



CITY OF NOVI
Administrative ePacket
October 23, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

Departmental Updates

[Property Maintenance - Boulard](#)

[People's Express \(PEX\) Update - Kieser](#)

[Public Safety Year-to-Date Statistics Report](#)

[The Buzz Report](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #37

As of:

10/22/2025

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.
- FAC interviewed 2 CM firms on 10/21 and agreed to recommend one of these firms for City Council approval in November (11/17 target date).
- PMR provided draft governance documents to FAC on 10/21 with further discussion to occur at a future FAC meeting (November target).

Upcoming Activities

PMR Procurement Activities-

- ~~• FAC interview of two finalists will occur on 10/21, with a~~ Final CM award recommendation to be made at 11/21 City Council meeting (tentative)
- PMR working with Novi's City Attorney to finalize the HED contract; initial review of CM contract has commenced.
- PMR drafting RFP for Technology Consultant.

Governance

- ~~• PMR provided draft governance documents to City Manager on 10/3. These documents clarify roles and responsibilities for City Council, City Admin, PMR and other third parties as project moves forward.~~
- ~~• PMR/City Manager will meet on 10/16/25 to discuss governance documents. Once approved by City Manager, a draft will be brought to the FAC as a future committee discussion item (tentatively, a draft will be given to the FAC on 10/21)~~
- City Council's anticipated approvals consist of ~~1) Owner's Rep; 2) A/E firm;~~ 3) CM firm; 4) Technology firm; 5) Governance Documents/Program budget; 6) Schematic design; 7) Design development; 8) Furniture vendor; 9) Contractor bid packages; 10) Change orders in excess of \$100,000 and/or change orders that exceed project contingency or program budget.

Design

- PMR coordinating with HED and City to set bi-weekly design meeting schedule

Next PMR/Owner's Meeting is 11/3/25 (virtual)

Agenda will include structure of design meetings with the City and A/E, utility coordination, Road Project budget, FAC governance meeting, CM recommendation, and Technology Consultant discussion.

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.

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.

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: CHARLES BOULARD, COMMUNITY DEV. DIR.
SUBJECT: PROPERTY MAINTENANCE
DATE: OCTOBER 15, 2025

Mayor and Council –

Following up on a request to summarize the efforts of our Code Compliance Division as it relates to commercial and residential properties.

- Victor

Background:

Maintaining existing structures and sites within the City of Novi is important not only for the health, safety, and welfare of our residents, businesses, and visitors, but also for property values and, consequently, the tax base of properties within the City.

Expectations for property maintenance are delineated both through specific City Ordinance provisions as well as the adoption of the International Property Maintenance Code, as referenced below. Application of these provisions will differ for occupied vs unoccupied structures as occupied structures require additional provisions for health, safety, and welfare.

Current Ordinance Provisions:

Zoning Ordinance-Maintenance of features, uses, improvements and use limitations of approved Site Plans and development agreements

City Code

Mowing and weeds 21-16

Graffiti 21-35

Inoperable vehicles 21-71

Snow removal 21-126

Dangerous buildings 7-46

Maintenance of private stormwater systems 12-241

International Property Maintenance Code with amendments 7-31

Commercial Properties:

Monitoring of existing commercial properties for property maintenance is carried out based on applications for occupancy (typically new tenants), proactive monitoring by staff, complaints and communications from the Public Safety team.

Examples of recent enforcement efforts include:

- Removal of (2) buildings at former Best Buy site at 277868 and 27772 Novi Road
- Mowing, clean-up, boarding and removal of former Whitehall Building at 43455 10 Mile Road
- Monitoring and abatement of the stalled ASI building project at 24301 Karim Blvd.

- Parking lot maintenance and land use issues at 41370 Bridge Street
- Monitoring and abatement at vacant former Dice building at 24555 Novi Road
- **Monitoring and abatement at the former gas station at 1930 Old Novi Road**
- Repair and litigation for vacant building at 2206 Old Novi Road
- Monitoring and abatement at vacant commercial building at 43700 12 Mile Road
- Abatement and removal of the former Glenda's Nursery building at 40575 Grand River
- Removal of an abandoned structure and clean-up of the vacant premises of 46844 Twelve Mile Road
- Removal of dilapidated structure at 46077 Grand River
- Remediation of drainage leaving the ITC property, causing flooding in the Country Cousins mobile home property
- Exterior storage site plan violation remediation at Comau at 44000 Grand River Ave.

Residential Properties

As with commercial properties, efforts include proactive monitoring by staff, complaints, references from Child and Adult Protective Services, and communications from the Public Safety team.

Examples of recent enforcement efforts include, but are not limited to:

- Vacating and removal of mobile homes at 25625 Jackson Street and 41640 Joindre Drive
- Removal of vacant home and outbuildings at 22422 Naper Road
- Removal of vacant home and outbuildings at 26255 Beck Road (Providence)
- Continued abatement and litigation for stalled home reconstruction and maintenance at 41321 Llewelyn
- Partial demolition and monitoring of fire damaged home at 43033 Brookstone
- Monitoring and abatement of unfit/unsafe condominiums at 4100 Twelve Oaks Crescent and 24698 Bashian Drive
- Site clean-up and repairs at 40450 Eleven Mile

In addition to these examples, the Code Compliance team continues to execute the neighborhood property maintenance program; most recently a number of areas adjacent to Walled Lake. Multiple neighborhoods throughout the City are included each year with the goal of addressing the entire City within 6 years. The goal of the program remains to maintain and increase housing stock values and improve the overall quality of life for all residents. The program applies the standards of the International Property Maintenance Code referenced in the City Code to the exterior of structures and property.

Initial communication takes place with the Homeowners Association leadership (where possible), and an introductory letter and self-checklist are mailed to each property owner. This initial communication with residents occurs a minimum of (2) weeks before any inspections. This allows our team to answer any questions and concerns, and gives property owners the opportunity to review the condition of their property for potential maintenance issues. In many cases, concerns are addressed prior to any inspection at all being done by the City.

Code Compliance Officers then visit each property and survey for violations from the public right-of-way. Where issues are noted at time of inspection, owners are notified in writing of any deficiencies requiring attention. City Code references for each deficiency are included (example letters attached). We have heard from residents that these letters are interpreted as violations, but they are actually just initial correspondence.

After 30 days, follow-up inspections are performed and if items remain, a second letter is sent with additional follow-up as needed. Our team welcomes personal interaction where residents are outdoors during inspection or even knocking on doors at follow-up visits where there may be challenges establishing communication.

In cases where resources may be limited, extra measures are taken to connect residents with programs such as the Minor Home Repair Program or supporting organizations to bring properties into compliance. Issues are addressed on an individual basis, and our team regularly works with property owners to adjust compliance timelines, recognizing that availability of contractors, inclement weather, and availability of resources, including Home Repair funds, may extend the time needed for repairs. Our team is available for emails, phone calls, drop-in visits, scheduled meetings, and onsite conversations with any resident to answer any questions and to address any concerns. Photographs are available for reference as well.

Enforcement through district court civil infraction tickets is used only as a last resort when all other avenues have been exhausted. Enforcement does not occur if residents are willing to communicate with the City and continue to make reasonable progress.

As always, residents are encouraged to call with any questions or concerns. Our team is always happy to meet on site to address any specifics of the program as it relates to their individual property and next steps.

Please let me know if I can provide additional information.

Community Development

Exterior Property Maintenance Tips and Requirements

Homeowner Self-Inspection Checklist

The following questions serve as a useful tool in determining if your property is in compliance with City ordinances.

Do you have...

- ☐ Trash, debris, garbage or uncut weeds?
- ☐ Your trash receptacles properly stored on your property, not in the front yard?
- ☐ Inoperable, unlicensed or dismantled vehicles, or vehicle parts stored on the exterior property?
- ☐ Areas of the yard cluttered with old lumber, scrap metal, aluminum, appliances, or furniture?
- ☐ Trash, dog food or animal waste lying on the ground?
- ☐ Dead trees, tree limbs or brush?
- ☐ Tree limbs over sidewalk less than 8 feet?
Tree limbs over sidewalk must be maintained more than 8 feet.
- ☐ Sagging of the roof, missing or damaged shingles or holes? Check the eaves and soffits for missing boards, damage or rot.
- ☐ Cracks or holes in the building foundation? Patch them to keep weather and animals out.
- ☐ Walls with rotted wood, broken, loose or missing siding; cracks in mortar, or cracked, blistered or peeling paint?
- ☐ Gutters that sag, leak or have missing or disconnected sections, or are rusty or need paint?
- ☐ Broken windows, screens torn or missing; windows that do not fit within the frame well, have rotted frames, or have cracked blistered or peeling paint?
- ☐ Doors that do not fit within the frame well, have rotted wood, cracked, blistered or peeling paint?

