



CITY OF NOVI
Administrative ePacket
April 03, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Annual Budget Reconfiguration - Cardenas](#)

Departmental Updates

[The Buzz Report](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #10

As of:

4/2/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – March 2025)

PMR FS #4 Tour (4/1/25)

- FS #4 budget to be created.

Facility Conditions Assessment

- Draft report sent to City Administration on 3/29/25; comments received 4/1/25.

Education Plan (in progress – City deliverable)

Site Selection (FS #2 alt site in progress – PMR deliverable)

Upcoming Activities

Refine Cost Estimates (PMR – Complete for 3/10 Council meeting)

- FS #4 improvements to be identified with city per its request on 2/28/25

Royal Oak PD / W. Bloomfield FS Tour to be rescheduled

Education Plan

- PMR providing support for the City
- City landing webpage is now live

Request For Proposals

- PMR drafting RFPs for A/E and CM
- PMR advising City as to procurement strategy

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- Improvements to FS #4 added to project scope. Further refinement needed with City to determine FS #4 budget. \$2 million allowance has been budgeted
- City / PMR to review Due Care Plan and strategize path forward

Fire Station #2 Site:

- PMR pursuing alternative sites and conducting test fits

Facility Assessment

- Finalizing deliverable incorporating city comments

Education Plan Roles and Responsibilities:

- City of Novi to lead all elements of the educational plan
- PMR will provide editorial support as needed upon request

Upcoming Administration Meeting: 4/7/25

Future City/PMR meetings will occur first Monday of the month
PMR proposing CC Weekly Updates to be sent bi-weekly (next update would be sent on April 16)



MEMORANDUM

TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: ANNUAL BUDGET RECONFIGURATION
DATE: APRIL 2, 2025

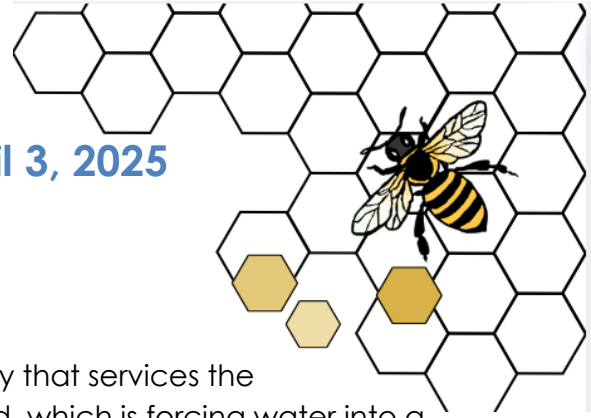
My goal for this correspondence is to provide advance notice of a change to the budget document that the **Council will receive on Monday, April 7th**. Staff has decided to streamline our budget process, enhance efficiency, and transition away from preparing our annual budget to meet the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award criteria. While the award (and its \$575 application fee) has historically provided a useful framework for budget development, we have found that its requirements have become increasingly cumbersome, time-consuming, and, in many cases, repetitive (such as fund definitions, budget terms, duplicate schedules, etc.). The previous format was not user-friendly to our average resident. The revised document will be easy to follow and less daunting for the residents of the City.

We aim to produce a high-quality, transparent, and informative budget document that meets the needs of our governing body, staff, and the public while optimizing resources. Under the previous approach, our budget document expanded to approximately 200 pages. Moving forward, we are refining and focusing the document to approximately 140 pages, ensuring that it remains comprehensive while also being more accessible and user-friendly. By maintaining key elements of transparency and accountability while eliminating redundancy, we will continue to uphold best financial practices without unnecessary administrative burdens. The revised document will have all the main components that prior annual budgets had and will abide by the requirements of the Michigan Uniform Budgeting and Accounting Act ([PA 2 of 1968](#))

We appreciate the dedication of the City's Finance and Community Relations teams in ensuring a smooth transition, and we remain committed to providing clear and compelling budget documentation. If you have any questions or concerns about this change, please don't hesitate to reach out.

Buzz Report

April 3, 2025



Hot Topics:

- **Summerlin Water Basin**

A stormwater retention basin on the northwest corner of the City that services the Summerlin neighborhood has not been properly maintained, which is forcing water into a neighboring property not associated with the subdivision. Engineering has been working with all the parties to ensure corrective action is taken.

- **City Water Fluoride Concerns**

Recently, there has been a small uptick in resident concerns about water fluoridation. This stems primarily from a [September 2024 Federal Court Order to the EPA](#) to take regulatory action to address the optimal level of fluoridation in drinking water in the U.S. as well as the recent [State of Utah ban on fluoride in public drinking water](#). The Great Lakes Water Authority (GLWA) is the wholesale provider for the City of Novi Water System. Fluoride levels average between .7 and .85 ppm. The EPA has not yet given any direction on the ruling in California. We will continue to work with GLWA on water quality issues and abide by any EPA decisions regarding the fluoride in the drinking water. Concerned residents have the option of purchasing commercially available water filters that will reduce the amount of Fluoride in their drinking water.

- **2025 Road Construction Projects Map**

A new map featuring all currently planned 2025 Road Construction Projects has gone live on the city website. The map is color coded to identify the type of project and includes the official detour routes for each project in lefthand panel. Any changes and updates to the road projects will be reflected in the map as needed, typically within the week of the update. <https://www.cityofnovi.org/betterroadsahead/2025-road-construction-map/>

- **Novi High School Tennis Lights**

The High School has turned on the lights in the tennis courts for the season. While no complaints have yet been received, this historically has caused some curiosity and consternation from neighboring residents.

- **Shawood Lake Island Purchase**

The purchase agreement for the Island has been signed. Title paperwork is being worked on by the attorneys of both parties, and we are awaiting the property survey.

Development Project Updates:

Map of Development projects

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd **Updated**
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.~~ **Building Permits have been issued, the foundations for the structure are in.**

Estimated Completion Date: Fall 2025

- **Bar Louie (Twelve Mile Crossing)**
We have received confirmation from the property management that The Bar Louie Location located in Twelve Mile Crossing has permanently closed.
- **Station Flats**
The planned project in between Target and Sam's has been scuttled and there are no proposals to continue with it in its current form
- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned under a special land use, which council will have a decision)
- **On the Border (Haggerty Road) Closed**
UPDATE - Per earlier updates please see the following [article about a chapter 11](#) filing by the corporate On the Border holding company.
- **Porsche of Novi** – Grand River/Haggerty Road
UPDATE – A Temporary Certificate of Occupancy (TCO) has been issued for the 19,170 square foot, two-story Porsche car dealership (next to the Audi Sales Center)
- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**
- **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: Mid-April 2025

- **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 with construction. It would appear this is a result of a property dispute between the owners of the parcel.

- **Joann CLOSING**

The fabric and craft retailer Joann filed for bankruptcy for a second time in January and this Wednesday (2/19/25) announced plans to close approximately 500 of their stores across the nation, 37% of these closures are in the Great Lakes region. **Included** in the list of planned store closures is the longtime Novi location in West Oaks (next to Kohl's).

- **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)

- **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.

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:

None at current