



CITY OF NOVI
Administrative ePacket
August 13, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

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

Departmental Updates

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(8/11 - 8/17\)](#)

[People's Express \(PEX\) FY25-26 Summary - Kieser](#)

[SMART Transit Ridership Usage \(Q2 2026\) - Rynard](#)

[Quarterly Investment Report - Glenn](#)

For Your Information

[El Nino Winter Forecast](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #78

As of:

8/12/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – August 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays

Other

- Current cost estimating for the PSB is within industry standards for the Conceptual Design phase. PSB is now in Schematic Design.
- PMR Owner's Meeting occurred on 8/10

Upcoming Activities

Governance

- City Council's remaining approvals consist of design development; furniture vendor; contractor bid packages; change orders (CO's) that exceed project contingency or program budget
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency

Design

- Approval of FS 2 and FS 3 Design Development to occur at the 10/12 City Council meeting, with an FAC meeting to be scheduled prior (week of 10/5?)
- Current timeline is aiming for Schematic Design approval of the PSB at the 10/12 City Council meeting, with an FAC meeting to be scheduled prior (week of 10/5?)
- HED follow up meeting with Community Development has been scheduled for 8/13 to review and discuss FS 2 and FS 3 landscaping plan

Other

- The next PMR's Owner's Meeting with Novi will be on 9/14/26
- FS 2 and FS 3 site bid packages to be issued in August with award recommendation at 10/12 City Council meeting.
- Materials Testing invite-only RFP to be issued in August
- PMR to provide dashboard update in September
- City Manager to begin coordinating dates with Council for a late-October/early-November groundbreaking event at one of the fire station sites

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City of Novi will address any necessary survey and treatment of invasive species for public safety sites

City of Novi Road Project

- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- Council award for Road Project occurred on 8/10
- City pre-construction meeting to occur on 8/24.
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line

~~• FS 2 sewer to be discussed with city administration.~~

- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.
- PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.

~~• Road Project pre-bid occurred on 7/14, with bid openings scheduled for 7/23.~~

Procurement and Contracts

- Site work/land clearing for FS 2 and 3 to occur 4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 4th Quarter 2026.



City of Novi – Strategic Plan Status Update

As of: 8/13/2026

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Completed	Completed	Underway

Recent Progress	Upcoming Efforts / Engagements
- Completed topic-specific surveys (Community Identity, Housing, Mobility & Transportation, Responsive & Adaptive Services, Long-Term Funding, Infrastructure & Facilities, Environmental Sustainability) - Developed initial draft of full Novi 2050 plan and designed pages for consideration in August workshops	- August In-Person Visit (8/17-18) – Plan Drafting and Revisions - Revisions to Full Plan Draft

Input Needed
N/A

Buzz Report

August 13, 2026



Hot Topics:

- **Deer Population Concerns**

While residents may encounter deer in neighborhoods and some homeowners experience landscape damage, local data does not indicate that Novi has an overpopulation requiring a deer management program. During the period reviewed (January of 2025 through July 29, 2026) Novi recorded 2,101 reported crashes citywide, with 122 (approximately 6%) involving a vehicle and deer. The Novi Police Department has indicated that these numbers do not currently present a public safety concern. Deer population management is a complex issue regulated in part by the Michigan Department of Natural Resources and must consider local data, habitat, environmental impacts, public safety, and community priorities. At this time, Novi does not have a deer management program underway.

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

Work for the 2026 NSP (Neighborhood Sidewalk Program) began on **Monday, July 13th, 2026**. The initial work will be contractor PPM mobilizing to begin tree removal's in previously marked and notified locations where tree removals are to occur as part of the NSP program throughout the City of Novi.

The subdivision of WESTRIDGE DOWNS work will be executed starting in September, this includes all sidewalk and tree work along WESTRIDGE LN, and GALWAY Dr.

Once the tree removals are complete contractor Major Construction Group will begin sidewalk/concrete work. The first three subdivisions that Major will be working in will be North Haven Woods, Haverhill, and Woods of Novi. Once completed in these three developments, Major will continue working through the remaining subdivisions included in this years NSP program. Sidewalk panel marking / notifications via door hangers and yard signs will occur 2-3 weeks ahead of Major beginning work, with a final notification flyer being distributed approximately one week ahead of concrete work beginning.

Community Relations, in coordination with the Department of Public Works (DPW), sent an informational letter to addresses in the following subdivisions where a tree is marked for removal to help explain the program, the reason trees are being removed, and the possibility of trees being replaced once the program is completed: North Haven Woods, Haverhill Farms, Woods of Novi, Whispering Meadows, Westridge Downs, Royal Crown Estates, Addington, Broadmoor Park, Mockingbird, Simmons Orchard, Cedarspring Estates, Settlers Creek, Camborne, and Homestead Condos.

The Sidewalk Repair Program webpage has also been updated with the latest information. You can see example of the signage and door hangers to be used on the webpage: <https://cityofnovi.org/sidewalkrepairprogram/>

- **Food Waste/Compost Bins**

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



Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: **The long wait has finally come to an end, The contractor fully reopened 14 Mile Road for the full length on Tuesday, August 4th!** They will utilize temporary traffic markings for a few weeks until RCOC's pavement marking contractor can place the permanent ones. There is also a fair amount of restoration (minor grading, planting grass and replacement trees, and irrigation fixes) needed on the overall project which will be done under flag control and intermittent lane closures.

<https://www.glwater.org/14milemainproject/>

Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public <https://cityofnovi.org/betterroadsahead/>

Community and Economic Development Project Updates:

[Map of Development projects](#)

[Development Projects Webpage](#)

- **Stars + Honey**

Locally founded protein bar company is opening a manufacturing facility in Novi after expanding its distribution from direct sales to contracts with Target and Costco. Sales have grown roughly 300% over the past 14 months and the company expects \$50 million in revenues this year.

- **Townes at Haggerty** – Haggerty Road just south of 9 Mile

175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public hearing was held before the Planning Commission on May 6th, for their initial review.

- **Hotels at the Adell Center**

Preconstruction meeting complete for Home 2 Suites (5 story/141 rooms), expected start any day. Working to post Financial Guarantees and Schedule preconstruction meeting for Towne Place Suites (5 story/129 guestrooms)

- **Supra Revolving Sushi** (Former Bar Louie) – 12 Mile Crossing

The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Permits have been issued and rough inspections are underway. There is not yet a timeline for when they plan to open.

- **Central Park South** – Beck Road, South of Grand River Ave

The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. [Final Site Plan is now under review.](#)

- **Providence Meadows** – Grand River Ave, West of Providence Parkway

Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and went before Council on May 4th for their initial

input. The applicant has resubmitted as a Rezoning/Planned Suburban Low Rise (PSLR) development with 157 units.

- **Grand-Beck Development** – Grand River east of Beck Road
Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. [Final Site Plan is now under review](#). Estimated Completion Date: Unknown
- **Taft Knolls III** – Taft Rd, north of 10 Mile Rd
The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.
- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September. Permits have been issued and work is underway. *Estimated Completion Date: September 2026*
- **Novi 10** - 10 Mile and Novi Road
Staff sent the developers a draft of the PRO Agreement in early April. Comments have not received any comments back from them so far.
- **Novi Acres (FKA Station Flats)**
The owners of the property between Target and Sam's recently submitted a new Preliminary Site Plan (61 townhome units and a 6,529-square-foot retail building) under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled. The current project is anticipated to be before Planning Commission in July.
- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned PSLR). [The development went before City Council on July 27th meeting](#) for final approval of their Planned Suburban Low-Rise (PSLR) Agreement and Concept plan. The associated resolution was approved 5:2.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued. *Estimated Completion Date: August 2026, however, they have several permits that need to be finalized.*
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's has been approved for operation by Oakland County Health and received a Temporary Certificate of Occupancy. A final Certificate of Occupancy will be issued upon the completion of some outstanding site work. *Estimated Completion Date: [Now Open](#)*
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. Construction continues for all 3 future tenants. *Estimated Completion Date: September 2026 (for Dicks House of Sport). Primark and Round One expected around December 1, 2026.*
- **Nagase America, LLC**

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

Ordinance Enforcement Updates:

- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.

Frequently Asked Questions:

1. ***Does the City of Novi have a Policy or Ordinance regarding e-bikes/electric scooters/electric minibikes (especially on sidewalks)?***

Answer: No, The City of Novi does not *currently* have an ordinance regarding e-bikes or similar toys/vehicles. However, we are aware of the increase in such modes of transport and the safety concerns of pedestrians and non-motorized bikers sharing the sidewalk. Policy/Ordinance options regarding the matter are currently being explored.

2. **Does the City of Novi have Flock Cameras installed/in-service?**

Answer: Yes, The City has had several Flock Automated License Plate Reader (ALPR) cameras positioned at strategic roadway intersections throughout the City since the approval of their purchase and installation in 2023.

Detective Sergeant Snell recently provided a memorandum regarding their use in Novi and surrounding communities and can be reviewed [HERE](#).

Additionally, on the morning of Sunday, July 5th, Novi PD discovered someone had tampered with our Flock cameras located at southbound Novi Road at I-96 and northbound Novi Road at I-96. Based on the preliminary investigation, the damage appears to have been intentional. It appears the suspect was unsuccessful in removing the northbound camera on Novi Road, as only three of the four mounting bolts had been loosened. The southbound camera only sustained damage to its solar panel.

During a check of other Flock camera locations, officers identified another incident at the westbound Eight Mile Road and Haggerty Road location, where the mounting bolts had been loosened.



2026 WEEKLY CONSTRUCTION UPDATE

August 11 through August 17

*Please note: Any indication of a project's schedule is only an estimate.
Construction work could be delayed by many factors, such as inclement weather.



PROJECT STATUS

YELLOW	- NOT STARTED	GREEN	- ACTIVE
RED	- STOPPED OR DELAYED	BLACK	- COMPLETE

COUNTY PROJECTS

Project: **NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)**

Prime Contractor: Dan's Excavating, Inc.

Start: April 15, 2025

End: August 30, 2026

Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates

[http://www.rcocweb.org/658/Novi Road 8 Mile Road to 9 Mile Road](http://www.rcocweb.org/658/Novi%20Road%208%20Mile%20Road%20to%209%20Mile%20Road)

The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - **COMPLETE**; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - **COMPLETE**; and **Phase 3 - rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Gateway Drive.**

Traffic Control/Deviations: Pg 4 of 8 - Detour map attached as an appendix

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

Work Status:

Construction, closure and detour started on Monday, March 30th. Although, dodging existing utilities along the southbound side slowed progress, the contractor was able to complete the storm sewer, new concrete curbing, and paving of the first two leveling courses of new asphalt. The contractor has flipped traffic onto the newly paved southbound lanes and begun removals and storm sewer installation on the northbound side. **Contractor hopes to have Novi Road reopened around Labor Day.**

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

Prime Contractor: E.C. Karneffel Co.

Start: March 2, 2026

End: August 31, 2026

Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates

<http://www.waynecounty.com/departments/publicservices/roads/road-construction-updates.aspx>

The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.

Traffic Control/Deviations: Pg 5 of 8 - Detour map attached as an appendix

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

Work Status:

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

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

Prime Contractor: Cadillac Asphalt, LLC

Start: July 13, 2026

End: October 30, 2027

Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates

[http://www.rcocweb.org/721/12 Mile Road Novi Road to Farmington Road](http://www.rcocweb.org/721/12%20Mile%20Road%20Novi%20Road%20to%20Farmington%20Road)

The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.

Traffic Control/Deviations: Pg 6 of 8 - Staging plan attached as an appendix

The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.

Work Status:

Stage 1 has been divided into two separate phases. Stage 1A started on July 14th in Farmington Hills, from just east of Halsted Road to Farmington Road milling and paving the existing asphalt along with some spot, curb repairs. Stage 1B's (Novi to Haggerty Roads) original start date of August 3rd has been delayed to this week. Upon starting, the contractor will remove and replace existing concrete sections of roadway.

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

Prime Contractor: Ric-Man Construction, Inc.