- ☐ Porches with missing boards or railings, that have deteriorated columns or are not supported properly; that sag excessively, have cracked, blistered or peeling paint or torn screens?
- ☐ Stairs to porches that sag, have missing steps, loose or missing handrails, loose, missing or sinking concrete or pavers that present a trip hazard?
- ☐ Garages, sheds and other detached buildings that lean or have any of the conditions listed above?
- ☐ Fences and retaining walls that lean, have parts missing, are loose or unstable, need paint or have any cracks that need patching?
- ☐ Address number posted on the house that is not visible from the street or on the mailbox at the street?

If you did not place a “√” in any of the boxes above, congratulations! You can be proud of your property’s appearance and the way it is maintained.

If you placed a “√” in any of the boxes above, these items should be looked at for proper property maintenance.

Thank you for helping to keep Novi
one of the *Best places to live in America!

*Money Magazine 2016



For additional resources and if you have any questions, concerns, or need clarification contact:
Community Development
Code Compliance
248.735.5678
www.cityofnovi.org

City of Novi | 45175 Ten Mile Road
Novi, Michigan 48375 | 248.347.0460

09/23



The City of Novi takes pride in offering these Exterior Property Maintenance Tips & Requirements. This brochure is designed as a guide to preserve existing housing stock and ensure that properties are maintained in a safe and sanitary manner. The City of Novi is interested in assisting homeowners in maintaining their properties by identifying problems before they become major unexpected expenses.

Nuisance Ordinance

A basis for improving neighborhoods

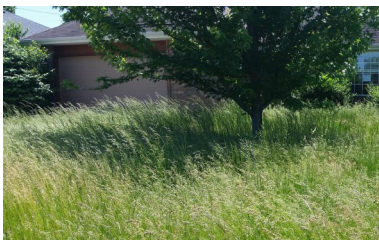
The City of Novi has a Nuisance Ordinance that will ensure the quality of life expected for Novi residents. The ordinance includes property maintenance issues, snow removal requirements, inoperable vehicles, address posting, storage of trash receptacles, and more.

Exterior Property Maintenance

A homeowner's responsibility

To a property owner, summer means more than barbecues and vacations.

It is also the ideal time to examine the exterior of your property, looking for any damage caused by spring weather and making sure weeds are under control. Keeping weeds under control reduces pollen for allergy sufferers and eliminates rodent shelters.



Weeds / grass over 8 inches high are a violation of City of Novi code.

The appearance of your property also impacts its market value.

As a result of spring rains, grass and weed populations grow quickly. The City of Novi restricts grass and weed growth to less than 8 inches high. Cultivated flowers and garden areas are not included in this height restriction, but all noxious weeds are prohibited.

Take a walk around your property. Pay attention to sheds, fences, trellises, rose arbors, and TV or cable equipment that can take a beating from high winds.

Inspect siding, roofs, gutters and downspouts for damage. If wood surfaces are left unprotected, water damage can result in surprisingly high repair bills. Wire brush, sand and prime or repaint surfaces as needed.



Wire brush, sand and prime or repaint surfaces as needed.

Repair or replace loose and damaged aluminum that covers the fascia—flat board, band or face, often used in combination with moldings and located at the outer face of the cornice. These building components may seem like small matters; however, if left unattended, they can provide a path for the elements to begin the structural deterioration of your property.

Check for any areas that may harbor insects or rodents, especially firewood and rubbish areas. Keep firewood stacked at least 6 inches from any building or structure, off the ground and free of any rubbish or debris. Also, routinely clear dog waste from the yard to prevent vermin and unwanted odor.

City of Novi Code Compliance Officers will systematically visit neighborhoods and inspect the exterior of properties. The officers will notify homeowners if there are any property maintenance issues requiring attention.



Keep firewood stacked at least 6 inches from any building or structure, off the ground and free of any rubbish or debris.

Correcting these items will bring the property into compliance with City of Novi ordinances. Active homeowners associations may be enlisted in identifying and resolving problems.

**“Ensuring the quality of life
for Novi residents”**

City of Novi

Community Development Department
Code Compliance
248-735-5678
45175 Ten Mile Road
Novi, MI 48375

Dear Resident,

As Novi continues to grow and mature, it is essential that we maintain focus on neighborhoods and mature subdivisions, with the same standards and attention as a new development. The purpose of the Exterior Property Maintenance Program is to partner with residents, to not only educate them on the community standards and ordinances, but also to assist with resolution and create awareness.

The City of Novi Code Compliance Officers will be conducting the Exterior Property Maintenance Program by contacting homeowners via mail outlining the intent and timeline of the Property Maintenance Program. Included is a brochure explaining the program and a Homeowner Inspection Checklist. The checklist should be used as a tool in determining if your property is following City of Novi ordinances.

The goal of the program is to identify areas of opportunity that will increase housing stock values, improve the overall quality of life for residents, and create an environment of pride and accountability. The City of Novi is interested in assisting homeowners before any problems become major unexpected expenses.

In April of 2025, the city of Novi Code Compliance Officers will systematically visit each of your properties and inspect the exterior only. Homeowners will be notified in writing regarding any property maintenance deficiencies. Maintenance issues will be addressed on an individual basis.

Code Compliance Officers will be available for additional resources and to address any questions and concerns that may arise.

Please contact the Code Compliance Division at 248-735-5678.

Thank you,



Community Development Department

Code Compliance Division

City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA

t: 248.735.5678 f: 248.735.5600

ordinanceenforcement@cityofnovi.org

Property Maintenance Violation



Today's Date: 04/26/2025
Expiration Date: 05/26/2025

HOMEOWNER NAME(S)
PROPERTY ADDRESS
CITY, STATE ZIP

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Priya Gurumurthy

Matt Heintz

Brian Smith

David Staudt

Ericka Thomas

City Manager
Victor Cardenas

Community Development Director
Charles Boulard

Community Dev. Deputy Director
Alan Hall

City Planner
Barbara E. McBeth

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735-5633 fax

Ordinance Enforcement Division
248.735.5678
248.735.5600 fax

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

cityofnovi.org

Subject Property: PROPERTY ADDRESS
Sidwell No.: 50-22-__-__-__
Ordinance Activity No.: EORD25-__

Dear Homeowner:

Please take the following corrective actions in accordance with the City of Novi's Property Maintenance Ordinance.

Sec. 21-58(h) - All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Sec. 21-58(e) - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Inspector Comments:

1. Chimney needs to be repaired
2. Missing shingles on garage

You will have 30 days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket may be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regard to this matter.

ORDINANCE OFFICER NAME
Ordinance Enforcement Officer
(248) __ - __
City of Novi



Property Maintenance Violation

SECOND NOTICE

Today's Date: 05/27/2025
Expiration Date: 06/10/2025

HOMEOWNER NAME(S)
PROPERTY ADDRESS
CITY, STATE ZIP

Subject Property: PROPERTY ADDRESS
Sidwell No.: 50-22-__-__-__
Ordinance Activity No.: EORD25-__

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Inspector Comments:

1. Chimney needs to be repaired
- ~~2. Missing shingles on garage~~

You will have **14** days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket may be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regard to this matter.

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Priya Gurumurthy

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Building Division

248.347.0415
248.735.5600 fax

Planning Division

248.347.0475
248.735-5633 fax

Ordinance Enforcement Division

248.735.5678
248.735.5600 fax

City of Novi

45175 Ten Mile Road
Novi, Michigan 48375

cityofnovi.org

ORDINANCE OFFICER NAME
Ordinance Enforcement Officer
(248) __ - __
City of Novi

Dear Homeowners Association President and Board of Directors,

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Code Compliance Officers will be available for additional resources and to address any questions and concerns that may arise.

Please contact the Code Compliance Division at 248-735-5678.

Thank you,



Community Development Department

Code Compliance Division

City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA

t: 248.735.5678 f: 248.735.5600

ordinanceenforcement@cityofnovi.org

MEMORANDUM



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

FROM: KIT KIESER, OAS MANAGER

SUBJECT: PEOPLE'S EXPRESS OCTOBER 2025 UPDATE

DATE: OCTOBER 23, 2025

Background:

People's Express (PEX) has been providing curb-to-curb public transportation services in Novi since July 1, 2024.

