbursement," said Fleisher, who is advocating for the RenCen renovation. "If your project is half as successful as you said it was going to be, it generates half the new tax revenue, you're going to get half of the reimbursement. ... This is not a blank check on the front end but rather 100% performance-based on the back end."

Bowman's $270 million Novi project was announced in May. It could grow, potentially by up to $200 million in investment, due to new interest from other developers, he said.

"We're hopeful that the process can move forward as soon as it's possible but understand that there is very important work being done on the larger-scale budget issues," Bowman said. "We're working on a timeframe that we would hopefully see something dealt with in the fall on the budget and perhaps the transformational brownfield and that we would pursue the application and approval process."

MEDC Chief Place Officer Michele Wildman said it is hard to quantify developers' interest in the program if not for the cap because some projects are more real than others and deals are complex and take a long time to put together.

The incentive is by no means the only financing option, she said, but is one of the better tools for projects that are "transformative in nature. You're talking about large sites, large impacts or both. ... It's one of the best fits for some of the more challenged sites that we've seen in the projects that have come through the portfolio."



By **David Eggert**

David Eggert is a senior reporter covering politics and policy for Crain's Detroit Business. He joined Crain's in 2022 after a combined 15 years at The Associated Press in Lansing and jobs at MLive, the Lansing State Journal and various other newspapers.

Politics & Policy, Economic Development, Taxes - tax credits, News, Real Estate

More in Politics & Policy →

RenCen is far from only project looking for expansion of 'transformational' program

By Kate Carlson, Crain's Grand Rapids Business

Credit: Concept Design Studio

The $147 million Factory Yards project is repurposing a vacant industrial site on Grand Rapids' southwest side, and was the first in the city to receive transformational brownfield incentives.

February 05, 2025 08:37 AM

A Michigan tax incentive program that has been crucial for massive urban infill developments across the state is running out of money.

Funding for the Transformational Brownfield Plan program is nearing a $1.8 billion cap and would need legislative action in Lansing to expand, as it was in 2023.

Some developers are already sitting on the sidelines with projects, including a $1.6 billion plan to partially demolish and redevelop the Renaissance Center in Detroit, that can't happen until the program is re-upped.

"In terms of the TBP program, we have clients with invitations to apply under the existing cap space, and clients who are also on the sidelines hopeful that the Legislature will increase the cap," said Joe Agostinelli, founder of Michigan Growth Advisors, a subsidiary of Grand Rapids-based law firm Miller Johnson. "Hopefully the Legislature raises the cap. That would be the best outcome."

Agostinelli, who previously held posts at the Michigan Economic Development Corp. and Kalamazoo-based economic development organization Southwest Michigan First, is ushering a $797 million riverfront project in downtown Grand Rapids through the incentives process. Fulton & Market, a project proposed on land owned by the DeVos and Van Andel families that calls for three high-rises with office, residential and a hotel, is angling for nearly $320 million in tax increment financing under the Transformational Brownfield program.

Fulton & Market is one of five projects that is "under invitation to apply," which means the funds are earmarked in the program even though the transformational brownfield plan still needs approval from the Michigan Strategic Fund board, which oversees the MEDC.

Transformational Brownfield funding

Eight Michigan projects have received Transformation Brownfield incentives since the program was established in 2017.

Source: Pitchbook • Crain's Grand Rapids Business

Agostinelli says the remaining funds in the program are likely only enough to back one smaller-sized project.

Officials with Dan Gilbert's Bedrock LLC say the cap should be expanded not only to facilitate the company's redevelopment of the Renaissance Center, but also projects in Grand Rapids, Sterling Heights, Dearborn, Muskegon and Traverse City.

Credit: Bedrock/Gensler/Rossetti

Plans by General Motors Co. and Dan Gilbert's Bedrock LLC for the Renaissance Center includes demolishing two towers and creating an entertainment district on riverfront land to the east.