Start: January 12, 2026

End: August 15, 2026

Consultant: Brown & Caldwell and DLZ Corporation

Description: See attached link to the right for RCOC construction updates

<http://www.glestar.org/14miletransmissionproject/>

The Great Lakes Water Authority (GLWA) in cooperation with the Road Commission for Oakland County (RCOC) and the cities of Novi, Walled Lake, Commerce Township, Wixom, and Farmington Hills will be replacing and/or rehabilitating the 42-inch water transmission main along 14 Mile Road from roughly East Lake Drive to M-5. This construction will constitute rehabilitation of certain portions with a Carbon Fiber Reinforced Polymer (CFRP) repair, mainly through the Walled Lake and Wixom areas. All other areas will be an outright replacement pipe.

Traffic Control/Deviations: N/A - Detour plans attached as an appendix

14 Mile Road (East Lake Drive to M-5) is still currently closed to eastbound traffic while maintaining westbound traffic.

Work Status:

The long wait has finally come to an end. **The contractor fully reopened 14 Mile Road for the full length, on Tuesday, August 4th.** They will utilize temporary traffic markings for a few weeks until RCOC's pavement marking contractor can place the permanent ones. There is also a fair amount of restoration (minor grading, planting grass and replacement trees, and irrigation fixes) needed on the overall project which will be done under flag control and intermittent lane closures.

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

Prime Contractor: C.A. Hull Construction Company

Start: August 17, 2026

End: September 15, 2026

Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates

<http://www.rcocweb.org/658/Bridge-Preventative-Maintenance>

The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.

Traffic Control/Deviations: N/A - Detour map is attached as an appendix

The County's contractor will maintain one lane in each direction for the duration of the project.

Work Status:

A pre-construction meeting will be held on Tuesday, August 11th which will determine the start and schedule for each bridge. The Novi Road bridge is tentatively scheduled to start on Monday, August 17th.

CITY PROJECTS

Project: **BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)**

Prime Contractor: Dan's Excavating, Inc.

Start: April 6, 2026

End: November 1, 2026

Consultant: AECOM-Great Lakes

Description:

Through MDOT's Local Agency Project office and federal funding program (\$3.6 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.

Traffic Control/DeTours: Pg 7 of 8 - Detour map attached as an appendix

Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. **Local traffic will still be able to use northbound Beck Road north of 10 Mile, all the way to 11 Mile Road.**

Work Status:

Construction of the southbound lanes or west half is now complete. Traffic has been shifted to the newly poured concrete lanes while the contractor continues with new storm pipe construction on the northbound lanes or east half. Next step is to start cutting the final road grade and add stone base. Paving is likely to occur by the end of the month.

Project: **NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)**

Prime Contractor: Merlo Construction Company

Start: July 27, 2026

End: September 1, 2026

Consultant: Spalding DeDecker

Description:

The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.

Traffic Control/DeTours: N/A - Detour map attached as an appendix

One lane of traffic in each direction (outer lanes) will be provided at all times during construction. No closures or detours are expected for this work.

Work Status:

Contractor has completed all the pavement removals and excavation of the existing soil within and around the islands. By the end of this week, the contractor plans to start pouring new concrete curb and gutter.

Project: **VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE DRIVE TO HAGGERTY ROAD)**

Prime Contractor: Fanson Company, Inc.

Start: June 8, 2026

End: September 30, 2026

Consultant: AECOM-Great Lakes

Description:

The City's contractor, Fanson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.

Traffic Control/DeTours: Pg 8 of 8 - Detour map attached as an appendix

Eastbound traffic will be maintained at all times, no matter which side of the roadway is being worked on. Westbound traffic will be detoured south on Haggerty Road, west on 9 Mile Road, north on Cranbrooke Drive, and back to Village Wood Road for the duration of the project.

Work Status:

All of the new storm sewer, curbing, and final wearing course of asphalt has been installed on the south side of Village Wood Road from Cranbrooke Drive to Haggerty Road. This week the contractor will finish installing new storm sewer in the westbound lanes.

Project: **2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS**

Prime Contractor: Federal Paving, Inc.

Start: September 1, 2026

End: November 15, 2027 (Overall Program Completion)

Consultant: OHM-Advisors

Description:

This will be the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) in the following asphalt street developments: Vistas of Novi; Camden Court; Meadowbrook Glens; and Stonehenge subdivisions. A full list of streets will be provided on the City's 'Better Roads Ahead' web page once contracts and budgets are finalized.

Traffic Control/DeTours: N/A - detour map attached as appendix

Although, no detours will be necessary for this work, local traffic and directly affected residents should expect delays in access while the contractor is working on their street or directly in front of their homes and driveways. The engineering consultant and contractor will have constant contact with each resident as construction progresses. Parking on the street will not be allowed during actual construction.

Work Status:

Bids have been received and City Council approved the award to the contractor on August 10th.

Project: **2026 NEIGHBORHOOD ROAD PROGRAM - CONCRETE STREETS**

Prime Contractor: Kodla-T Construction Corporation

Start: August 15, 2026

End: November 15, 2026 (Overall Program Completion)

Consultant: OHM-Advisors

Description:

This will be the first year of a 2026-27 program whereby the City of Novi will be performing concrete road work (full reconstruction, rehabilitation and/or repair) in the following developments: Fairfield Farms; Chase Farms; Mystic Forest; Arden Glen; Broadmoor Park; Bradford of Novi; Westmont; and Yorkshire Place. A full list of streets will be provided on the City's 'Better Roads Ahead' web page once contracts and budgets are finalized.

Traffic Control/DeTours: N/A - Detour map attached as an appendix

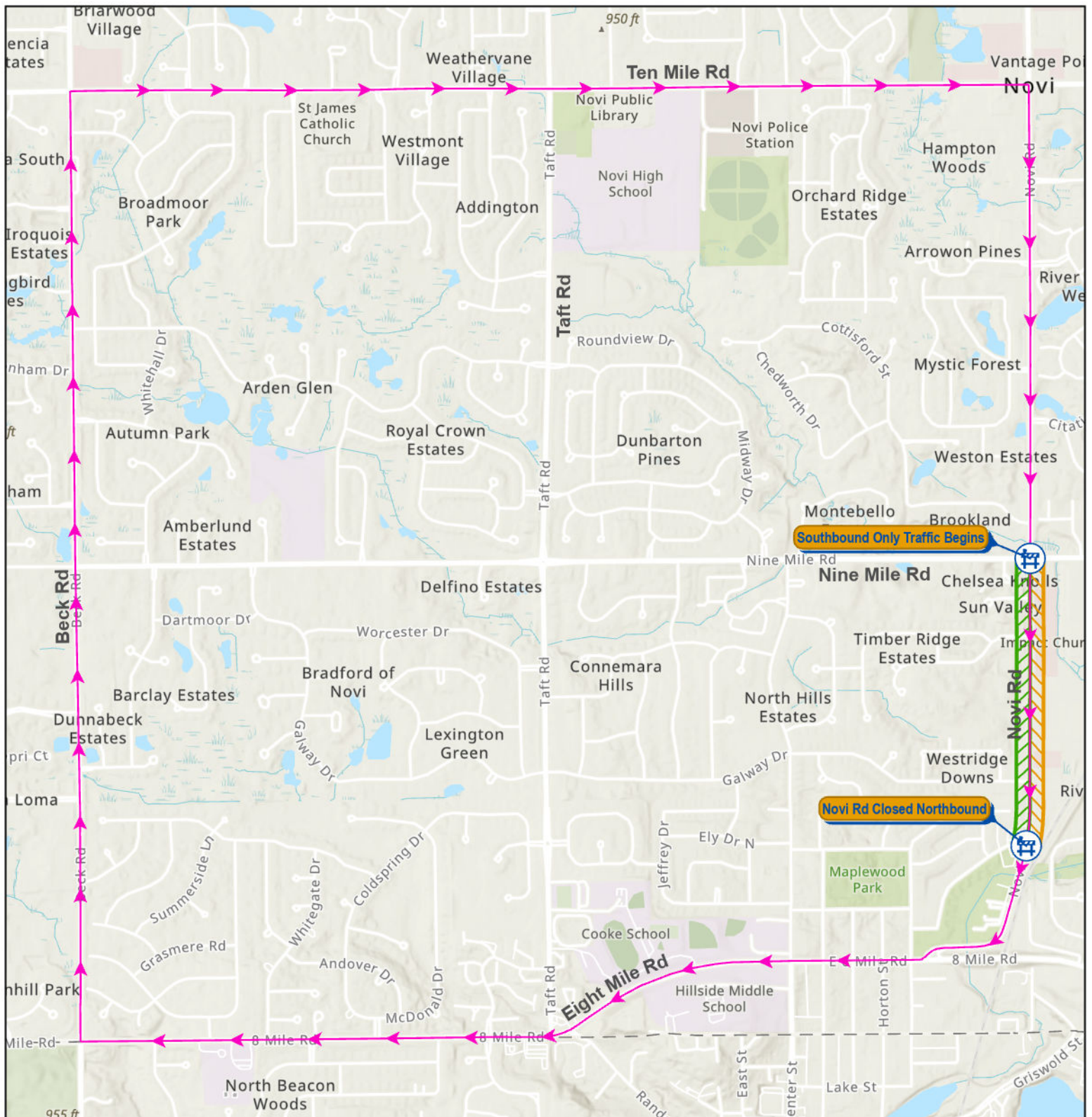
No detours will be necessary for this work. Construction will take place on one half of the street at a time and for the most part, traffic flow will be maintained in one direction. Residents located on the half being worked on will need to find another location to park vehicles as no access will be provided during this time. The consulting engineer and contractor will be in constant contact with those affected residents.

Work Status:

Bids have been received and City Council approved the award to the contractor on August 10th.

CITY PROJECTS

Project: CEDAR SPRING ESTATES WATER MAIN LINING		
Prime Contractor: FER-PAL Construction USA, LLC		
Start: June 15, 2026		
End: August 31, 2026		
Consultant: OHM-Advisors		
Description: The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
Depending on the locations of work which will vary, there may be some minor lane closures, but two-way traffic will be maintained at all times.		
Work Status: All residents in Stage 1 and Stage 2 have been connected to the temporary services. All of the water main lining, CCTV, chlorination, and testing has been completed. This week, the contractor continues to replace water valves and hydrants. Project is on target for completion by mid to late August.		
Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)		
Prime Contractor: TBD		
Start: September 1, 2026		
End: May 15, 2027		
Consultant: OHM-Advisors		
Description: The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a 'looped' water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
No detours will be necessary for this project, but will involve a moving or 'rolling' lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.		
Work Status: Plans are currently being finalized and still negotiating easements with a few property owners. Plan is still to go out to bid this summer with a late fall construction.		
Project: MAIN STREET SIDEWALK, LIGHTING & ROAD IMPROVEMENTS (GRAND RIVER AVENUE TO NOVI ROAD)		
Prime Contractor: TBD		
Start: May 1, 2027		
End: August 15, 2027		
Consultant: AECOM-Great Lakes		
Description: In cooperation with the Corridor Improvement Authority (CIA), the City is moving forward with a plan to make significant improvements to the existing sidewalk, lighting, and road pavements on both the east/west and north/south portions of Main Street from Grand River Avenue to Novi Road.		
Traffic Control/Detours:	N/A	- Detour map attached as an appendix
No detours will be necessary for this project, but may involve small, distinct lane closures at the specific work areas. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.		
Work Status: The City is finalizing plans and specifications with the CIA for approval and looking to go out to bid by the end of this month with construction slated for early spring of 2027.		
Project: VILLA BARR PARK CONCRETE PATHS		
Prime Contractor: Mattoli Cement Company, Inc.		
Start: June 17, 2026		
End: July 6, 2026		
Consultant: AECOM-Great Lakes		
Description: City Council requested the paving of the pathways at Villa Barr Park to increase accessibility. Concrete will be placed over the existing aggregate paths as well as providing a new concrete loop around the existing pond.		
Traffic Control/Detours:	N/A	
No detours will be necessary for this work. The park will be closed during the duration of this project which is approximately 30 to 45 days.		
Work Status: The contractor made quick and short work of this project. All of the new concrete paths have been poured and achieved proper strength on the sidewalk. The park has now been reopened to the public. The contractor also spread topsoil and straw mulch along the sides of the new path network. These newly restored areas will need time to fully grow in. We ask that the walking public please stay on the sidewalk and refrain from stepping on the newly seeded grass areas.		
Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS		
Prime Contractor: L.J. Construction Company		
Start: April 25, 2026		
End: August 31, 2026		
Consultant: AECOM-Great Lakes		
Description: Through MDO's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.		
Traffic Control/Detours:	N/A	- Detour map attached as appendix
No detours or closures will be necessary for this project. A small area of the southwestern portion of Bosco Fields will be quartered-off for staging of contractor equipment.		
Work Status: All of the helical piers have been installed for the substructure of the boardwalk. Over the next couple weeks, the contractor will continue building the boardwalk. Once complete, they will begin grading and excavating the pathway at both ends of the boardwalk in preparation for new asphalt pavement.		