Under a facilities use agreement approved by City Council, PEX utilizes 200 square feet of office space and 14 parking spaces at the Novi Civic Center. From January 1 through June 30, 2025, rent was charged at a rate of \$450 per month. The current agreement allows for an extension through December 31, 2025, at a rate of \$600 per month.

In the last year of Novi Senior Transportation, prior to transitioning the service to PEX, the City provided 14,00 rides to residents 55+ and adults with a disability and unable to drive.

In PEX's first year of service in Novi, fiscal year 24-25, they provided 33,151 rides to Novi residents. This accounts for approximately 40% of all PEX's Oakland County rides and they are continuing to see growth across all communities.

Continued Property Search:

PEX continues to seek a permanent location to house its Oakland County operations but has not yet been successful in finding a suitable property. They have indicated a need for a facility that includes:

- Parking for at least 50 vehicles
- Office space to accommodate administrative staff
- Secure perimeter (e.g., fencing)
- Minimal need for capital upgrades or improvements

In September, PEX reached out again to the City's Community Development team to follow up on potential property options within Novi. After review, no available sites in Novi were found that currently meet PEX's operational needs. PEX had similar discussions with Oakland County's Economic Development team earlier in October. So far, there has been no suitable property identified.

With the continued expansion of curb-to-curb transportation services in Oakland County, PEX has noted that other providers, including Northern Oakland Transportation Authority (NOTA) and Western Oakland Transportation Authority (WOTA), are also actively seeking properties within their respective service areas.

Next Steps:

Staff will continue to monitor both PEX's ride volume and property search progress and will provide updates to City Council as warranted.

In the absence of a permanent facility, City staff anticipate PEX will request to extend its use of Novi facilities. City Council will need to determine whether to continue the current arrangement beyond the existing agreement term.

Novi Public Safety

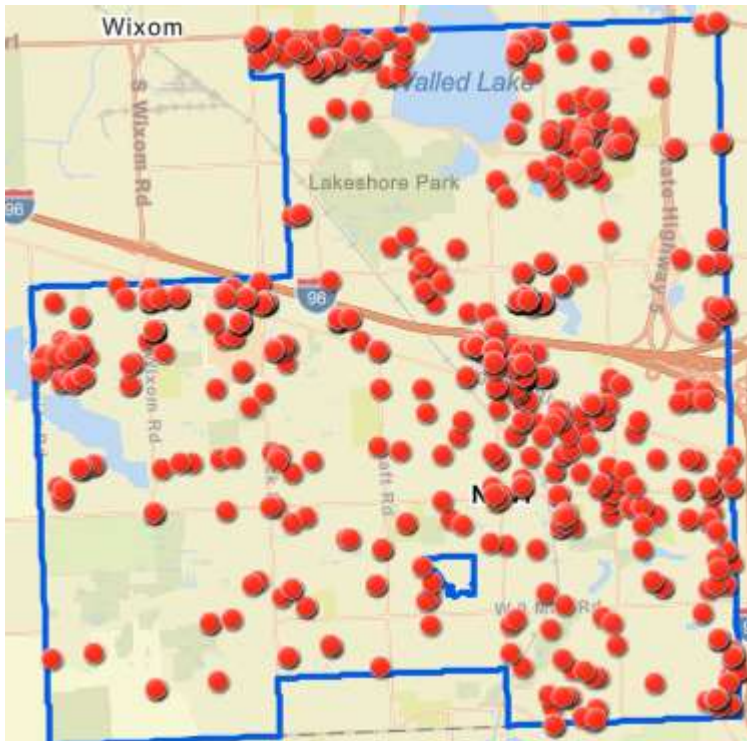
Police and Fire Departments 2025 v. 2024 Year-to-Date Statistics
January – September