Communities "need this program to live on," Jared Fleisher, vice president of Gilbert's Rock Family of Companies, told Crain's Grand Rapids Business.

"Since all the available program authority has been committed, the MEDC is not able to take new applications," Fleisher said in an email. "In addition to the Renaissance Center, there are transformational redevelopment projects across the state that need the TBP program to be extended to make it possible for them to move forward."

In addition to helping repurpose challenged urban properties, Fleisher said the program is "completely fiscally responsible and performance-based." Bedrock intends to make those arguments with lawmakers.

"The new legislature is just getting organized," Fleisher said. "In the coming months, we intend to work with stakeholders from across the state to make the case for continuing the TBP program and explain what it means for communities across Michigan."

Fleisher noted that the tool has had bipartisan support since it was enacted in 2017, and in July 2023, when Gov. Gretchen Whitmer signed bills to double the caps in the program and expand the tool to more qualifying projects.

While officials with Bedrock — which is working with General Motors to move the automaker's longtime headquarters from the Renaissance Center to Bedrock's Hudson's Detroit building — have said public subsidies would not be used to partially demolish the multi-tower RenCen, incentives would support public infrastructure, public spaces and the redevelopment of obsolete buildings there.

"Bedrock and General Motors are solely focused on working with stakeholders from across the state to explain the value of the TBP program — how it is a proven, fiscally responsible program that is truly working to make transformational projects possible across the state," Fleisher said.

Credit: Progressive Companies

The three-tower Fulton & Market development includes one building with nearly 600 apartments.

'This program works'

State Rep. Alabas Farhat, D-Dearborn, introduced legislation in November 2024 to raise the annual cap for the transformational brownfield program, which subsidizes projects by letting developers keep increases in various taxes for two decades. The bill died without a hearing during the lame-duck session. Legislation would have to be reintroduced to be considered in the 2025-2026 term.

"Communities across our state right now are waiting to get their projects moving because of the fact that the brownfield program right now has reached its limit," Farhat said.

The brownfield incentives program, he said, "is a smart, fiscally responsible approach to revitalization — turning blighted buildings into vibrant spaces, safeguarding our environment and spurring economic growth. Developers don't see a dollar of incentives until after the project is completed and they meet locally set requirements."

The transformational brownfield program allows developers to capture a portion of incremental taxes generated from five sources: construction income tax, property tax, income tax, withholding tax, as well as sales and use tax.

The MEDC tracks how much of the program's $1.8 billion financing cap has been spent since the program started in 2017. As of Jan. 31, $116.8 million remains in the program's $200 million construction-period tax capture bucket, while just under $10.9 million is left for the $1.6 billion post-construction income, withholding and sales/use tax capture. The post-construction taxes are captured for 20 years.

Projects that have made it far enough in the due diligence process of a transformational brownfield plan fall under "under invitation to apply." If they don't receive the final approval, those incentive amounts would be returned to the pot of available financing for other developers. The Michigan Strategic Fund board has approved every transformational brownfield plan it has considered.

“There is definitely a need for more incentives, for the cap to increase,” Agostinelli said. “I think the reason the cap keeps getting consumed both times the legislature increased it is because this incentive program works for large projects.”

Projects that apply for the program are complex, and require “rigorous due diligence efforts to ensure the viability of the project,” said MEDC Chief Place Officer Michele Wildman.

Once a project is “under invitation to apply,” the developer has 90 days to submit a final application, and four to six months to proceed to the MSF board for consideration, Wildman said.

“The TBP program is an incredibly helpful tool for developers because it provides financial incentives and support for redeveloping underutilized sites that will result in a revitalized asset for the community,” Wildman said via email.

The $797 million riverfront Fulton & Market project in Grand Rapids is especially expensive because the land used to be part of the Grand River, but was later filled with low-quality aggregate. The site now needs geotechnical reinforcement to support the three towers that would be built as part of the project.

The Fulton & Market development team has said the project would not be financially feasible without the transformational brownfield tool. If the program does not receive additional funds, future projects that would have applied for the program will get shelved, Agostinelli said.