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

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

- Detour Route
- CLOSED to Traffic
- OPEN to Traffic

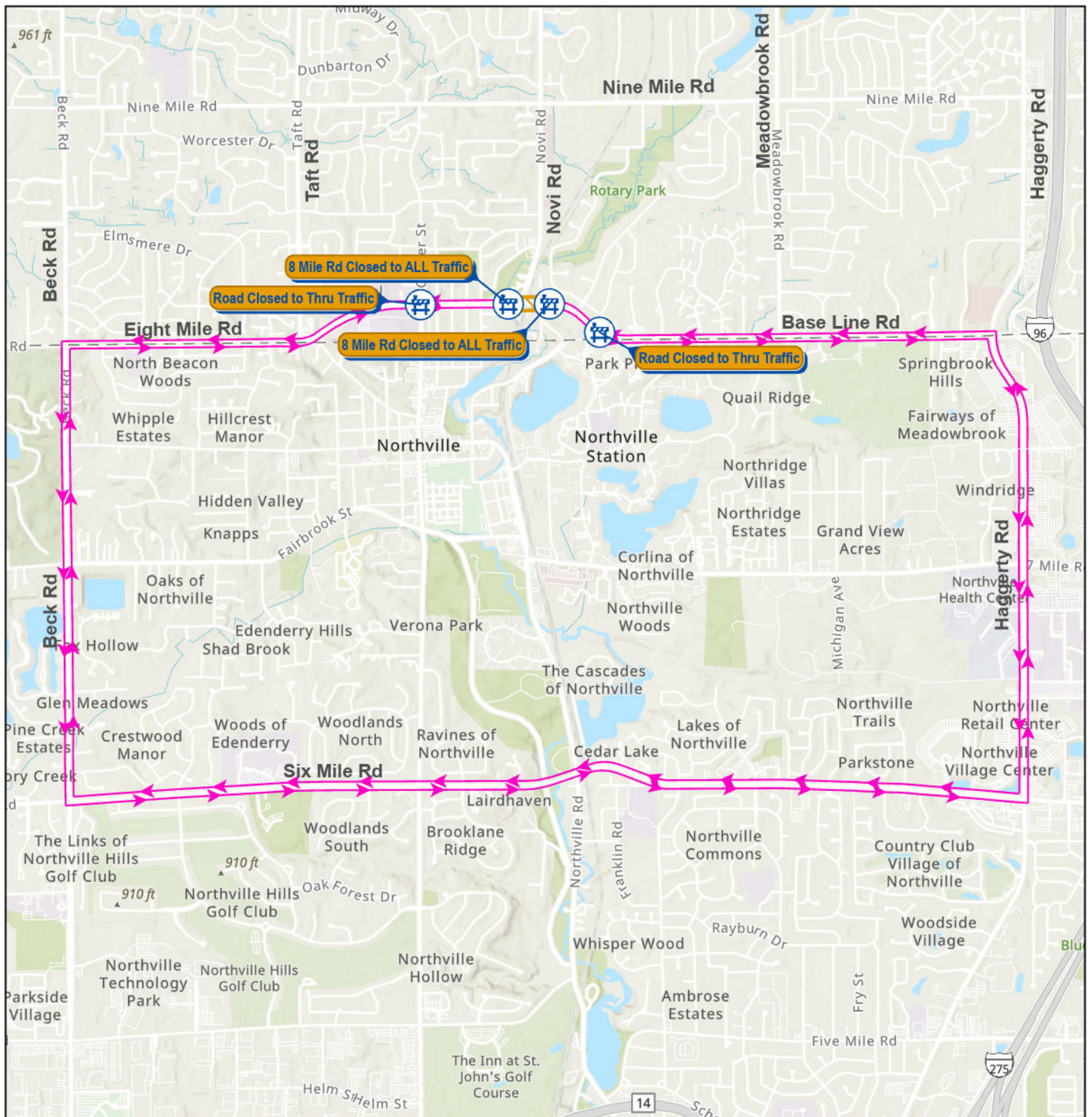


Novi Rd Reconstruction Allen Dr to Nine Mile Rd

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



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



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

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

 Detour Route
 CLOSED to Traffic

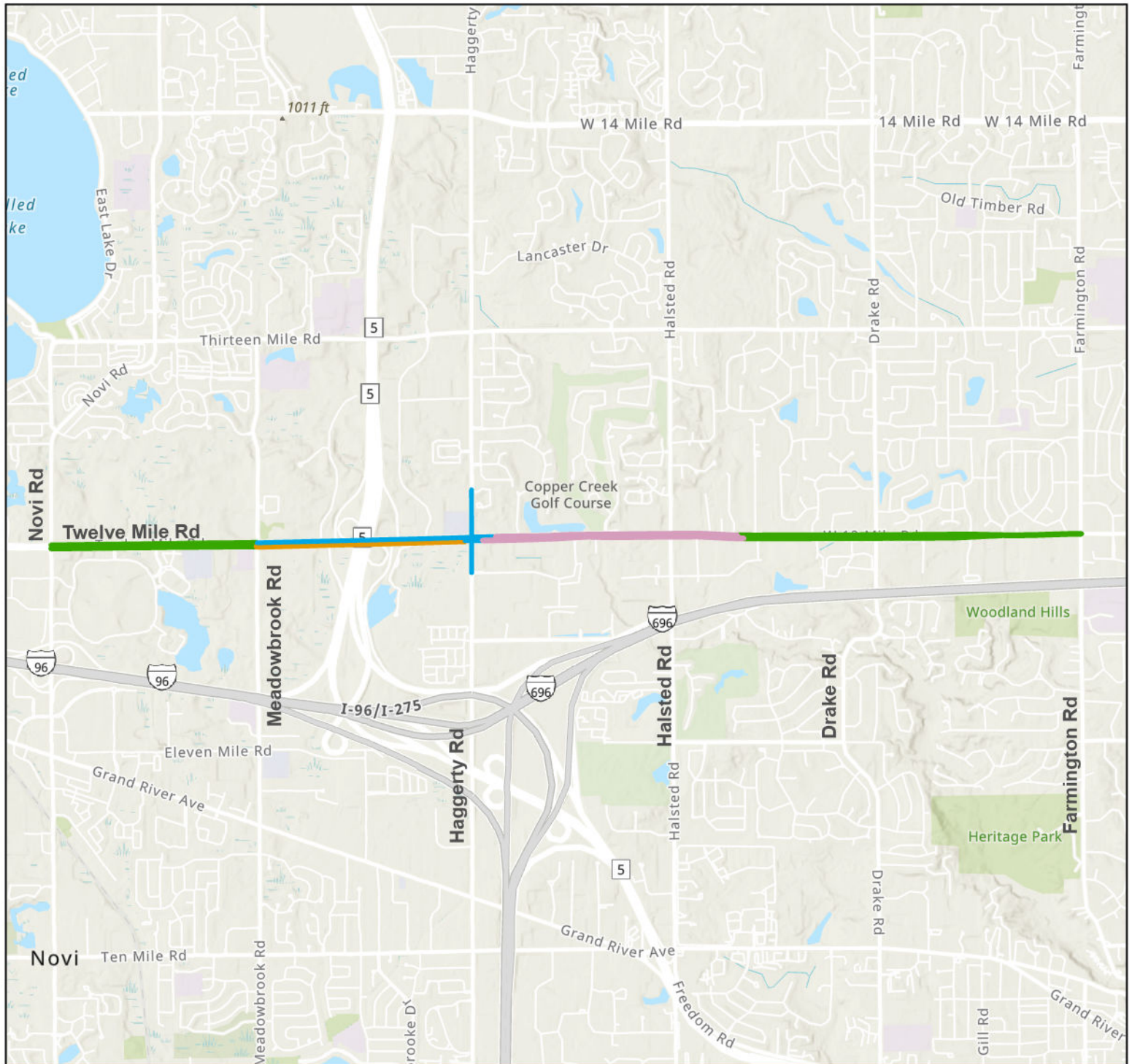


8 Mile Rd at CSX Railroad Bridge Novi Rd to Brickscape Dr

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



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



Staging Plan

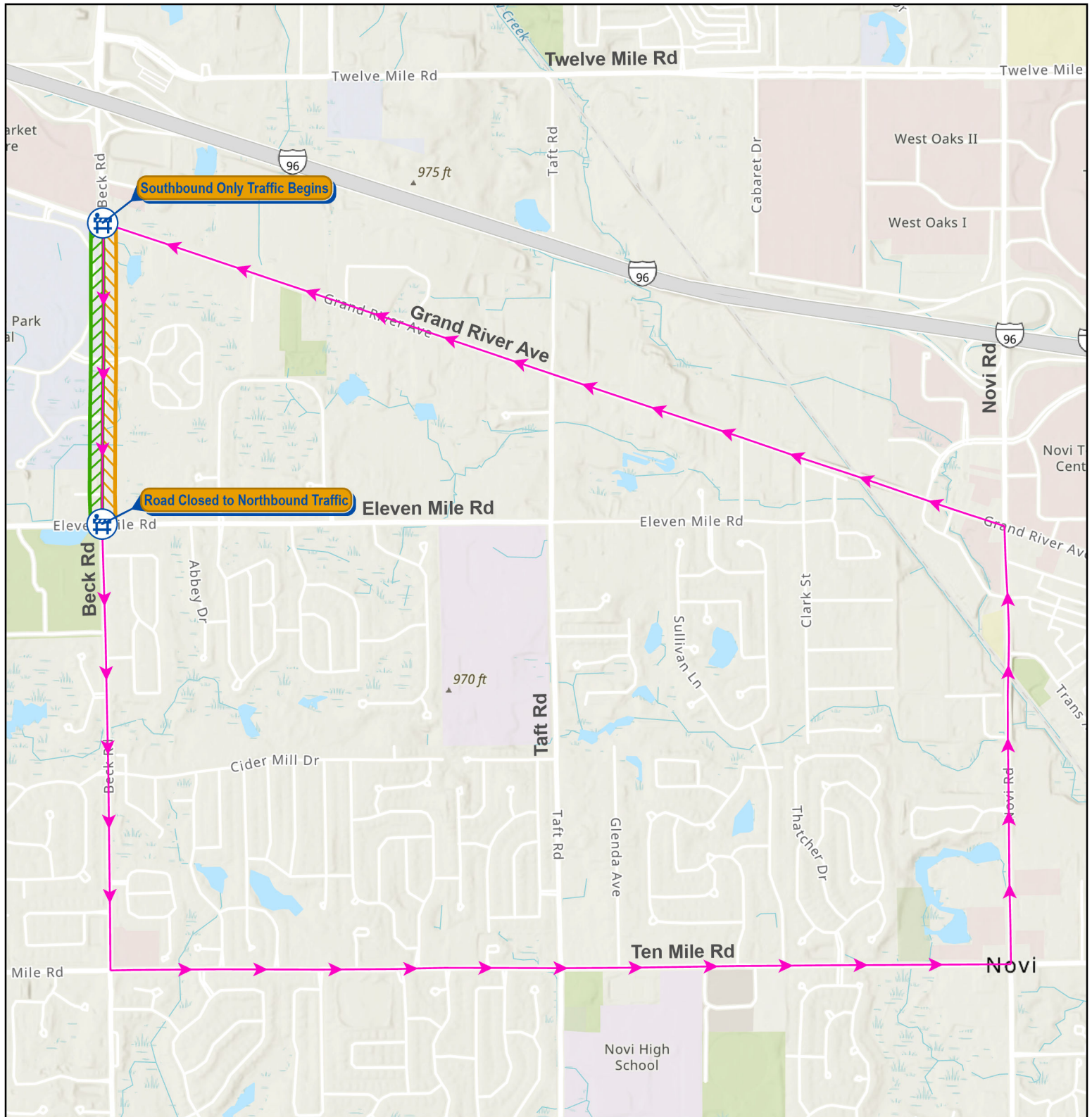
- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment Dr



Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd



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



Beck Rd is **closed to northbound traffic** from Eleven Mile Rd to Grand River Ave for the duration of this project.