October 2025

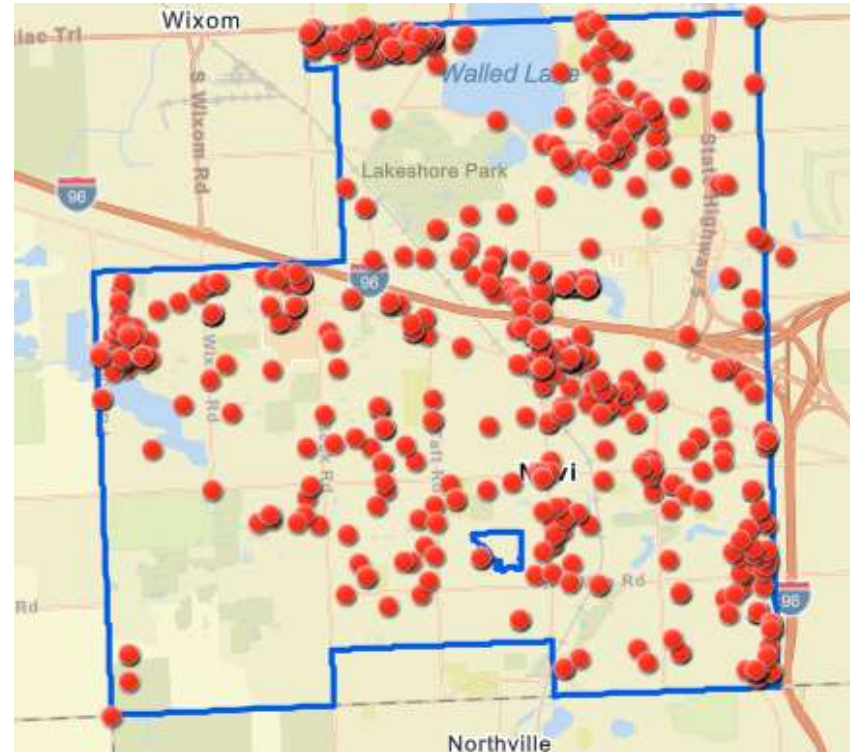


Part A Crimes by Location

2025



2024

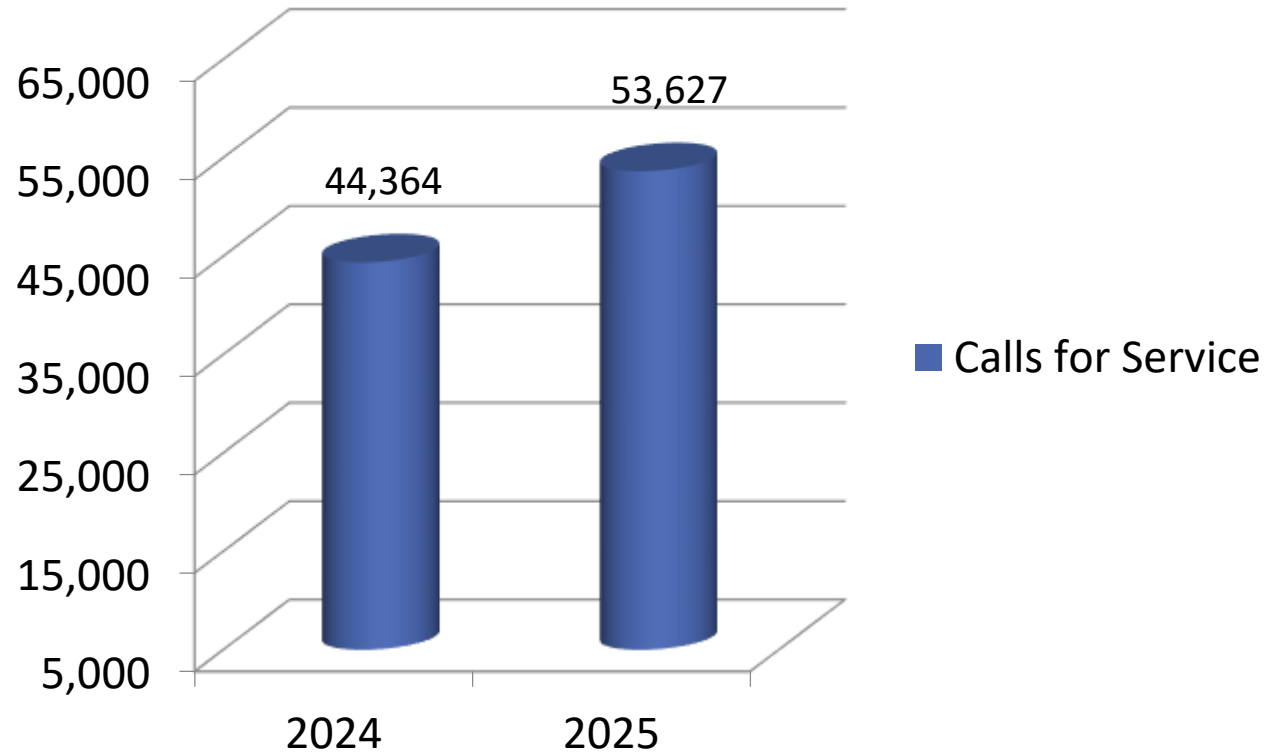


PART A CRIMES

Description	25 YTD	24 YTD	23 YTD	Arrests/ Multiple 25 YTD	Arrests/M ultiple 24 YTD	Arrests/ Multiple 23 YTD	% Cleared 25 YTD	% Cleared 24 YTD	% Cleared 23 YTD
Murder	0	1	0	0	0	0	0.00%	0.00%	0.00%
Negligent Homicide	0	0	1	0	0	0	0.00%	0.00%	0.00%
Kidnapping/Abduction (Parental)	1	0	0	0	0	0	0.00%	0.00%	0.00%
Crim. Sexual Conduct	5	10	8	4	8	7	80.00%	80.00%	87.50%
Robbery	1	1	2	1	0	1	100.00%	0.00%	50.00%
Assault (Aggravated)	35	31	31	32	30	27	91.43%	96.77%	87.10%
Assault (Non-Aggravated)	177	185	191	150	168	183	84.75%	90.81%	95.81%
Threats/Stalking	24	18	21	16	13	13	66.67%	72.22%	61.90%
Arson	0	0	0	0	0	0	0.00%	0.00%	0.00%
Extortion	0	1	0	0	1	0	0.00%	100.00%	0.00%
Burglary	16	22	21	8	10	6	50.00%	45.45%	28.57%
Larceny	82	111	191	27	27	29	32.93%	24.32%	15.18%
Motor Vehicle Theft	25	45	63	10	16	9	40.00%	35.56%	14.29%
Forgery/Counterfeiting	11	6	5	6	5	2	54.55%	83.33%	40.00%
Fraud	76	56	75	27	25	17	35.53%	44.64%	22.67%
Retail Fraud	134	173	175	70	101	126	52.24%	58.38%	72.00%
Embezzlement	20	13	18	16	10	14	80.00%	76.92%	77.78%
R&C Stolen Property	4	2	2	4	2	1	100.00%	100.00%	50.00%
Vandalism	36	32	59	15	12	11	41.67%	37.50%	18.64%
Narcotics	37	36	23	34	33	19	91.89%	91.67%	82.61%
Obscenity	1	0	0	0	0	0	0.00%	0.00%	0.00%
Gambling	0	0	0	0	0	0	0.00%	0.00%	0.00%
Prostitution & Vice	2	1	0	1	1	0	50.00%	100.00%	0.00%
Weapons	31	12	20	30	12	19	96.77%	100.00%	95.00%
Animal Cruelty	1	2	0	0	0	0	0.00%	0.00%	0.00%
Total Part A Incidents	719	758	906	451	474	484	62.73%	62.53%	53.42%
Compared to Previous Year:	↓ 5.15%						↑ 0.19%		
Violent Crimes	42	43	42	37	38	35			



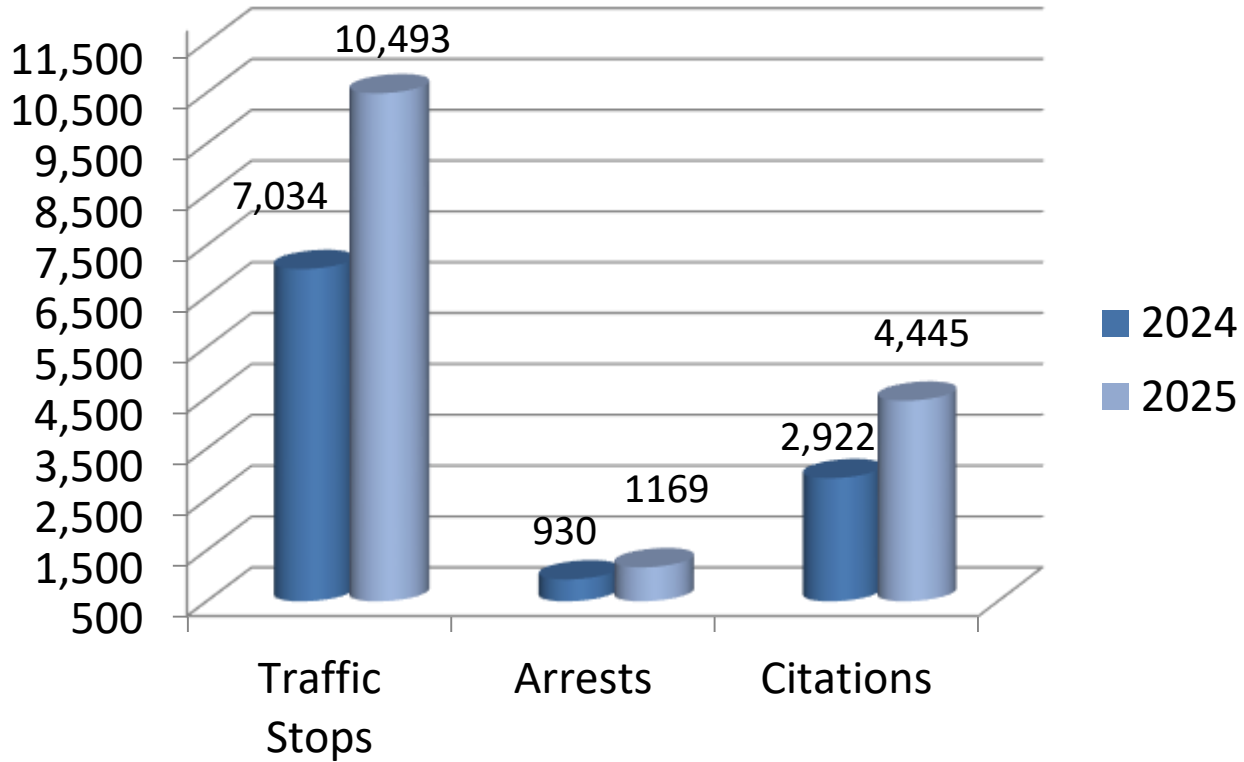
Police Total Calls for Service*



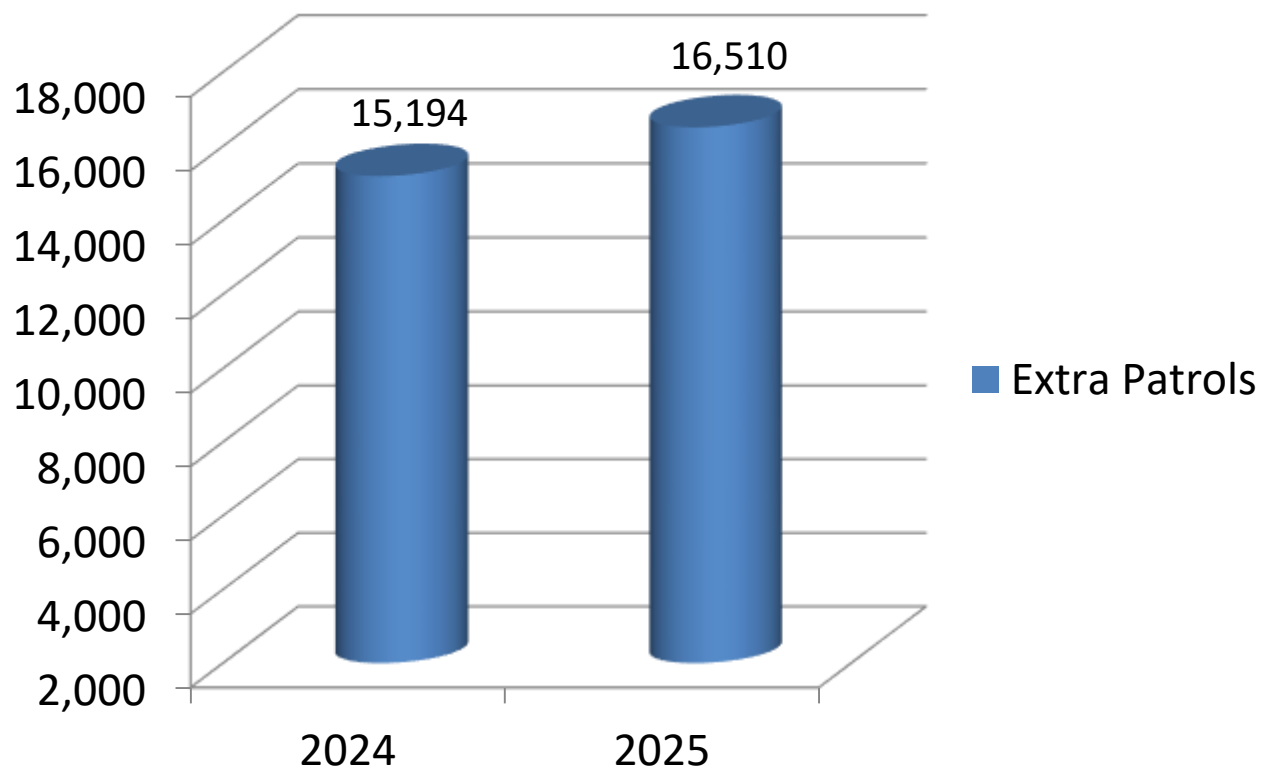
*includes all traffic stops, self initiated activity, routine and priority calls for service, etc.