Jared Belka, partner at Warner Norcross + Judd LLP, worked with the development teams behind Grand Rapids’ two projects that received transformational brownfield incentives: Grand Action 2.0’s Acrisure Amphitheater and Amway Stadium, as well as the $147 million mixed-use Factory Yards project.

He is also working with Parkland Properties as it seeks transformational brownfield financing to redevelop the former Shaw Walker Furniture Co. building near Muskegon Lake.

“There is no other tool that can backfill this, and if you want to continue to see impactful projects in communities, and many of these are sites that you walk or drive by on a daily basis, those projects are not going to move forward without some level of significant support,” Belka said. “The right projects that are able to utilize this, it’s a game changer and it would be tough to see if it’s not expanded.”

Credit: Courtesy photo

The former Shaw Walker Furniture Co. facility in Muskegon seeking transformational brownfield incentives has sat mostly vacant for decades.

The Shaw Walker transformational brownfield incentives are earmarked as “under invitation to apply,” but the developer still hopes to see the tool expanded.

“(The TBP) is important because construction costs and interest costs are so much higher than they used to be and the rental rates have not kept up,” said Jon Rooks, Parkland Properties president and owner. “Interest rates have almost doubled and construction costs are up almost 50% over the last five years, and the rental rates of apartments have not climbed as much.”

The Shaw Walker project would not have penciled without the transformational brownfield program, Rooks said.

“Shaw Walker is a generational project, it’s transformational and it’s important to the city of Muskegon and all of West Michigan, partly because of the housing crisis and partly because of the blight it fixes,” Rooks said.

Credit: Marge Beaver

Parkland Properties plans to convert the 122-acre former Sappi paper mill into housing, retail and a marina.

Parkland Properties also proposes to redevelop the contaminated former Sappi paper mill site along Muskegon Lake’s south shore. Environmental cleanup of the site will be a massive undertaking. Parkland is still early in the planning process and working to get approval from state regulators to develop the property, said Rory Charron, chief operating officer at Parkland Properties.

“(The TBP program) is definitely one avenue we’ve considered,” Charron said of the paper mill project. “That is also just a massive, large legacy project, and you get into the same boat as we do with Shaw Walker. It’s definitely an option, but obviously the program has caps on the funding availability.”

Crain’s Detroit Business reporter David Eggert contributed to this report.

By Kate Carlson, Crain's Grand Rapids Business

Kate Carlson is a reporter covering commercial real estate and development trends across West Michigan for Crain's Grand Rapids Business.

MEMORANDUM

cityofnovi.org

TO: MAYOR AND CITY COUNCIL

FROM: VICTOR CARDENAS, CITY MANAGER

SUBJECT: TRANSFORMATIONAL BROWNFIELD PLAN

DATE: JULY 9, 2025

I've been asked to provide a primer on the Transformational Brownfield Plan (TBP) program, which has been proposed as a support mechanism for the planned development in the City West area being brought forward by Blair Bowman. I expect there will be more public discussions outside of City Council meetings that discuss City West as a TBP, so I wanted to ensure you have a good general overview of it early on.

Below are snippets from various documents that summarize the program. Additionally, through the power of AI, we have a podcast that also helps explain the program. The podcast can be found here. You'll find that the podcast refers to a project in Vicksburg, which is only one example of a community that has utilized this program.

In 2017, legislation was enacted to establish the TBP program in Michigan. The purpose of the legislation was to provide a new economic tool to motivate developers and businesses to renovate, rehabilitate, and more generally transform existing brownfields into local hubs of economic development and community revitalization. The program is directed at larger projects that not only provide modernized workspaces but also raise the amenity value of a place, helping to make Michigan more attractive for both current and prospective residents of the state. Under the program, developers with an approved TBP can capture a share of the incremental tax revenue generated by the project for a specified period, and not just the usual property taxes but various other kinds as well (e.g., certain income taxes).