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

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

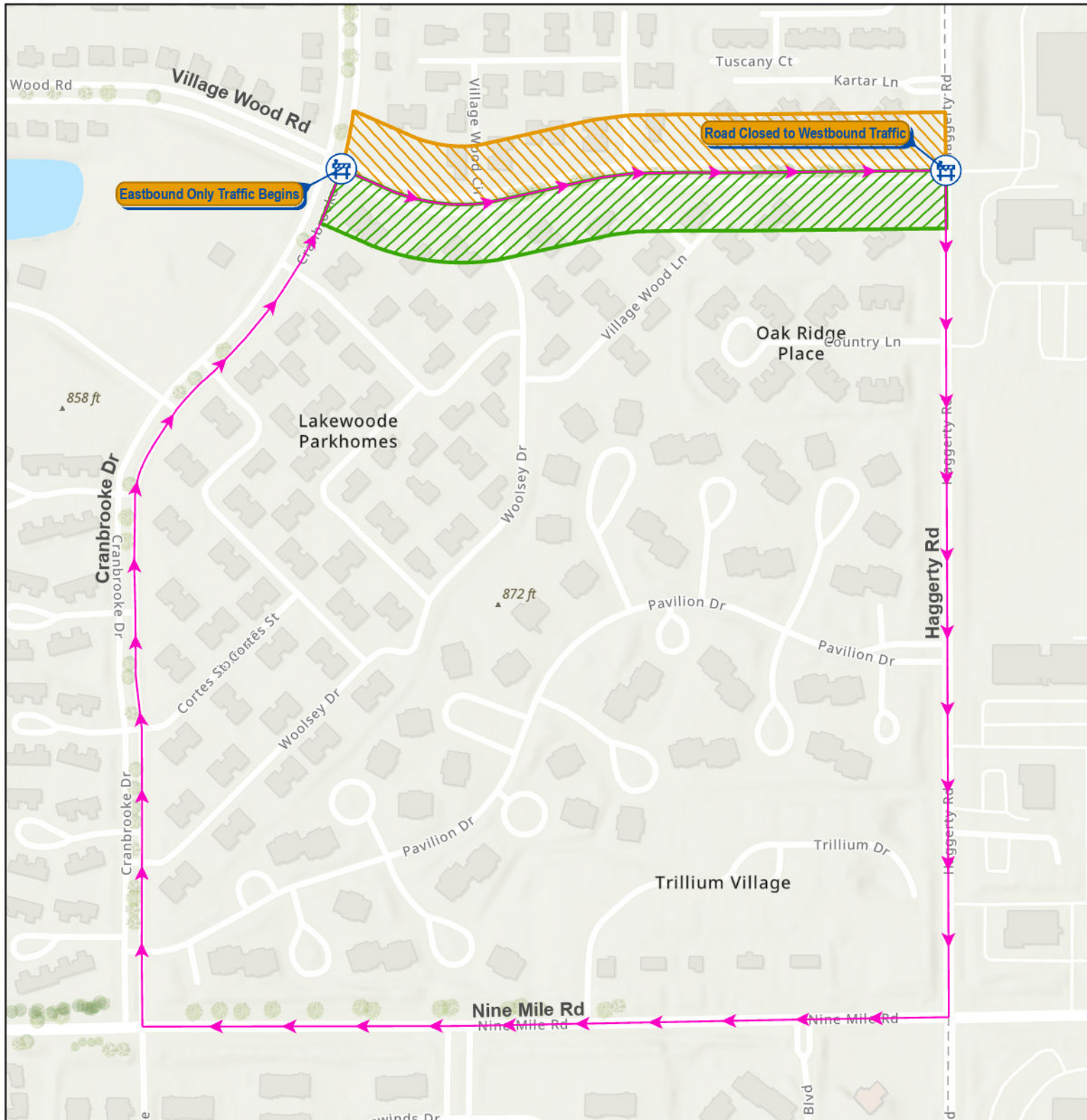


Beck Road Widening 11 Mile Rd to Grand River Ave

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



Map Print Date: 7/15/26
Map Author: J. Gartha



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

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

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



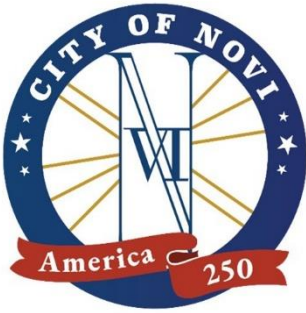
Village Wood Rd Reconstruction Cranbrooke Dr to Haggerty Rd

0 175 350 700 1,050 Feet



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

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
JEFF MUCK, PRCS DIRECTOR

FROM: KIT KIESER, OAS MANAGER

SUBJECT: PEOPLE'S EXPRESS FY25-26 SUMMARY

DATE: AUGUST 6, 2026

Background:

In November 2022, Oakland County voters approved a 10-year countywide public transportation millage at a rate of 0.95 mills, effective from 2022 through 2031. The measure replaced the previous SMART and local transportation millages. The millage generates approximately \$66 million annually, with about \$4 million of that total coming from Novi. The revenue is distributed to Oakland County for administration and oversight.

People's Express (PEX) is one of several local service providers (LSPs) contracted by Oakland County to provide microtransit under the millage. PEX has been providing curb-to-curb public transportation services in Novi since July 1, 2024.

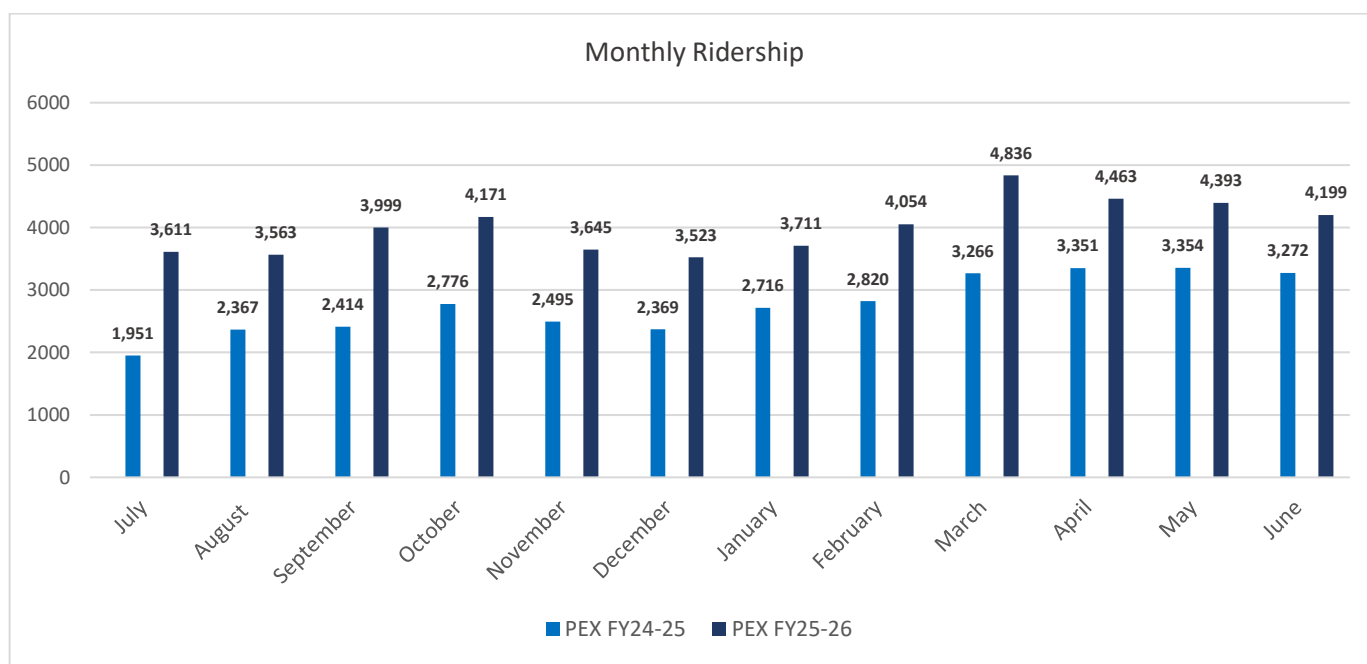
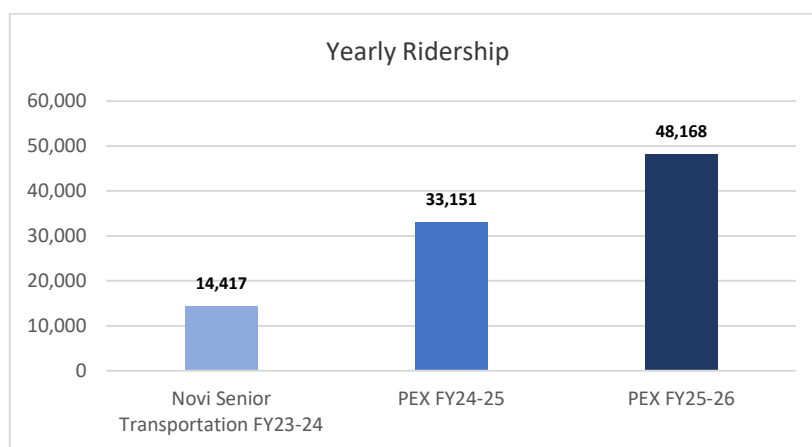
The City currently maintains two agreements with PEX: one addressing rider subsidies and one addressing use of City facilities.

The rider subsidy agreement, extended through December 31, 2031, provides subsidized in-boundary rides at no cost for Novi residents aged 55 and older and those with qualifying disabilities. The City subsidizes fares at \$2 per ride, consistent with the rate established by Oakland County for these rider categories. Veterans ride free, with fares fully funded by Oakland County.

The facilities use agreement, extended through December 31, 2026, provides PEX with 200 square feet of office space and 20 designated parking spaces at the Novi Civic Center.

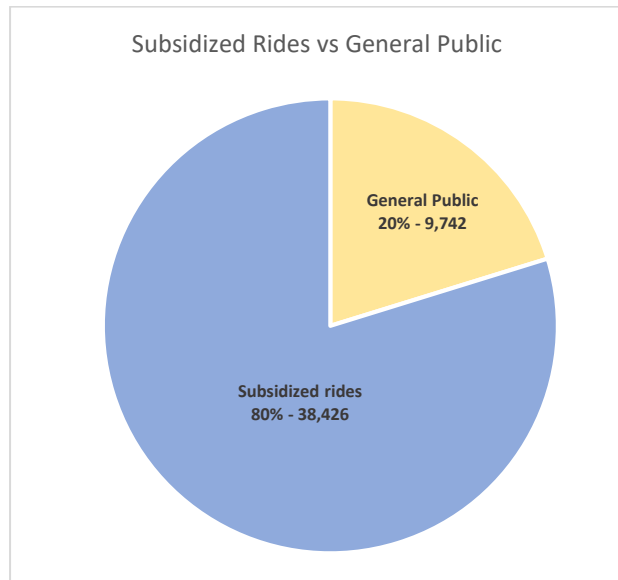
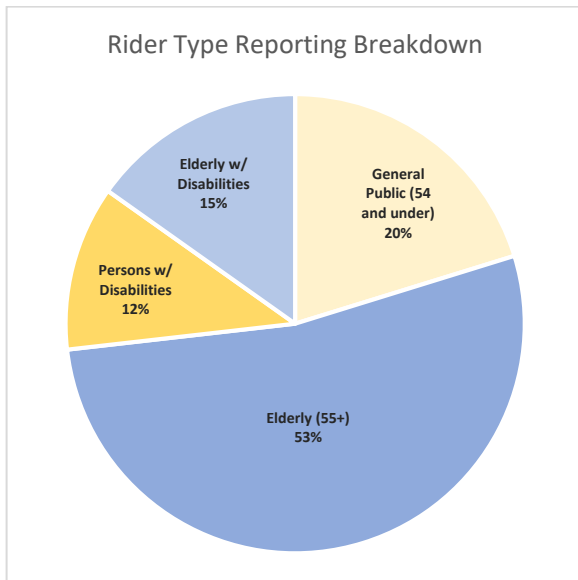
FY25-26 Ridership:

In FY25-26, PEX provided 48,168 total rides to Novi residents, a 45% increase over FY24-25 (33,151 rides). For context, Novi Senior Transportation provided 14,417 rides in FY23-24, the final year of City-operated service. Since the transition to PEX, total annual ridership has increased by 234%.



