



CITY OF NOVI
Administrative ePacket
March 05, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

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

Departmental Updates

[The Buzz Report](#)

[City of Novi America 250 Logo - Walsh-Molloy](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #55

As of:

3/4/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – March 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays.

Other

- PMR recommendation letter for technology firm sent to City Manager on 2/17 for inclusion on March 9 Council agenda for approval.
- PMR and City Owner's meeting occurred on 3/2/26; City Manager confirmed no further action needed for governance documents.
- ~~PMR presented revised budget to FAC for discussion/approval on 2/19/26, along with an overview of eBuilder project management information system.~~

Upcoming Activities

Governance

- City Council's remaining approvals consist of budget; schematic design; design development; technology vendor; furniture vendor; contractor bid packages; change orders (CO's) in excess of \$100,000 and/or 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

- HED presentation to Council scheduled for 4/20/26 for approval of fire station schematic design; PSB conceptual plan will also be presented.
- FAC meeting to be scheduled for fire station schematic design review prior to 4/20 Council presentation.
- HED to coordinate a community Neighbors Meeting for FS 2 and FS 3 sites in Spring or Summer 2026.
- ~~A/E in-person design workshop rescheduled to the week of 2/23; A/E meeting to discuss City site plan approval process will occur on 2/25.~~

Other

- ~~PMR/City eBuilder meeting to occur on 2/25/26.~~
- ~~City and A/E to tour Lansing Public Safety project with Christman on 2/27/26.~~
- ~~The next PMR Owner's Meeting with Novi will be on 3/2/26.~~
- PMR to present update to City Council on 3/23/26.
- The next PMR's Owner's Meeting with Novi will be on 4/6/26.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- ~~A/E meeting with City to discuss site plan approval will occur on 2/25.~~

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
- 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.
- City planning on bidding road project in Spring 2026.
- PMR/City meeting with DTE occurred on 3/2/26. DTE will be sending a timeline and preliminary budget for infrastructure re-location by 3/6/26.

Procurement and Contracts

- Site work/land clearing to occur 3rd/4th Quarter 2026 (some tree clearing and dirt removal is currently underway at PSB site)
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB to follow in 2028.
- PMR seeking approval of Technology Consultant by Council in March 2026, and Furniture, Fixtures and Equipment (FFE) vendor in 2nd Quarter 2026.



City of Novi – Strategic Plan Status Update

As of: 3/5/2026

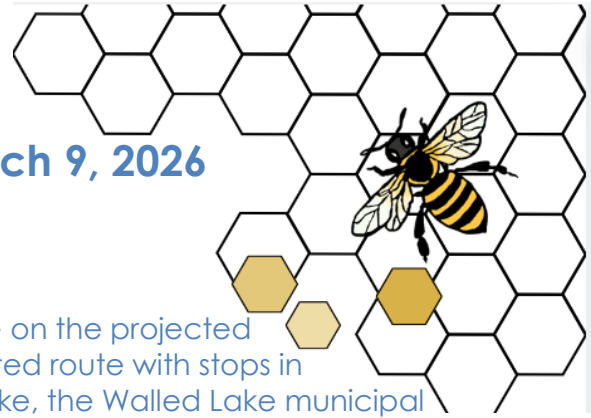
Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Underway	May-Jun	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
• Training Local Engagement Team members 3/5 • Launched Community Vision Survey in English and Spanish (Japanese forthcoming) • Launched Novi 2050 webpage	• Finalize and invite Sounding Board participants • Launch Council/Board/Commission Members Questionnaire • Delivery of materials for pop-up engagements • Topic-specific surveys ○ Finalize schedule for each survey ○ Staff Leadership Team review of issue papers to be used in future engagement and creation of draft goals