What is a Brownfield?

A "brownfield" is typically defined as a property with either real or potential environmental contamination that restricts the property's future uses. However, under the TBP program, the term "brownfield" is significantly expanded to include blighted, functionally obsolete, historic, and transit-oriented properties, as well as undeveloped properties that have previously been identified as brownfield-eligible under the existing brownfield program.

What is a Transformational Brownfield Plan?

A TBP is defined as a brownfield plan that is expected to have a **transformational impact on local economic development and community revitalization**. This impact is assessed based on the extent of brownfield redevelopment and the resulting growth in population, commercial activity, and employment.

Key requirements and characteristics of a TBP include:

Mixed-Use Development: The plan must involve a mixed-use project combining residential, office, retail, or hotel uses. In municipalities with a population of less than 25,000, the Michigan Strategic Fund (MSF) may waive the mixed-use requirement if the project utilizes at least one of the listed uses.

Minimum Capital Investment: TBPs require a minimum level of capital investment that varies depending on the population of the community where the development is proposed. For example, communities with a population less than 25,000 require a minimum investment of $15,000,000, while those greater than or equal to 600,000 require $500,000,000.

Transforming Underutilized Property: The legislation focuses on converting vacant land and other abandoned property into productive space. This includes properties with real or potential environmental contamination, as well as blighted, functionally obsolete, historic, and transit-oriented properties.

Overall Positive Fiscal Impact: A TBP must demonstrate an overall positive fiscal impact on the state, meaning the total state revenue collected from the TBP is expected to exceed the amount of tax captured by the developer. This positive fiscal impact must be demonstrated as a net benefit—that is, the increased state tax revenues must exceed the cost of tax incentives.

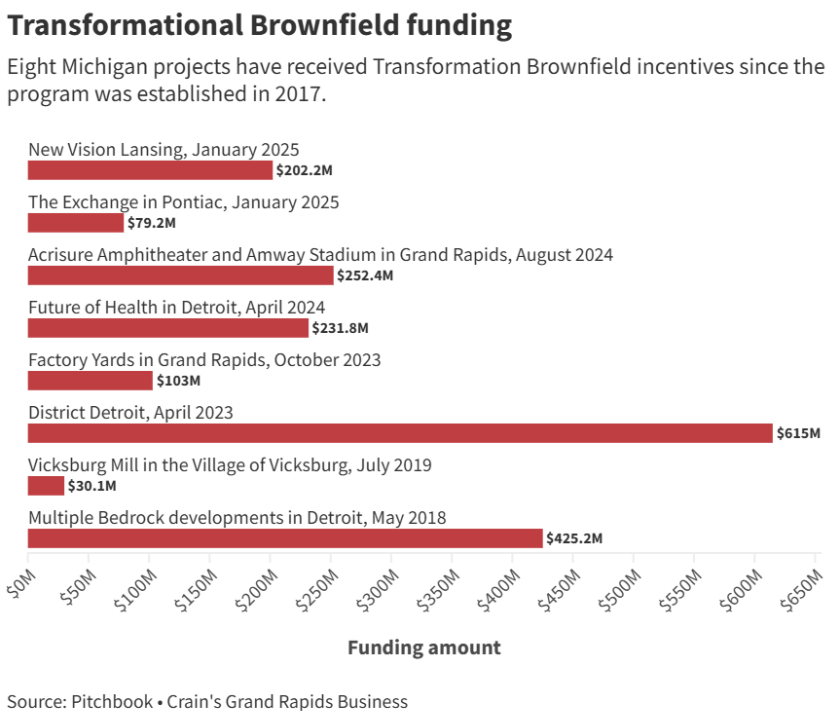
The defining or distinctive feature of a TBP under Act 381 is that it captures from so many revenue from so many different sources beyond just *ad valorem* property taxes. It allows, for example, for a construction period sales and use tax exemption, as well as five sources of tax revenues associated with a project, including:

(1) Construction Period Tax Capture;
(2) Property Tax Capture;
(3) Income Tax Capture;
(4) Withholding Tax Capture;
(5) Sales and Use Tax Capture.