In FY25-26, approximately 80% of riders (38,426 rides) were residents aged 55 and older or those with qualifying disabilities, reflecting the continued primary use of the service by the populations the subsidy is designed to serve. The remaining 20% (9,742 rides) were general public riders, who are not subsidized by the City.

PEX's monthly ridership reports categorize riders into four demographic groups — general public, elderly, persons with disabilities, and elderly persons with disabilities — consistent with state and regional transit reporting requirements. This is the same format previously used by Novi Senior Transportation.



Medical and dialysis rides accounted for 12,753 rides, or approximately 26.5% of total ridership, consistent with prior years.

Novi continues to represent approximately 40% of all PEX Oakland County ride volume.

Subsidy Costs and Facility Revenue:

The City paid \$76,852 in ride subsidies to PEX in FY25-26, based on 38,426 subsidized rides at \$2 per ride. This compares to \$54,758 in subsidy costs in FY24-25.

The City collected \$15,600 in lease revenue from PEX in FY25-26 — \$3,600 from July through December 2025 at \$600 per month, and \$12,000 from January through June 2026 at \$2,000 per month following the rate adjustment.

Continued PEX Property Search:

PEX continues to seek a permanent facility in southwest Oakland County to accommodate their operational needs, including parking for at least 50 vehicles, administrative office space, and a secure site perimeter. As of August 2026, PEX has connected with local landlords and toured several properties but has not yet identified a suitable location.

Next Steps:

Staff will continue to monitor progress and anticipates returning to City Council in the fall of 2026 to consider a further extension of the facilities use agreement if a permanent location has not been secured prior to the December 31, 2026 expiration.

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: DAN RYNARD, GRADUATE MANAGEMENT ANALYST
SUBJECT: SMART ROUTE USAGE – Q2, 2026
DATE: AUGUST 7, 2026

This memorandum provides a quarterly update to the City Council on the Suburban Mobility Authority for Regional Transit (SMART) fixed routes within the city limits of Novi, from April 1st through June 30th.

UPDATE:

On April 20th, SMART implemented Service Route 350 - a new route that expanded service along our NW border with Wixom.

The Wayne County transit millage passed on August 3rd. There are possible future implications to service route(s) that may affect Novi, though it's worth noting that these are not finalized and still require studies and citizen engagement to determine best possible outcomes.

RIDERSHIP

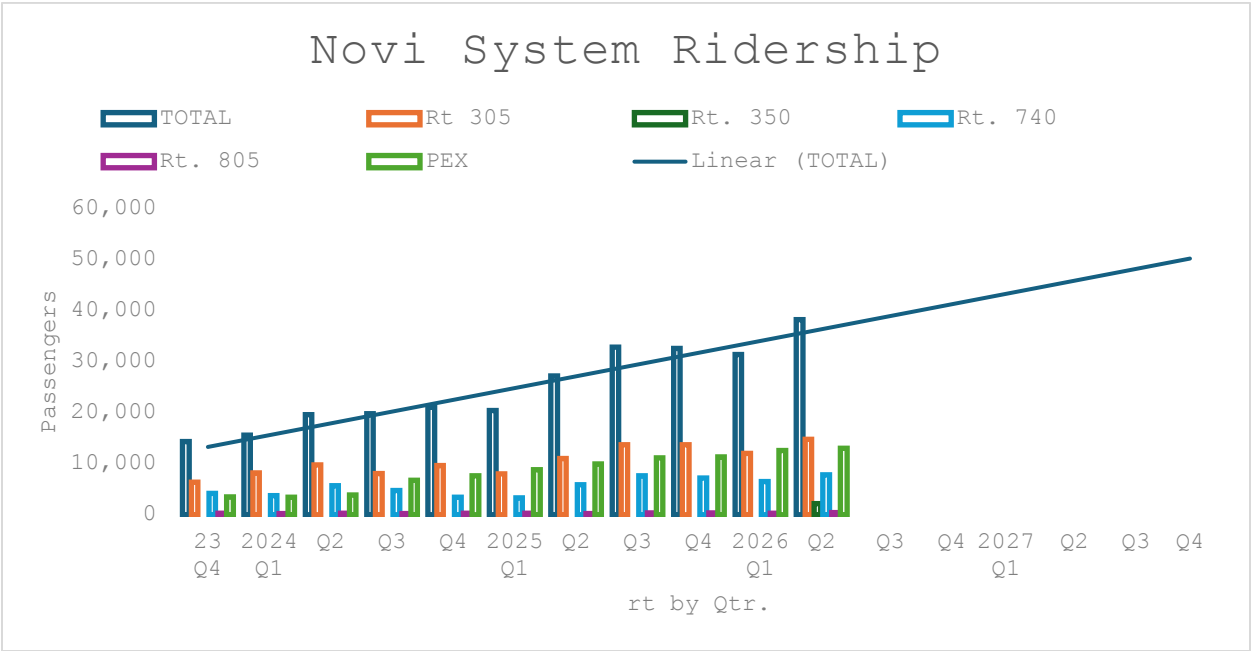
In all, our routes served 25,170 riders - a 34% increase in ridership compared to Q1 and a 46% increase compared to Q2 of 2025, indicating demand for public transit.

The 305 Grand River route continued to carry the highest volume of riders, averaging approximately 164 boardings per day, while the 740 Twelve-Mile route averaged 87 daily boardings. Ridership on Route 805 remains comparatively low despite marked growth.

SMART Ridership Table: Q2, 2026

Route		This Qtr	Change	Per	Per	Per	% Change
		Riders	Since Last Q	Day	Week	Hour	Since Last Q
305	Grand River	14,764	2,753	164	1135.69	9.94	23%
350	Wixom	2,162	2,162	24	166.31	1.46	
740	Twelve Mile	7,796	1,316	87	599.69	5.25	20%
805	Grand River Park	448	159	5	34.46	0.30	55%
Total		25,170	6,390	280	1936.15	16.95	34%

Mass Transit System Ridership Trends



MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: MARIA FARRIS, FINANCE DIRECTOR
TINA GLENN, ASSISTANT TREASURER
CC: CORTNEY HANSON, CITY CLERK
SUBJECT: QUARTERLY INVESTMENT REPORT
DATE: JULY 22, 2026

Attached to this memo is the investment report for the City of Novi as of June 30, 2026. This memo outlines the investment factors and trends that played a role in our investment decisions for the reporting period.

Nationally

According to the minutes of the Federal Open Market Committee (FOMC) meetings held on June 16 – 17, 2026, “The information available at the time of the meeting indicated that inflation remained elevated and had moved higher, partly reflecting the effects of energy and other supply shocks. Labor market conditions remained stable, and real gross domestic product (GDP) continued to expand at a solid pace.”¹

According to the Bureau of Labor Statistics News Release, “Total nonfarm payroll employment (+57,000) and the unemployment rate (4.2 percent) changed little in June, the U.S. Bureau of Labor Statistics reported today. Employment continued to trend up in professional and business services, social assistance, and health care. Leisure and hospitality lost jobs.”²

The City is continuing to invest pursuant to the Investment Policy and the Retirement Health Care Investment Policy. The City's funds are invested in a variety of instruments including commercial paper, money market accounts, certificates of deposit, agencies, and pooled accounts. The primary focus and order of priority is on safety of capital, liquidity, and lastly return on investment.

Risk

As required by the Governmental Accounting Standard Board, GASB 40 identifies several reporting and disclosure requirements for public funds that are designed to manage and limit risk in deposits and investments. These disclosures are only required as part of the year-end financial statements, the applicable risks are as follows:

¹ <https://www.federalreserve.gov/monetarypolicy/files/fomcminutes20260617.pdf>

² <https://www.bls.gov/news.release/archives/empst.pdf>

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of the investment or the government's cash flows. Disclosure of interest rate risk addresses the exposure of investments to changes in market value as interest rates increase or decrease from current levels. In accordance with the City investment policy, the City limits its exposure to possible decline in fair market value by controlling duration or maturities. Investment maturities for operating funds shall be scheduled to coincide with projected cash flow needs, considering large routine expenditures (payroll, debt service), as well as considering sizable blocks of anticipated revenue (taxes, state revenue sharing payments).

Credit Risk: Credit risk is the risk that the investment counterparty will not fulfill its promise to pay the government when required. There is credit risk associated with the financial institutions, brokers, and investment instruments the City does business with. The City's investment officer must also be held to the highest standards. The City's investment policy utilizes the prudent person rule: "Investments are made with judgment and care - under circumstances then prevailing - which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." Any commercial paper purchased must be rated within the highest classification established by at least two standard rating services. Obligations of the State or its subdivisions must be rated of investment grade by at least one rating service. Because the State of Michigan does not require collateralization of public funds, the City's policy restricts Certificates of Deposit investments to those with financial institutions that are members of the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration.

Concentration of Risk: Governments must disclose any single issuer that comprises more than 5% of the investment value in the portfolio. This disclosure is to ensure that there is proper diversification and not a concentration of public funds with any one issuer. While CD's and commercial paper are being used only occasionally for diversification, the City's funds are primarily invested in guaranteed accounts and treasuries. To reduce concentration risk, the City's investments are diversified amongst several highly rated financial institutions.

Investment Report

Attached is a summary listing of investments by issuer that the City held on June 30, 2026 (excluding Retiree Healthcare and Pension Investments that are not subject to Public Act 20 Investment Limitations). The listing includes the market value, type of investment, days to maturity, interest rate (yield) and amount of investment (book value). The book and market value for the Fifth Third checking account represents the bank balance on June 30, 2026, and does not include any month end reconciling items. A separate summary report is included for the Retiree Health Care Funds held by Morgan Stanley.

A comprehensive detailed listing of each investment's details and maturity date is maintained in the Treasurer's office. The report includes all investment accounts by issuer including all pooled fund accounts. Please note that all investments included in this report are in accordance with the City's Investment Policy and State statutes and meet the City's

investment objectives including Safety of Capital, Liquidity, and lastly Return on Investment. The issue of non-compliance with the MERS Retiree Health Care Account is currently being addressed and remedies are being considered.



City of Novi Quarterly Investment Report June 30, 2026

Investment Officer's Certification: This report is prepared for the City of Novi in accordance with Chapter 2256 of the Public Funds Investment Act (PFIA). Section 2256.023 (a) of the PFIA states that "Not less than quarterly, the investment officer shall prepare and submit to the governing body, a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the Finance Director and includes the disclosures required in the PFIA. Market prices were obtained from Various Brokerage Accounts: Huntington Bank, UBS, Comerica, Fifth Third Securities and J. P. Morgan .