Officer Productivity



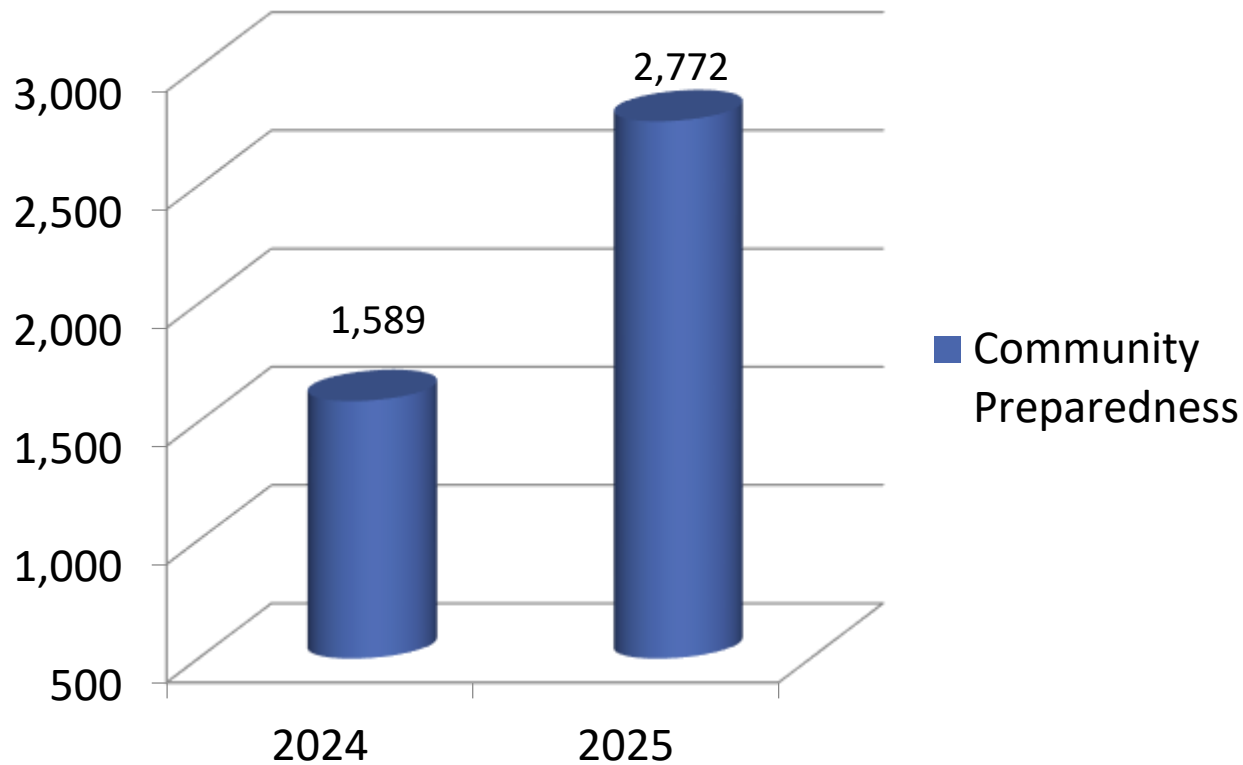
Extra Patrol Numbers* – Self Initiated



*Officers providing additional patrols at various locations above and beyond routine patrol.



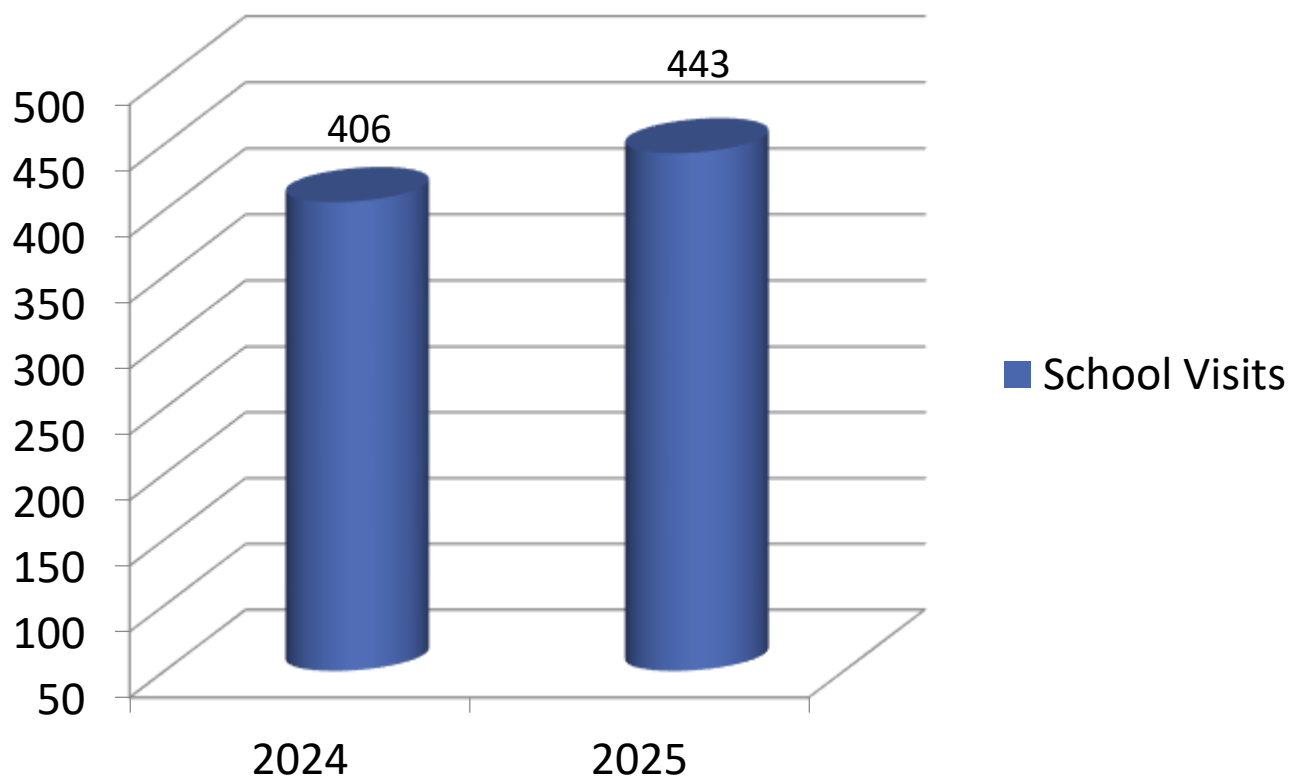
Community Preparedness Numbers* – Self Initiated



*Extra patrols at critical infrastructure (ie. ITC Transmission, US Energy Distribution, Ascension Providence Park Hospital, Water Treatment Facility, etc.) within the city.



School Visit Numbers* – Self Initiated



*Additional patrols at area schools where officers typically walk inside.