These tax increment revenues can be used in financing a wide array of eligible activities, including "any demolition, construction, restoration, alteration, renovation, or improvement of buildings or site improvements on eligible property, including infrastructure improvements that directly benefit eligible property"—nearly everything, in other words, necessary to complete most projects. Income Tax Capture, Withholding Tax Capture, and

Sales and Use Tax Capture are limited to up to 20 years. The capture of incremental property tax revenue is limited to the cost of approved, eligible activities for up to 30 years, as currently allowed by Act 381.

There have been eight Michigan projects that have received funding since it's inception:



More Detail on the Various Tax Incentives for Developers

As noted, a developer with an approved TBP can capture shares of specific incremental tax revenues that are generated by the project up to the amount specified by the TBP or for a defined number of years, whichever comes first. "Incremental tax revenue" is the projected tax revenue generated by the site(s) of the proposed TBP minus the amount of tax revenue generated by the site(s) at the time that the TBP is adopted (i.e., before the project breaks ground).

Before the TBP program was established, developers and localities could capture incremental property tax revenues, generally under the **Brownfield Redevelopment Financing Act** of 1996 (PA 381), for up to 30 years. That still exists and remains one type of tax revenue that can be captured under an approved TBP. However, under Public Acts 46, 48, and 49 of 2017, the TBP program also allows developers to capture

- **Construction Period Income Tax Revenues**: 100 percent of the amount of state income tax levied and imposed in a calendar year upon wages paid to individuals physically present and working within the eligible property for the construction, renovation, or other improvement of eligible property that is an eligible activity within a transformational brownfield plan.

- **Construction Period Sales and Use Tax Exemptions**: Sales and use tax exemptions for the purchase or acquisition of tangible personal property that will be affixed and made a structural part of the real property or infrastructure improvements included within the plan.

- **Income Tax Revenues**: 50 percent of the incremental income tax from individuals domiciled within the eligible property.

- **Withholding Tax Revenues**: 50 percent of the incremental income tax withheld from individuals employed within the eligible property.

The captured revenues can be used to finance all of the TBP eligible activities noted above, as well as activities typically associated with brownfield development, such as lead, asbestos, or mold abatement.