PERFORMANCE VALUES

TRR-MV	Total Rate of Return - Market Value	0.550%
Annualized TRR-MV	Annualized Total Rate of Return - Market Value	3.320%
YTM@Cost	Yield to Maturity @ Cost	3.442%

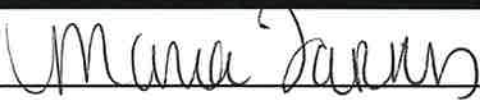
BENCHMARKS

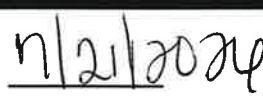
Treasury 6 Month 3.870%
Treasury 1 Year 3.910%

FISCAL YEAR TO DATE

Investment Income 648,857
TRR-MV 0.550%

Security Sector	Face Amount/Shares	Market Value	Book Value	% of Portfolio	YTM @ Cost	Days To Maturity
Cash	6,010,665.38	6,010,665.38	6,010,665.38	5.03	0.00	1
Certificate Of Deposit	16,335,000.00	16,230,590.01	16,283,663.32	13.64	3.56	487
Corporate	5,500,000.00	5,474,925.72	5,474,883.45	4.59	3.83	43
Local Government Investment Pool	60,640,842.91	60,640,842.91	60,640,842.91	50.79	3.74	1
Money Market	1,404,584.89	1,404,584.89	1,404,584.89	1.18	3.51	1
Municipal	10,220,000.00	9,936,773.70	10,306,352.74	8.63	2.40	946
US Agency	15,500,000.00	15,292,957.22	15,378,280.31	12.88	4.00	986
US Treasury	3,900,000.00	3,885,729.00	3,899,752.23	3.27	3.52	517
Total / Average	119,511,093.18	118,877,068.83	119,399,025.23	100.00	3.44	295


Maria Farris - Finance Director


Date



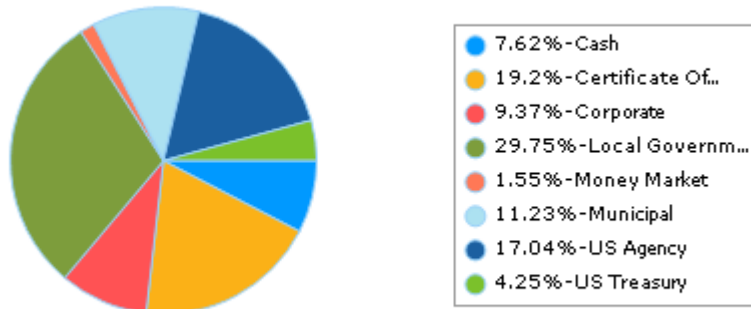
City of Novi **Distribution by Security Sector - Market Value** **All Portfolios**

Begin Date: 4/30/2026, End Date: 6/30/2026

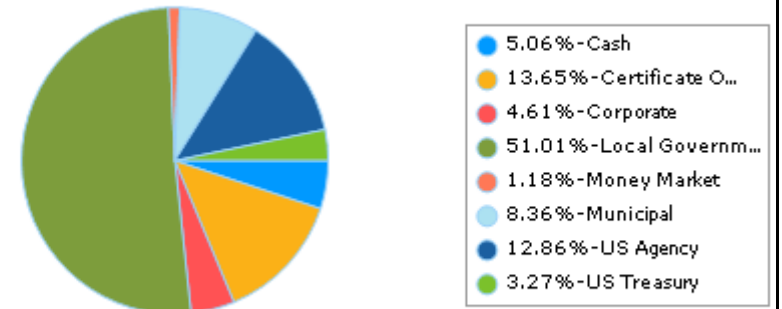
Security Sector Allocation

Security Sector	Market Value 4/30/2026	% of Portfolio 4/30/2026	Market Value 6/30/2026	% of Portfolio 6/30/2026
Cash	6,856,332.60	7.62	6,010,665.38	5.06
Certificate Of Deposit	17,278,050.61	19.20	16,230,590.01	13.65
Corporate	8,430,172.74	9.37	5,474,925.72	4.61
Local Government Investment Pool	26,775,829.41	29.75	60,640,842.91	51.01
Money Market	1,396,388.88	1.55	1,404,584.89	1.18
Municipal	10,112,789.85	11.23	9,936,773.70	8.36
US Agency	15,334,022.00	17.04	15,292,957.22	12.86
US Treasury	3,829,504.00	4.25	3,885,729.00	3.27
Total / Average	90,013,090.09	100.00	118,877,068.83	100.00

Portfolio Holdings as of 4/30/2026



Portfolio Holdings as of 6/30/2026





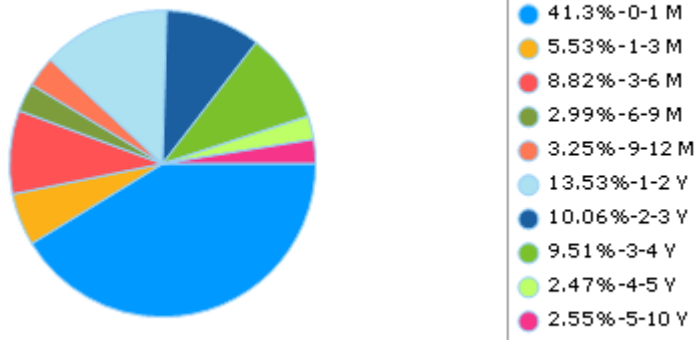
City of Novi **Distribution by Maturity Range - Market Value** **All Portfolios**

Begin Date: 4/30/2026, End Date: 6/30/2026

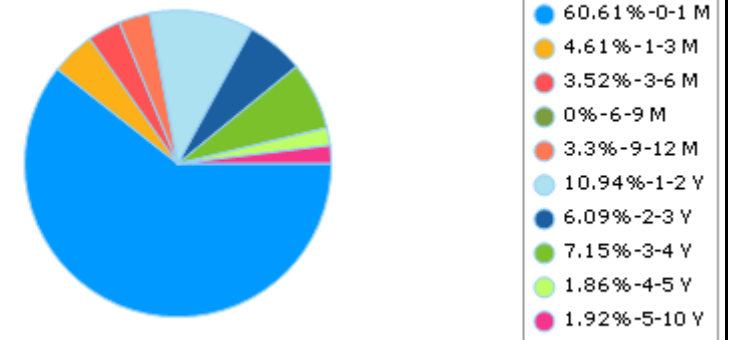
Maturity Range Allocation

Maturity Range	Market Value 4/30/2026	% of Portfolio 4/30/2026	Market Value 6/30/2026	% of Portfolio 6/30/2026
0-1 Month	37,177,850.56	41.30	72,049,909.90	60.61
1-3 Months	4,976,206.99	5.53	5,483,495.25	4.61
3-6 Months	7,942,019.08	8.82	4,179,421.69	3.52
6-9 Months	2,689,385.35	2.99	0.00	0.00
9-12 Months	2,926,369.15	3.25	3,918,590.45	3.30
1-2 Years	12,176,087.60	13.53	13,008,329.60	10.94
2-3 Years	9,056,733.55	10.06	7,244,090.77	6.09
3-4 Years	8,556,215.26	9.51	8,503,362.32	7.15
4-5 Years	2,220,039.60	2.47	2,211,883.20	1.86
5-10 Years	2,292,182.95	2.55	2,277,985.65	1.92
Total / Average	90,013,090.09	100.00	118,877,068.83	100.00

Portfolio Holdings as of 4/30/2026



Portfolio Holdings as of 6/30/2026



City of Novi
Portfolio Holdings
Investment Portfolio - by Issuer, Summary
As of 6/30/2026

Description	YTM @ Cost	Book Value	Market Value	Days To Maturity	Accrued Interest	% of Portfolio
Allendale MI Pub Sch Dist Unltd tax go ref bonds	1.757	1,019,054.23	897,570.00	1,950	3,523.61	0.84
Bank of America CD	3.750	1,000,000.00	998,510.00	164	20,547.95	0.84
Bank of NY Mellon	3.700	1,000,000.00	995,910.00	344	2,128.77	0.84
Capital One NA	3.375	2,000,000.00	1,990,750.00	230	24,595.89	1.67
Chippewa Valley Mich Schs	2.237	1,000,000.00	985,664.40	305	3,666.19	0.84
City of Ishpeming MI	1.800	306,772.35	283,561.55	1,036	1,009.72	0.26
FFCB	3.696	4,000,000.00	3,969,070.00	566	30,195.27	3.35
FHLB	4.568	1,489,047.43	1,492,380.00	927	29,750.00	1.26
FHLMC	3.881	7,420,340.44	7,353,645.00	1,211	37,448.34	6.28
Fifth Third	0.000	5,991,415.54	5,991,415.54	1	0.00	5.01
FNMA	4.482	2,468,892.44	2,477,862.22	1,021	16,734.72	2.09
Goldman Sachs Bank USA	3.700	1,000,000.00	992,510.00	576	16,219.18	0.84
Goldman Sachs CD	3.650	1,000,000.00	986,770.00	853	6,300.00	0.84
Homer Cmnty SD	2.400	794,555.82	784,317.05	305	5,146.11	0.66
Huntington National Bank	3.457	1,423,826.68	1,423,826.68	1	0.00	1.19
Jackson CNTY MI Transprt Fund Bond	2.455	252,087.32	234,643.20	1,615	720.94	0.20
Jackson National Life CP	3.799	996,916.67	996,908.34	30	0.00	0.84
JP Morgan Chase CD	4.397	4,575,061.86	4,576,807.32	888	37,482.52	3.87
Ken MI Hosp Fin Auth	2.000	1,147,171.70	1,119,217.80	380	13,799.22	0.95
Kent MI Hosp Fin Auth Revenue	1.936	102,491.75	94,936.00	1,111	1,292.96	0.08
Korea Development Bk N	3.700	998,486.79	998,454.19	15	0.00	0.84
Michigan Class	3.742	25,436,549.32	25,436,549.32	1	0.00	21.28
Michigan Classs	3.742	35,201,633.42	35,201,633.42	1	0.00	29.45
Michigan Fin Auth	2.000	706,092.38	698,977.25	1,001	3,835.14	0.59
Michigan St Fin Auth	1.471	1,003,192.09	998,660.00	63	11,225.67	0.84
Michigan St Hsg Dev Auth	2.340	89,092.85	85,014.45	1,980	229.38	0.07
Michigan ST Strategic	4.700	460,083.93	463,520.00	1,159	3,103.92	0.42
Michigan State University Federal Credit Union	1.350	1,000,008.05	1,000,008.05	16	66,945.21	0.84
Morgan Stanley Bank	1.846	1,708,601.46	1,696,092.69	142	2,956.68	1.43
Morgan Stanley PVT Bank	3.750	1,000,000.00	993,750.00	528	20,753.42	0.84
Oakland County	4.103	2,660.17	2,660.17	1	0.00	0.00
Oracle Corp	4.013	1,484,705.42	1,484,819.00	94	0.00	1.26
Prudential Int CP	3.800	996,295.80	996,290.00	36	0.00	0.84
Societe General	3.720	998,478.77	998,454.19	15	0.00	0.84
State of Michigan	2.846	3,005,556.59	2,879,406.20	1,391	12,881.25	2.47
Treasury	3.521	3,899,752.23	3,885,729.00	518	21,047.64	3.26
UBS Bank USA CD	4.000	2,000,000.00	1,999,490.00	348	4,126.03	1.67
Wayne MI ST UNiV	2.601	105,201.73	100,192.00	869	625.00	0.08
Ypsilanti MI	3.347	315,000.00	311,093.80	491	1,727.72	0.26
Total / Average	3.442	119,399,025.23	118,877,068.83	295	400,018.45	100

City of Novi
Date To Date
Investment Income - Market Value
Begin Date: 4/30/2026, End Date: 6/30/2026

Description	Interest Earned During Period-MV	Unrealized Gain/Loss- MV	Realized Gain/Loss- MV	Investment Income-MV	TRR-MV	Annualized TRR-MV
Cash	0.00	0.00	0.00	0.00	0.00	0.00
Certificate Of Deposit	117,209.43	-46,930.60	-530.00	69,748.83	0.42	2.53
Corporate	0.00	35,558.76	9,194.22	44,752.98	0.65	3.99
Local Government Investment Pool	367,654.91	0.00	0.00	367,654.91	0.63	3.82
Money Market	8,062.84	0.00	0.00	8,062.84	0.58	3.51
Municipal	50,505.30	-26,016.15	0.00	24,489.15	0.25	1.48
US Agency	95,493.60	-41,064.78	0.00	54,428.82	0.35	2.14
US Treasury	23,494.47	56,225.00	0.00	79,719.47	2.07	13.07
Total / Average	662,420.55	-22,227.77	8,664.22	648,857.00	0.55	3.32

City of Novi

The City of Novi portfolio for the 2nd Quarter was +3.64%.