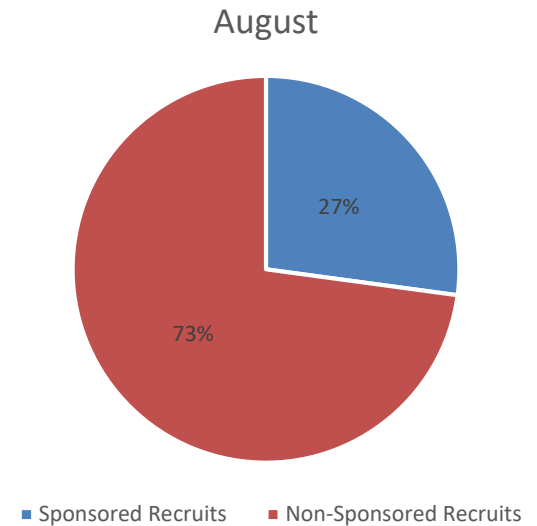


Police Staffing Levels

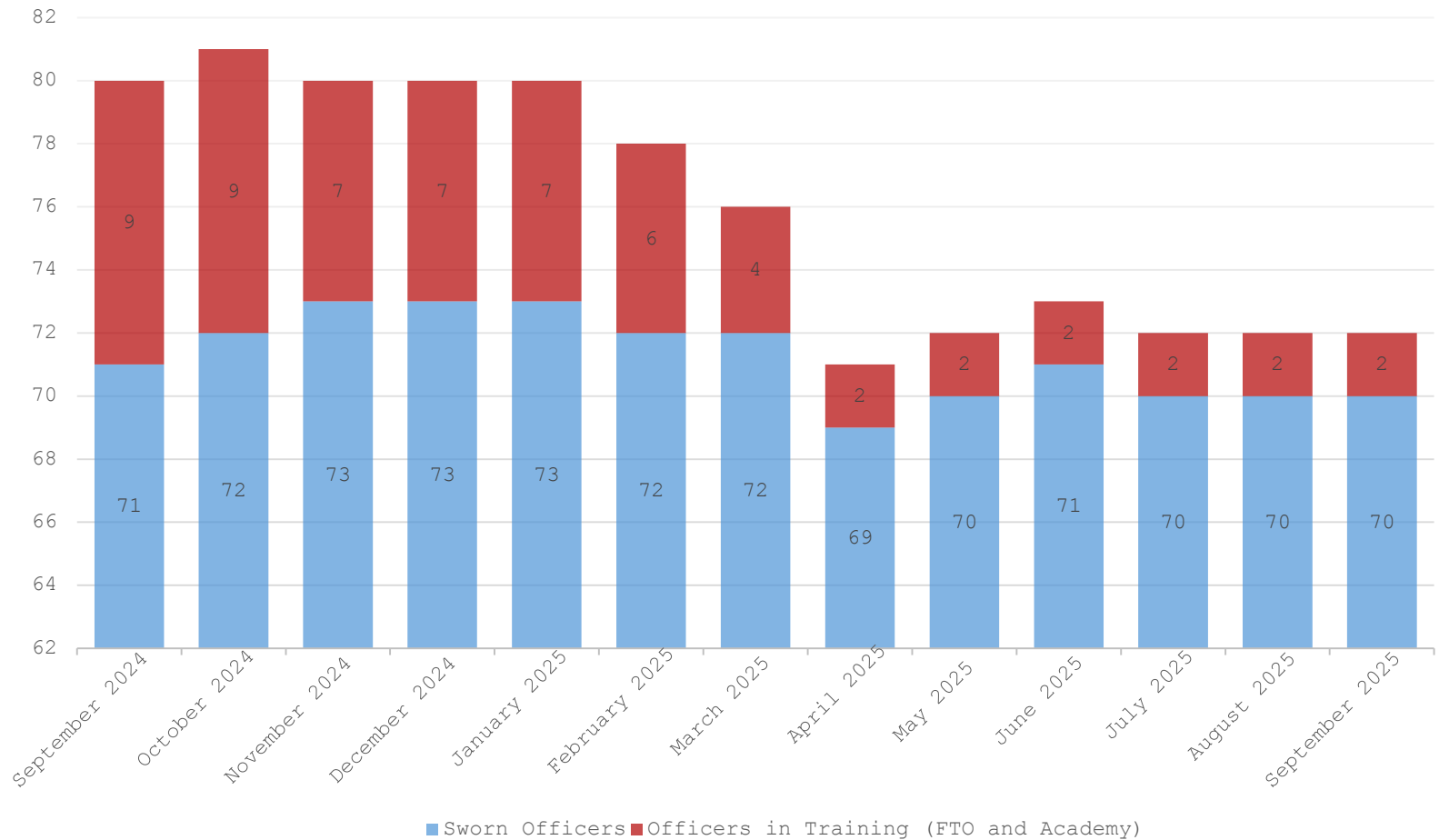
September 2024 – September 2025 Police Officer Hiring Data

	Total Sworn	Total Budgeted
September 2024	71	73
October 2024	72	73
November 2024	73	73
December 2024	73	73
January 2024	73	73
February 2025	72	73
March 2025	72	73
April 2025	69	73
May 2025	70	73
June 2025	71	73
July 2025	70	73
August 2025	70	73
September 2025	70	73

*total sworn



Police Staffing Levels



Fire Response Times

FIRE OPERATIONS AVERAGE RESPONSE TIMES PRIORITY RESPONSES ONLY						
TEAM / STATION	September	Total Calls	2025	Total Calls	2024	Total Calls
	2025		YTD		YTD	
TEAM 'A':						
STATION 1	4:30	89	4:19	821	4:30	878
STATION 2	4:39	85	4:40	838	4:50	836
STATION 3	4:52	33	4:54	272	4:59	311
STATION 4	5:05	29	4:46	241	5:05	276
TEAM 'A' AVERAGE:	4:46	236	4:39	2172	4:51	2301
TEAM 'B':						
STATION 1	4:32	82	4:43	981	5:02	858
STATION 2	5:25	92	5:22	888	5:36	807
STATION 3	5:40	40	5:52	416	5:48	352
STATION 4	5:53	35	5:35	328	5:54	335
TEAM 'B' AVERAGE:	5:22	249	5:23	2613	5:35	2352
TEAM. AVERAGE	5:04	485	5:01	4785	5:13	4653



Fire Priority Calls

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
Priority Calls for Service				
Incident Type	2025	2024	Difference	% Change
Fire (All Fires)	67	58	9	16%
EMS (Medicals, Rescues & PIAs)	4212	4105	107	3%
Hazardous Condition (Haz-Mat, Wires)	78	78	0	0%
Service Call (Pub.Assist, Unauth.Burn)	78	66	12	18%
Good Intent (Haz not found, CNX call)	128	111	17	15%
False Calls	218	226	-8	-4%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats, etc.)	4	9	-5	-56%
TOTAL	4785	4653	132	3%



Fire All Calls

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
All Calls for Service				
Incident Type	2025	2024	Difference	% Change
Fire (All Fires)	58	58	0	0%
EMS (Medicals, Rescues & PIAs)	4307	4052	255	6%
Hazardous Condition (Haz-Mat, Wires)	102	132	-30	-23%
Service Call (Pub.Assist, Unauth.Burn)	749	736	13	2%
Good Intent (Haz not found, CNX call)	234	208	26	13%
False Calls	421	413	8	2%
Power Outage Invst.(Severe Weather Assess)	8	8	0	0%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats, etc.)	455	418	37	9%
TOTAL	6334	6025	309	5%