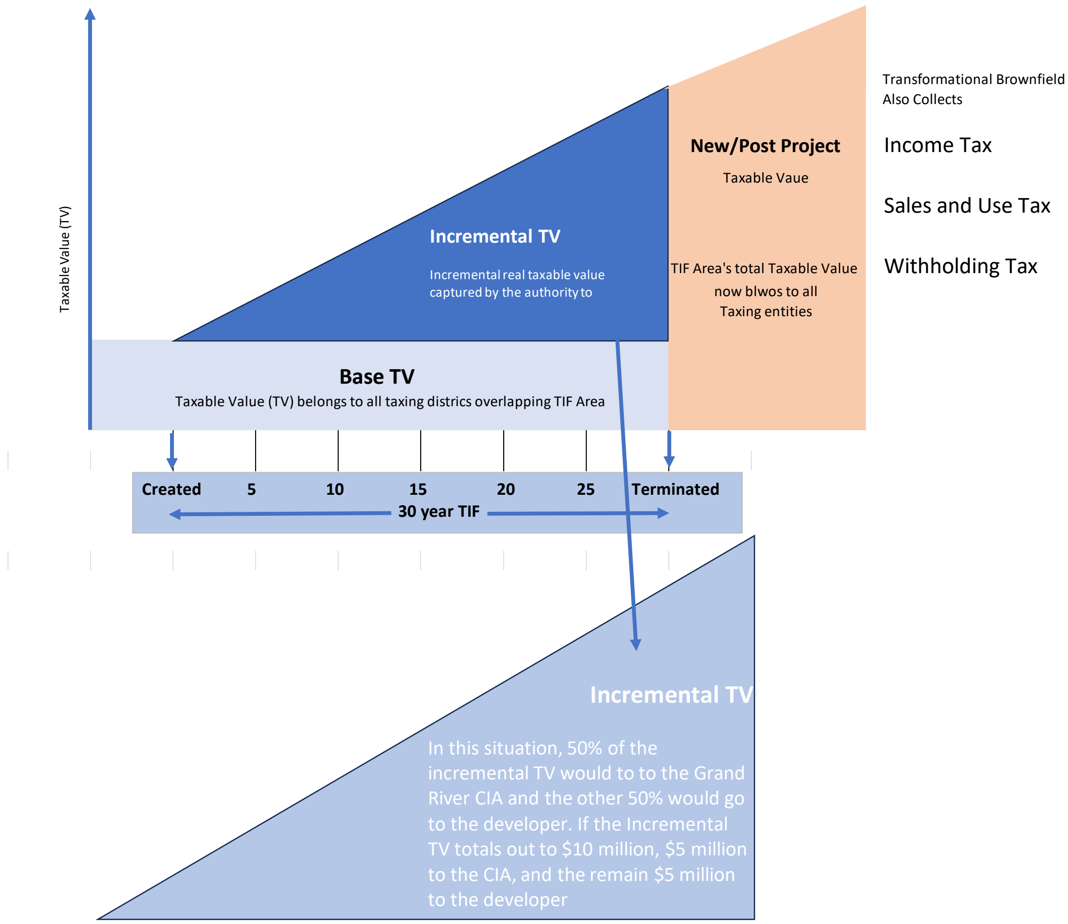
There are some limits to revenue capture by the developer.

- First, the tax revenue available for capture will be limited to the amount necessary to make the project economically viable. In other words, the project would not be able to proceed as planned without the tax capture.

- Additionally, while property tax can be captured for up to 30 years, construction, income, and withholding tax revenues can only be captured for up to 20 years.

- The legislation sets other limits on total revenue captures across all TBPs over the life of the program. Income and withholding tax capture revenue is limited to a total of $800 million across all projects, while construction period captures are limited to a total of $200 million.

- Furthermore, the program sets an annual limit of $40 million on non-construction income and withholding captures across all approved projects.



City's Role in the Approval Process?

A lot of the dollars at stake in a TBP are not local (City) tax dollars. However, because the process does affect local property taxes (millages), and impacts local zoning and land use approvals, it requires local government "buy in" along with that of other taxing jurisdictions and state entities. We are still evaluating those local approval rules with our consultants, as well as the developer's environmental, financing, and legal consultants. It does appear that it requires fairly early on in the process a resolution stating the City's support for the project would be required. The exact contents of that document and other documents will be required. We will update Council as more information on what exactly is expected of the City Council is determined. The City does retain its full land use approval (i.e., zoning/site plan approval) authority under the program.

Newsletters

Good Morning, VICTOR

Opinion

Opinion: With economic development at a crossroads, this program is a model for the future

By Jared Fleisher

Credit: Larry Peplin/Crain's Detroit Business

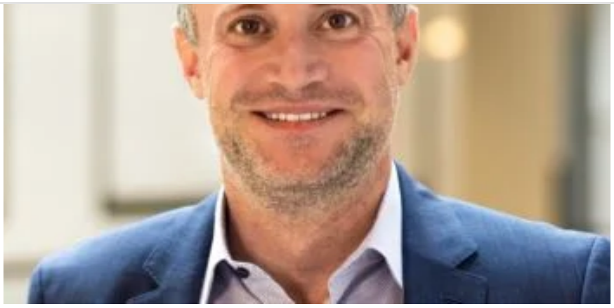
The Hudson's tower project was built using Transformational Brownfield Program incentives. The Renaissance Center revamp is seeking a similar incentive.