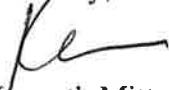
The 2nd Quarter ending value was \$35,275,548. The total dollar gain of the portfolio was +14,649,532 with an annualized rate of return +7.95%.

The current asset allocation of 31% equities, 58.8% fixed income, and 10.2% alternatives, which is in line with the updated Investment Policy Statement adopted May 19, 2025.

All information shown here is referenced in the attached Performance Review Report dated 6/30/2026.

Please do not hesitate to contact me with any questions or concerns that you may have.

Sincerely,



Kenneth Mittelbrun, CIMA®

Executive Director

Senior Investment Management Consultant

Government Entity Specialist

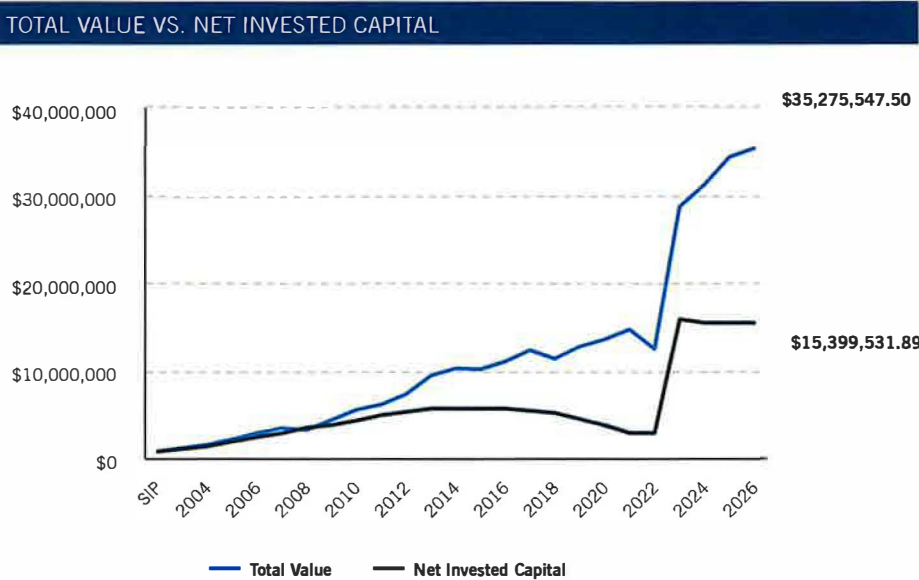
*the report has been prepared for illustrative purposes only and is not intended to be used as a substitute for account statements provided on a regular basis from Morgan Stanley Smith Barney LLC; that data in this report should be compared carefully with account statements to verify its accuracy; and that the Firm strongly encourages clients to consult with their own accountants or other advisors with respect to any tax questions. This report is being provided as a CONFIDENTIAL Page 4 of 9 Compliance Notice LEGAL AND COMPLIANCE DIVISION 2024-10-WM courtesy. By providing this report, we do not represent or agree that we will monitor the investments in your account(s) or deliver future reports. If Morgan Stanley Smith Barney LLC, its affiliates and Morgan Stanley Financial Advisors and Private Wealth Advisors (collectively, "Morgan Stanley") provide "investment advice" as defined under the Employee Retirement Income Security Act of 1974, as amended ("ERISA"), and/or the Internal Revenue Code of 1986 (the "Code"), as applicable, regarding a retirement or welfare benefit plan account, an individual retirement account or a Coverdell education savings account (collectively, "Retirement Account"), Morgan Stanley is a "fiduciary" under ERISA and/or the Code. When Morgan Stanley provides investment education (including historical performance and asset allocation models), takes orders on an unsolicited basis or otherwise does not provide "investment advice", Morgan Stanley will not be considered a "fiduciary" under ERISA and/or the Code. For more information regarding Morgan Stanley's role with respect to a Retirement Account, please visit. Tax laws are complex and subject to change. Morgan Stanley does not provide tax or legal advice. Individuals are encouraged to consult their tax and legal advisors (a) before establishing a Retirement Account, and (b) regarding any potential tax, ERISA and related consequences of any investments or other transactions made with respect to a Retirement Account. The information and data contained in this report are from sources considered reliable, but their accuracy and completeness are not guaranteed. This report has been prepared for illustrative purposes only and is not intended to be used as a substitute for account statements provided on a regular basis from Morgan Stanley Smith Barney LLC; data in this report should be compared carefully with account statements to verify its accuracy. The Firm strongly encourages you to consult with your own accountants or other advisors with respect to any tax questions. This report is being provided as a courtesy. By providing this report, we do not represent or agree that we will monitor the investments in your account(s) or deliver future reports. For index, indicator and survey definitions referenced in this report please visit the following: <https://www.morganstanley.com/wealth-investmentsolutions/wmit-definitions>
An investment cannot be made directly in a market index.*

Investment Summary Dollar Weighted Returns

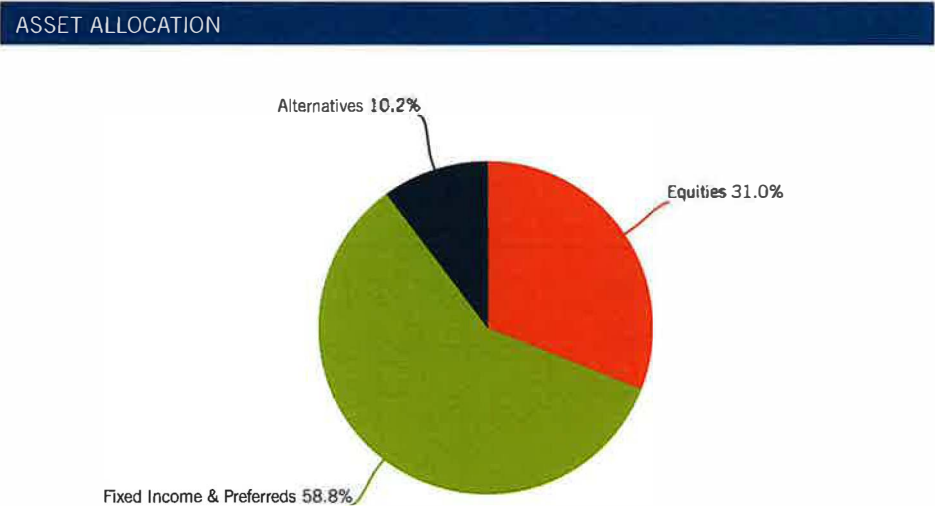
Novi Performance

Data as of June 30, 2026

DOLLAR-WEIGHTED RETURN % (NET OF FEES)			
	Year to Date (\$) 12/31/25-06/30/26	Previous Year (\$) 12/31/24-12/31/25	Performance Inception (\$) 04/25/03-06/30/26
Beginning Total Value	34,278,636	31,161,494	750,000
Beginning Accrued Income	142,771	83,793	0
Net Contributions/Withdrawals	0	-30	14,649,532
Investment Earnings	996,911	3,117,173	19,876,016
Ending Total Value	35,275,548	34,278,636	35,275,548
Ending Accrued Income	144,587	142,771	144,587
DOLLAR WEIGHTED RATE OF RETURN (%) (Annualized for periods over 12 months)			
Return % (Net of Fees)	2.91	10.00	7.95



Does not include Performance Ineligible Assets.



INCOME AND DISTRIBUTION SUMMARY		
	Rolling 12 Months (\$) 07/01/25-06/30/26	Year To Date (\$) 01/01/26-06/30/26
ASSET CLASS		
Cash	19,676.02	10,052.65
Equities	228,109.54	39,690.36
Fixed Income & Preferreds	1,075,588.51	555,022.39
Alternatives	200,350.36	107,124.83
Total Asset Class	1,523,724.43	711,890.23
TAX CATEGORY		
Taxable Account(s)		
Taxable	1,523,724.43	711,890.23
Tax-Exempt	-	-
Total	1,523,724.43	711,890.23
Tax Qualified Account(s)	-	-
Total Tax Category	1,523,724.43	711,890.23

Taxable and tax-exempt income classifications reference the underlying securities, not account type.

Detroit Free Press

MICHIGAN

Farmers' Almanac predicts Michigan winter weather. See the forecast

Sarah Moore USA TODAY NETWORK

Updated Aug. 11, 2026, 11:05 a.m. ET

Mayor and Council –

Realizing that winter is VERY far away; however, we are still planning for whatever Mother Nature sends us.

- Victor

The Farmers' Almanac shared its winter weather forecast on Aug. 8, and says Michigan could see drier weather with periods of intense cold this season.

"[Winter 2026-27](#) may be defined by contrasts: an active and wet southern storm track, quick bursts of snow and cold across the North, and a particularly unpredictable mix of precipitation in the Northeast," the Farmers' Almanac said. Keep the snow shovel, rain boots, and ice scraper close at hand. This winter, you may need all three."

The northern U.S. is expected to be drier-than-usual with a mixed bag on temperatures.

"...The northern Plains and Upper Midwest could turn drier at times, especially when the southern storm track becomes dominant. Even so, brief but intense periods of cold, wind, and snow will remain possible," the Almanac said.

The Midwest is forecast to experience near normal temperatures, however "sudden snow squalls, blustery winds, and bursts of bitter cold," are possible.

"Across much of the West, northern Plains, [Upper Midwest](#), and [Great Lakes](#), temperatures should average near normal overall. However, that does not mean winter will be mild," the Almanac suggested.

The southern U.S. is expected to see a wetter-than-normal season influenced by the [climate pattern El Niño](#), with the most precipitation expected in California, Texas, the Gulf Coast, and the southeast region of the U.S.

Browse winter gear on Amazon before seasons change in Michigan

"Because temperatures may frequently hover near freezing, precipitation type will be especially difficult to predict. A slight change in temperature or storm direction could turn a cold rain into an icy mix — or transform a slushy snowfall into a significant winter storm," the Almanac said.

Founded in 1818, the Farmers' Almanac uses a combination of sunspot cycles, lunar position, tidal pull and historical pattern weighting to build long-range forecasts. The publication said its has 80%-85% accuracy on its regional outlooks, however the weather forecasting company [Climavision](#) said studies show about 52% accurate.

The Old Farmer's Almanac, a competing publication, [released its prediction in early August](#) calling for a warmer, drier winter in Michigan.

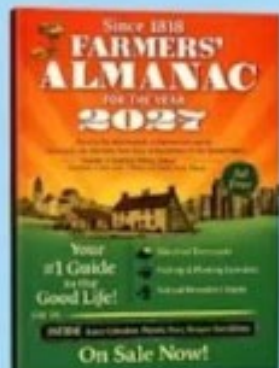
Farmers' Almanac 2026-27 winter weather forecast map

Contact Sarah Moore @ smoore@lsj.com

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2026-27 WINTER OUTLOOK

Snow, Sleet and Surprises!