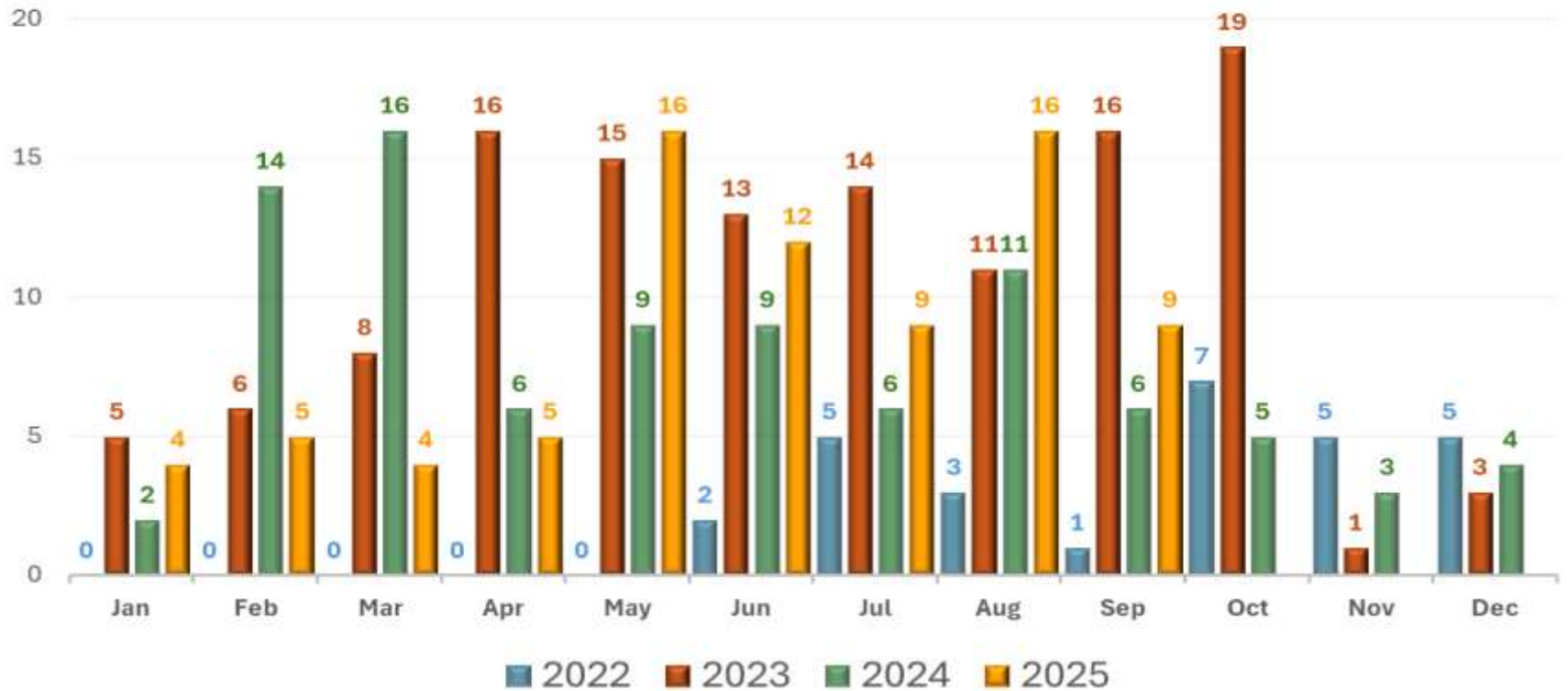
Unstaffed Station Monthly Totals

2022 Total: 28

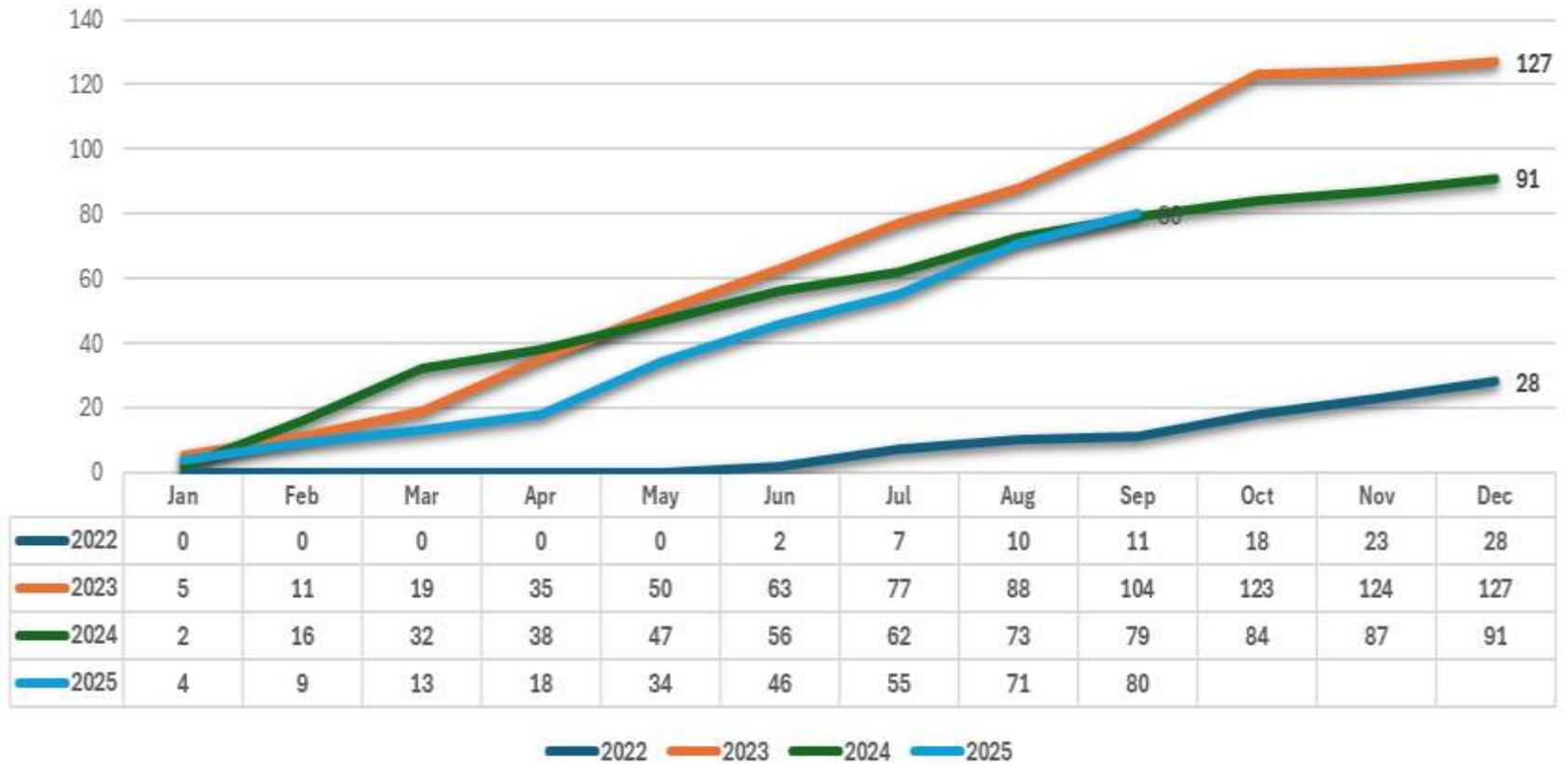
2023 Total: 127

2024 Total: 91

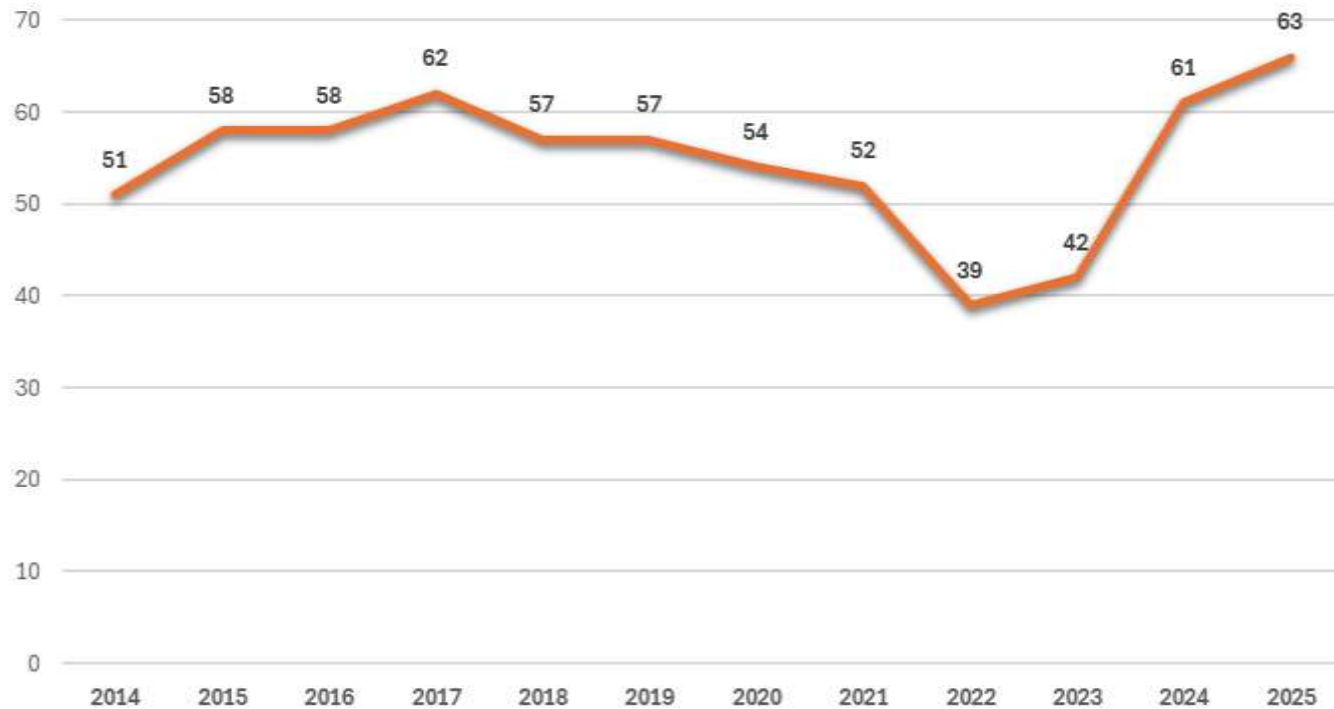
2025 Year to Date Total: 80



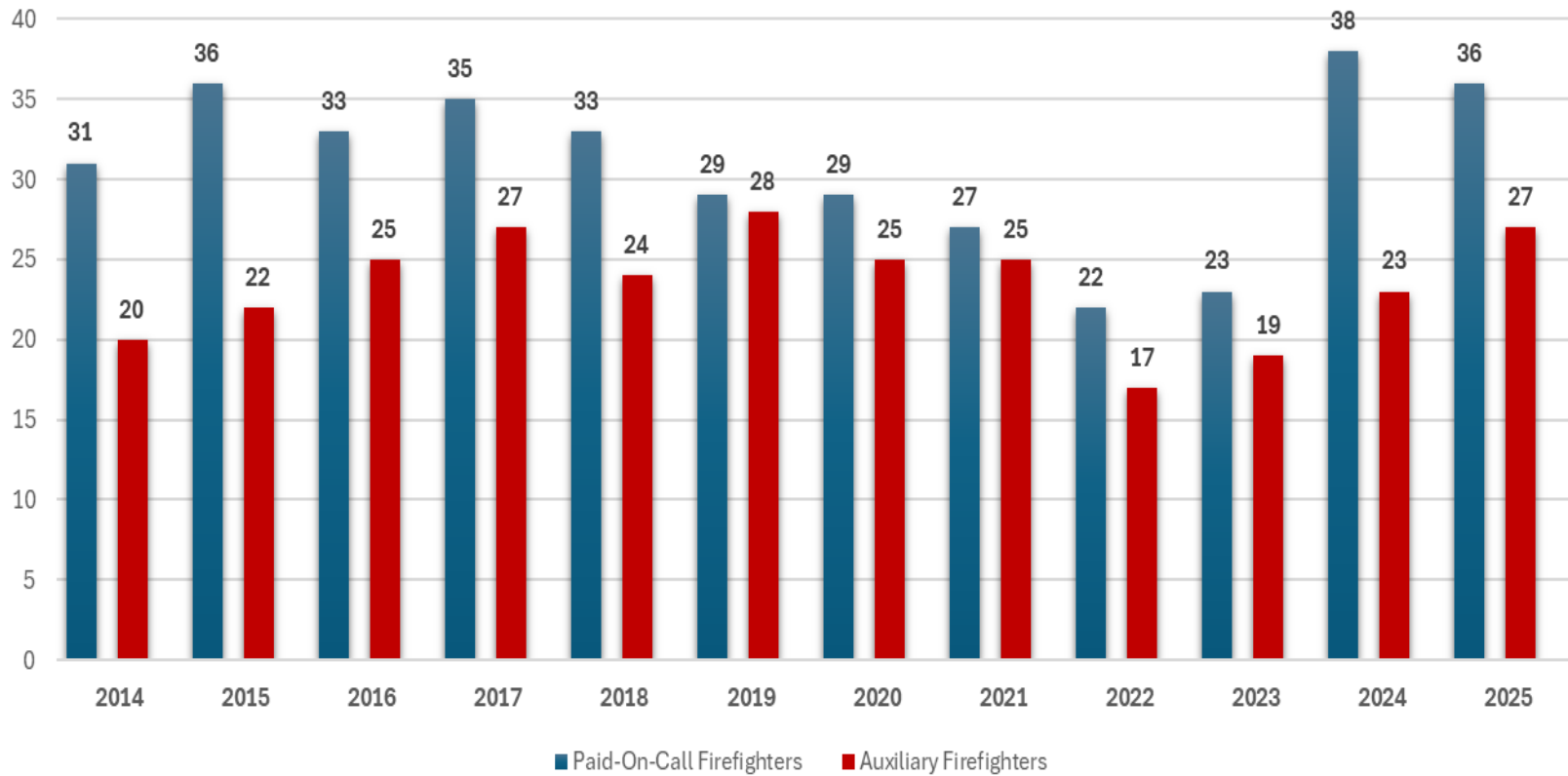
Unstaffed Stations Cumulative Monthly Totals



Total Number of Part-Time Firefighters Per Year

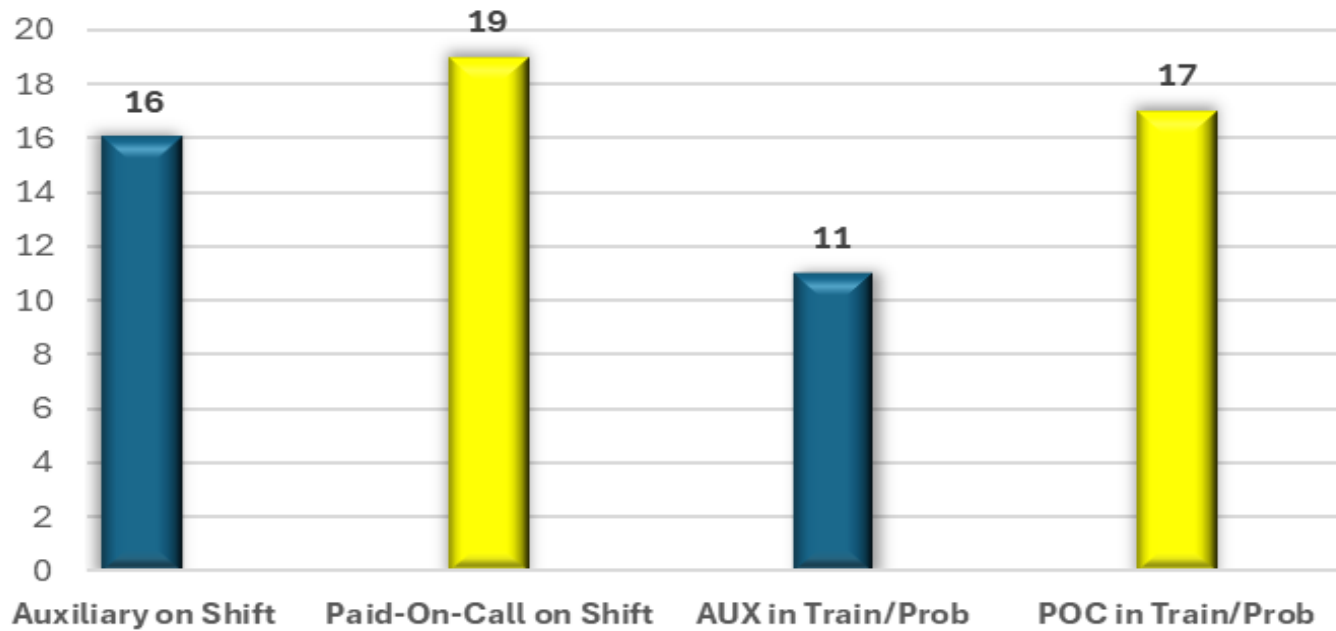


Part-Time Staffing Levels 2014-2025



Part-Time Staffing Levels

September - 2025



Buzz Report

October 23, 2025



Hot Topics:

- **West Park Drive Rehab**

The road work occurring over on West Park Dr. has received a Work Hour Variance, allowing them to pave from 7 a.m. to 7 p.m. on Sunday, October 12th.

- **Haverhill Access Management**

Per the remarks made at Monday's 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**

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

- **GLWA Transmission Main Break**

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

- **Shawood Lake Island Structure Demolition**

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

- **ITC Restrooms Closed**

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

Development Project Updates:

Map of Development projects

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

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

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

The Site plan for a Single-Family Residential Development of 13 new homes is now under construction. <https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>

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

Building and site improvements underway. *Estimated Completion Date: **Late 2025***

- **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>

- **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>

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

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

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

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

- **El Car Wash** (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 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. All interior work has been completed and approved, a TCO has been issued as of late September due to a small number of outstanding sitework items to be completed.
*Estimated Completion Date: ~~Summer~~ **Fall 2025***

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

Frequently Asked Questions:

None at current