Reprints Share

October 28, 2025 05:46 AM

Michigan is once again at a crossroads on economic development policy. Only three years after its creation, the SOAR program — intended to provide large cash grants to attract major factories — has made a hard landing. The question before policymakers is what comes next.

As House Speaker Matt Hall has outlined, Michigan needs to be out of the game of providing upfront cash grants. The first major economic development program to move away from this model — and from the old tax credit model — was the Transformational Brownfield Program (TBP). Enacted in 2017 with overwhelming bipartisan support, TBP was reauthorized six years later with even more support.



Jared Fleisher is president of Bedrock.

support for this program, when virtually every other program has come and gone, holds broader lessons for policymakers.

First, reimbursement-based programs are the key to protecting taxpayers and ensuring accountability. The TBP starts with the recognition that a vacant brownfield site generates no benefits. On the other hand, a thriving new development generates all manner of new taxes. By rebating a portion of the new taxes to make the redevelopment financially possible, TBP involves no upfront risk to the state and ensures that the partial reimbursement comes from new activity actually happening on the site.

Second, economic development programs should insist on real analysis to ensure the deal is in the public interest. TBP requires every project to undergo a rigorous financial analysis to determine whether the brownfield reimbursement is needed for the project to be economically viable. The amount of reimbursement is also neither arbitrary nor political; rather, it is strictly limited to the level necessary to make the project possible.

Third, the most sustainable programs are those that start with, and empower, local communities. TBP has resonated with lawmakers from all corners of the state because virtually every community has a notorious brownfield site. TBP starts on the ground: only after the local government identifies the project as transformational, and approves the plan, does the state process begin.

The thesis behind TBP is different: The way Michigan wins in the long run is by building attractive communities that make people and companies want to come here. TBP rests on the belief that building thriving communities with places to live, shop, eat, and play is the key to attraction and retention — and therefore, the most powerful and sustainable economic development strategy. This is not to say that targeted job creation incentives are unnecessary. It is to say that TBP shows the appeal of something more foundational.

To date, 14 TBPs have been approved — or are in the final approval process — statewide. Nowhere is the success of this program more visible than along the Grand Rapids riverfront, where two approved TBPs are already reimagining old industrial sites into new housing, a state-of-the-art amphitheater, and a new professional soccer stadium — and where a third TBP awaits final approval. Because of this success, the legislative cap on the program has again been hit, requiring policymakers to extend the program. From Macomb to Muskegon, from Traverse City to Bay City, and of course here in Detroit, tangible, transformational projects hang in the balance.

At this critical time for economic development policy in Michigan, we hope these lessons hold value for the state's new approach. Along with our statewide partners, we also hope our leaders recognize that TBP is not only a model, but a workhorse with more to do — and that lawmakers enable the good work to continue.

Jared Fleisher is President of the Detroit-based Bedrock real estate company.

By **Jared Fleisher**

News, Opinion

More in Opinion →

MEMORANDUM

TO: MAYOR FISCHER AND CITY COUNCIL

FROM: DANIELLE MAHONEY, ASSISTANT CITY MANAGER

SUBJECT: NOVI 2050 STRATEGIC PLAN – PROJECT UPDATE

DATE: NOVEMBER 6, 2025

Since entering into a contract with Shockey Consulting for the Novi 2050 Strategic Plan, the project team has initiated several key efforts under **Phase 1: Launch**.

Over the past few weeks, three foundational meetings have taken place:

- A **project planning session** with City leadership and Shockey Consulting to establish structure, roles, and milestones.
- A **branding and marketing meeting** with the Communications team to develop project identity and messaging.
- An **internal project team kickoff**, which brought together department representatives to outline data needs, engagement goals, and coordination protocols.

Biweekly project management meetings are now underway between the City Manager's Office and Shockey to maintain alignment and momentum. The next steps include finalizing project branding and preparing for the initial stakeholder engagement phase, which will begin later this year.