FarmersAlmanac.com





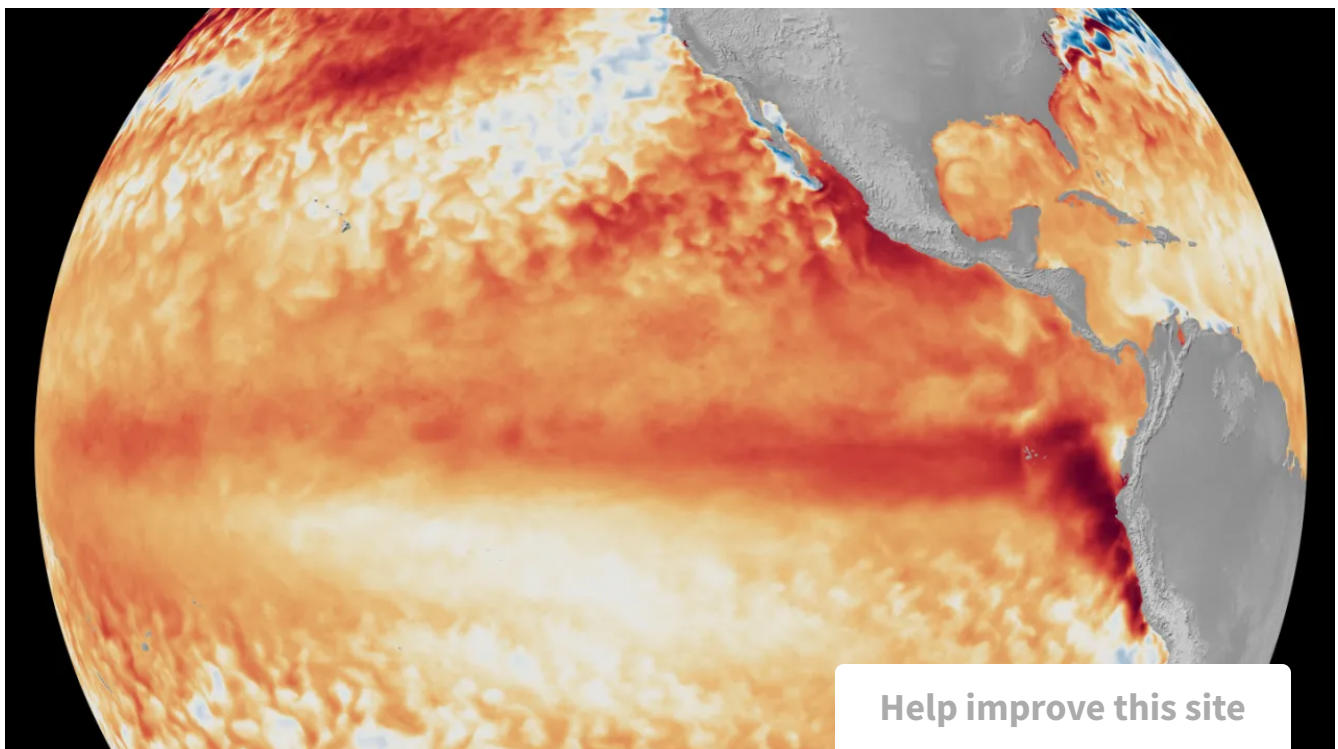
National Oceanic and
Atmospheric Administration
U.S. Department of Commerce

El Nino forms, expected to strengthen, say NOAA forecasters

Prolonged period of above-average temperatures in the equatorial Pacific expected to peak this winter

Focus areas: Weather, Climate **Topics:** El Nino, La Nina, ENSO

June 11, 2026



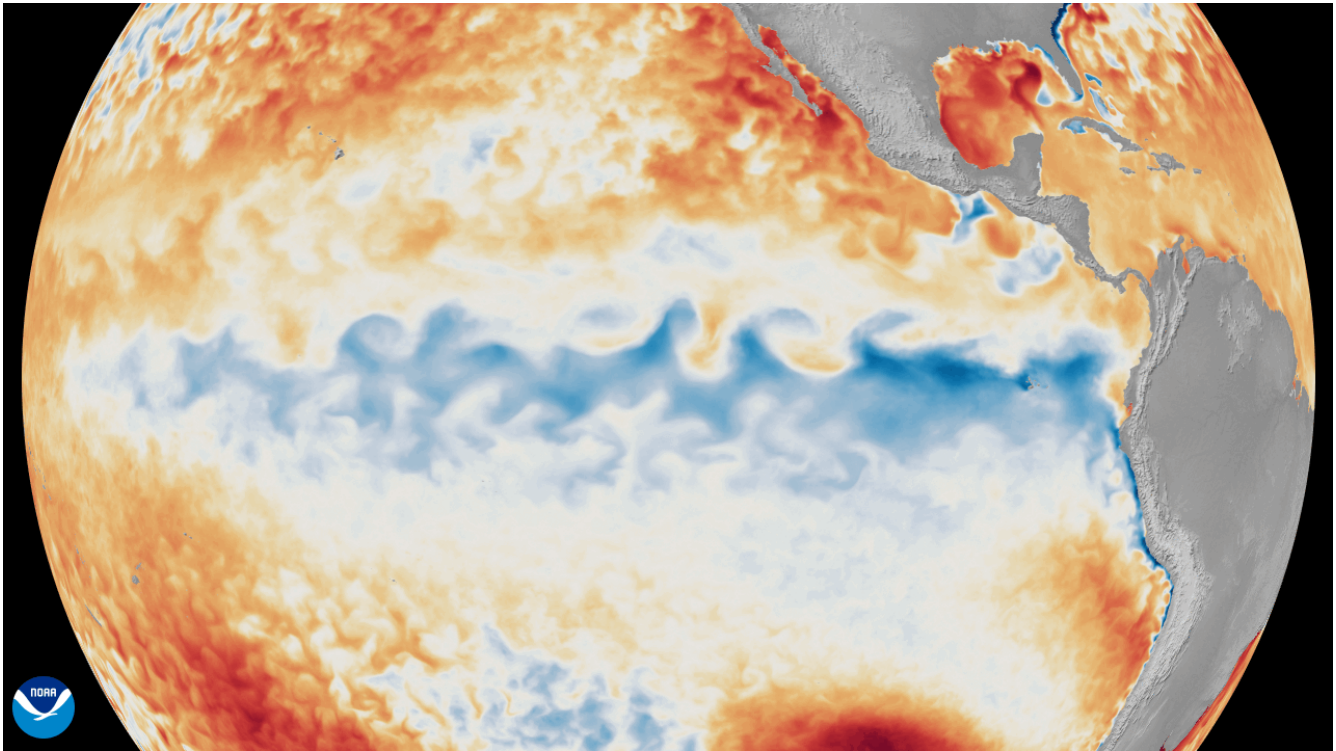
Satellite imagery showing the difference from average sea surface temperatures at the equator in the tropical Pacific Ocean (depicted using various shades of red and orange for warmth) during the first week of June 2026, as compared with the baseline used by NOAA's Coral Reef Watch. (Image credit: NOAA Satellites)

[Download Image](#)

NOAA's National Weather Service announced today that El Nino has developed in the tropical Pacific, and issued an El Nino Advisory. El Nino, the warm phase of the El Nino Southern Oscillation (ENSO), is predicted to intensify to a moderate or strong level this fall. Forecasters predict a [63% chance of sea surface temperatures exceeding 2.0°C](#) in the [Nino-monitored region](#) of the Pacific. If this threshold is surpassed, NOAA considers the event a "very strong" El Nino.

What is El Nino?

[NOAA declares an El Nino](#) (Spanish for "little boy") has formed when temperatures in the equatorial Pacific are 0.5°C above average for several consecutive months. Additionally, NOAA monitors the atmosphere above this region of the Pacific, looking for a pattern called the [Walker Circulation](#), a massive east-to-west air flow driven by the temperature and pressure differences between the warm western and cool eastern oceans. When the Walker Circulation breaks down and warmer water shifts east toward South America, El Nino is declared.



An animation of the change in sea surface temperature departures from average in the tropical Pacific Ocean, from January 1 through June 8, 2026. (Image credit: NOAA Satellites)

[Download Image](#)

What does El Nino mean for U.S. weather?

El Nino tends to be strongest during the winter months, and its global impacts are typically most significant in the northern hemisphere winter. During a typical El Nino winter, the jet stream over the north Pacific Ocean tends to shift southward, bringing the storm track over the southern tier of the U.S. The southward shift in the storm track also leads to drier conditions over the Northern Rockies and Ohio and Tennessee valleys. For temperatures, El Nino often leads to a warmer than usual winter over the northern U.S.

“Every El Nino is not the same; each one is unique with its own imprint on our weather,” said Ken Graham, director, NOAA’s National Weather Service (NWS). “Advanced monitoring and an improved understanding of El Nino patterns allow the NWS to better predict and better prepare the public and our core partners for what is to come.”

This map shows the typical impacts of El Nino to the continental U.S. and Canada during Northern Hemisphere winter. (Image credit: NOAA)

[Download Image](#)

Usual impacts of El Nino can include:

- Stronger upper-level winds that tend to suppress storm and hurricane development in the [Atlantic Basin](#), while weaker winds tend to enhance tropical development in the [eastern](#) and [central Pacific](#) basins.
- Stormier weather is more likely in the Southern U.S., with chances of both rain and snow increased during El Nino winters.
- [High tide flooding](#) could become a higher risk in parts of the U.S., especially on the West Coast.
- Changes in the migration of fish and other oceanic organisms, with warm water species moving north while cold water species move farther north or into deeper waters. These behavioral changes impact growth, survival, and reproduction.

- Past El Nino episodes have also enhanced the formation of [harmful algal blooms](#) along the U.S West Coast.

A new way of monitoring ENSO

In February, NOAA officially adopted the [Relative Oceanic Nino Index \(RONI\)](#) for monitoring sea surface temperatures and forecasting El Nino and La Nina events. Whereas the traditional Oceanic Nino Index (ONI) uses a static 30-year period of recorded ocean temperatures to calculate departures from average, RONI evolves from month to month, making this index more reliable for identifying El Nino and La Nina events.

NOAA's ENSO team has been closely monitoring both the traditional ONI and RONI since 2021. After observing several years of [ENSO phases](#) and the corresponding atmospheric response, NOAA scientists concluded that RONI more closely correlated with the expected changes in the Walker Circulation, and therefore provided more useful information about El Nino and La Nina events to weather experts, emergency managers and the public.

Media contacts

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NOAA National Weather Service Public Affairs Team, nws.pa@noaa.gov

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Is a super El Niño coming? What NOAA says and what it means for Michigan weather

NOAA issued an El Niño Advisory on June 11, 2026

LOCAL NEWS

Kim Adams, Meteorologist

Published: June 19, 2026 at 5:00 AM

Updated: June 19, 2026 at 6:10 AM

Tags: **Weather**, **4Warn Weather**, **El Niño**



You may have heard that a “Super El Niño” is developing. Here is the important update: El Niño has begun, but it is not super yet. (Copyright 2026 by WDIV ClickOnDetroit - All rights reserved.)

4Warn Weather – You may have heard that a “Super El Niño” is developing. Here is the important update: El Niño has begun, but it is not super yet.

NOAA issued an El Niño Advisory on June 11, 2026.

Drifting anyone? Take a wild ride at 'Roadkill Nights', happening Sat. at M1
Drifting anyone? Take a wild ride at 'Roadkill Nights', happening Sat. at M1

There is now a 63% chance that it will become very strong between November 2026 and January 2027.

“Super El Niño” is an informal nickname for a very strong event in which Pacific Ocean temperatures reach at least 2°C above average in a key area near the equator.

So, what exactly is El Niño? It is a natural climate pattern caused by unusually warm sea surface temperatures in the central and eastern tropical Pacific.

This warmth weakens the trade winds that normally blow from east to west.

The change affects clouds, air pressure, jet streams, and storm tracks worldwide.

Think of the Pacific Ocean as a giant engine that can gently steer the atmosphere.



What does this mean for Southeast Michigan during mid-June?

Probably less than some headlines suggest. El Niño’s effects are usually weaker and less predictable during summer. Our daily weather in Detroit, Ann Arbor, Flint, and Monroe is more directly controlled by cold fronts, humidity, Great Lakes water temperatures, and thunderstorms.

On June 18, Detroit’s weather is mostly cloudy, with temperatures near 70°F and a few showers possible.

The official summer outlook gives Southeast Michigan equal chances of above-normal, near-normal, or below-normal temperatures and rainfall. In other words, El Niño does not clearly point toward an especially hot, cool, wet, or dry summer.

It cannot be blamed for a single thunderstorm.

Here is a fun fact: El Niño means “the little boy” in Spanish. South American fishermen created the name after noticing unusually warm Pacific water near Christmastime.

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