Lastly, the Shockey team is gearing up for a kickoff with the Long-Range Strategic Planning Committee and their first on-site visit in early 2026 - more information will follow as plans take shape.

Encl: 2050 Weekly Status Update

City of Novi – Strategic Plan Update

As of: 11/4/2025

Recent Progress	Upcoming Efforts / Engagements
- Began biweekly project management meetings between CMO staff and consultant. - Held initial branding meeting between consultant and communications staff. - Held internal project team kick-off meeting.	- Finalizing project branding. - Receive and review project management memo. - Begin stakeholder engagement planning.

Input Needed

- Consultant to request key data/documents from members of internal project team.

Current Phase

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

Buzz Report

November 6, 2025

Hot Topics:

- **Road Construction Update**
  Novi Road will be finished being paved this week (through Monday, 11/8). Striping and opening to traffic should occur on Wednesday, November 12th

- **Health Code Violations**
  The Novi Fire Marshal, along with representatives from the Code Compliance and Building Divisions, visited the Twelve Oaks Food Court. Two restaurants received six violations: Suki Hana and Lotus Express. This matter was also referred to the Oakland County Health Department. The businesses are closed until further notice. Management of both locations and Twelve Oaks Mall has been notified.

- **Haverhill Access Management**
  Per the remarks made at a recent public comment, staff have engaged GLWA and RCOC to affirm that whatever work is done it will be done in a manner that will ensure access to the subdivision for residents.

- **Power Park Construction**
  Ella Mae Power Park is now fully open as the pathway and parking lot re-surfacing project has wrapped up. Additional restoration will occur in the spring.

- **GLWA Transmission Main Break**
  GLWA continues to work on their 42" water main to get it repaired and back in service, with anticipated completion within two weeks. 14 Mile Road is now completely open from East Lake Drive to M-5. We continue to urge the conservation of water usage until we are back to normal operation on the 42" water main (especially turning off irrigation systems, unless supplied by a well). GLWA finished the inspection and is now reviewing all the data. Over the next few months, they will be investing in preemptive repairs based on findings. This approach helps keep the water system reliable and strong! It is anticipated Novi will remain on the 24" bypass main until spring 2026 while this critical work is completed.

- **Shawood Lake Island Structure Demolition**
  Bids for demolishing the structure on the recently purchased Shawood Lake island were due Thursday, September 25. Demolition is anticipated in late fall.

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 though the "rough" construction phase have been approved.

- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**
  The Site plan for a Single-Family Residential Development of 13 new homes is now under construction. https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf

- **Culvers** - Novi Road and West Oaks
  Building and site improvements are underway. *Estimated Completion Date*: ***Late 2025***

- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile
  New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September.
  Estimated Completion Date: Unknown

- **The Grove**
  Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.
  https://cityofnovi.org/media/qyrmlaxj/241216matter6.pdf
  https://eweb.cityofnovi.org/media/qnmlaanq/251016thegrove.pdf

- **Novi 10 (10 Mile and Novi Road)**
  Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal.
  https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf
  https://eweb.cityofnovi.org/media/5hinzqyn/251016pro.pdf

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

- **Camelot Parc/Avalon** by Village of Stonebrook
  Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision)

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
  Building and sitework nearly complete.
  Estimated Completion Date: ***Fall 2025***

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

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**
  The residential development **proposed by Toll Brothers** (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at this time. It would appear this is a result of a property dispute between the owners of the parcel.

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
  The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date:* ***Fall 2025***

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
  The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. A preliminary site plan was submitted for review in late May. Subsequent reviews underway. ZBA variance for loading approved 10/14/25.
  Estimated Completion Date: ***Late 2026***

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
  The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is now completed.

- **Transformco (Former Sears at Twelve Oaks)**
  Nearly all the external work has been completed. Contractors will now turn their attention to the internal work to build out the spaces for a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark
  Estimated Completion Date: ***Spring/Summer 2026***

Residential Enforcement Updates:

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

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

Frequently Asked Questions:

None at current