Input Needed
• Guidance on Sounding Board membership

Buzz Report

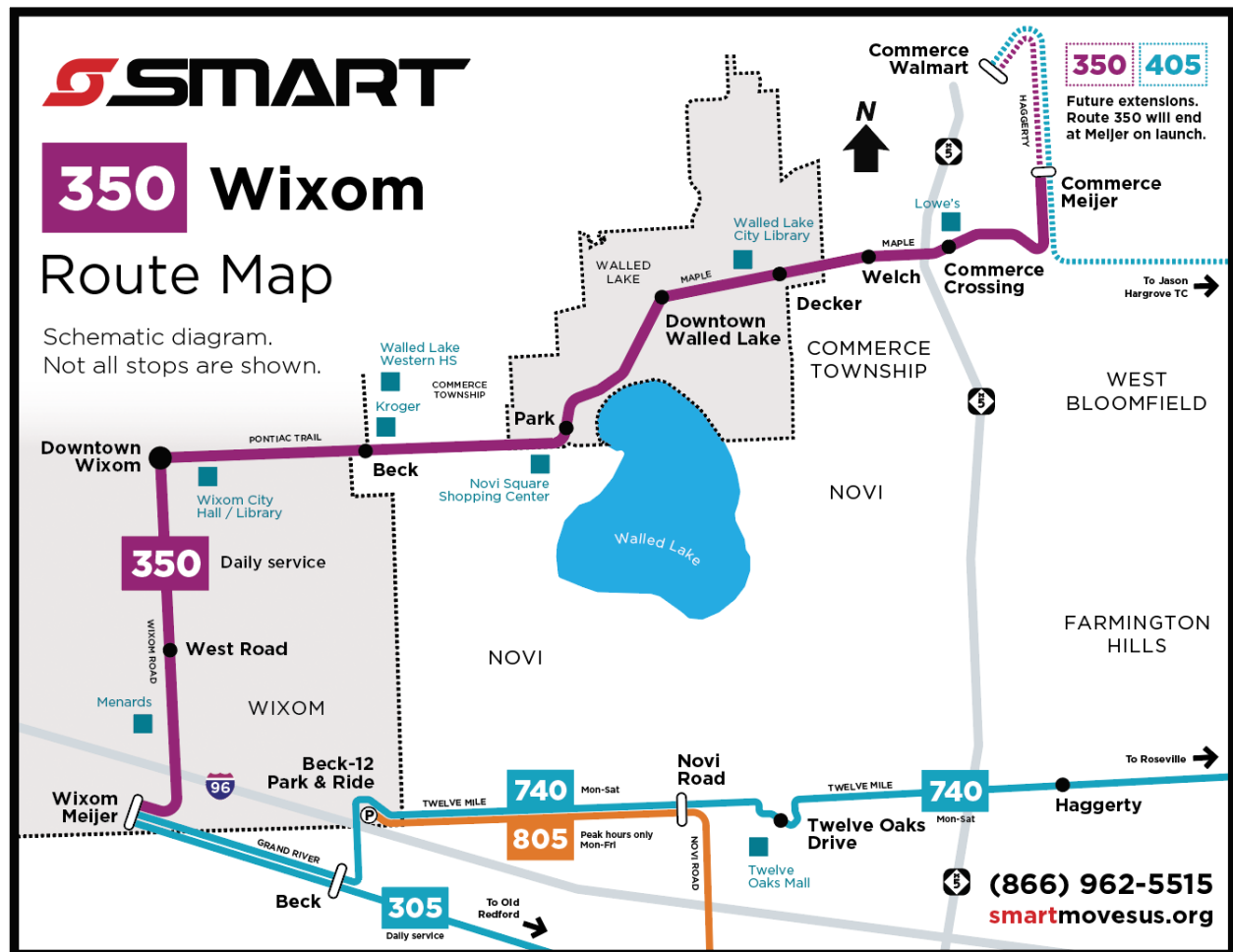
March 9, 2026



Hot Topics:

- **New SMART Route Launch, 350 Wixom**

SMART will be launching a new, local fixed-route bus service on the projected date of Monday, April 20th. 250 Wixom is a community-oriented route with stops in downtown Wixom, northwestern Novi, downtown Walled Lake, the Walled Lake municipal complex, and southern Commerce Township running 7 days a week. Timetables will be posted on the smartbus.org website ahead of launch to assist with trip planning. The Novi stops on the south side of Pontiac Trail are Beck, Wellington, Wedgewood, and Novi Square Shopping Center.



- **Emerson Park Building Code Complaint**

Kavitha Thangavelu, A resident of the Emerson Park Development (located on Novi Rd, north of 10 Mile) has been in contact with the Community Development, City Clerk and City Manager's offices alleging her home on Ivy Lane is not in compliance Michigan Residential Code (MRC). Her complaints are primarily related to the installed furnace and water heater, and that a temperature measure in her master bathroom indicated 66.6°F, despite the thermostat being set at 72°F. The Community Development department has investigated the matter and did not find any code violations at the home, furthermore the home had previously passed 3rd party performance field testing when its construction was

completed in the summer of 2020. Ms. Thangavelu has expressed dissatisfaction with this response from Community Development and the City Manager, **she has indicated her intent to speak to City Council about the matter at the next upcoming meeting.**

- **Meadowbrook Commons Award Nomination**

The National Apartment Association has nominated KMG Prestige and Meadowbrook Commons for Large Community of the Year! The Large Community of the Year Award recognizes an apartment community with over 150 units that demonstrates a clear commitment to service, meaningful impact on the local community, and strong financial performance. The criteria includes a resident-focused service model, consistent customer service standards, proactive maintenance philosophy, strong occupancy and retention, engagement within the Novi community, and careful attention to maximizing financial performance while maintaining quality operations. Award winners will be announced and celebrated at the [2026 Apartmentalize conference](#) in New Orleans in June. Here is the announcement post from Property Management Association of Michigan's [Facebook page](#).

- **Tree Removals on 14 Mile Rd**

We have received some resident concern regarding the Great Lakes Water Authority (GLWA) has marked a large number of large trees in the County Right-of-Way along the south side of 14 Mile Road west of M-5 for removal as part of the upcoming water main project. GLWA has indicated that they plan to replace the trees *in accordance with* the [Novi Woodland Protection Ordinance](#) as part of their overall restoration work in the spring.

- **Eight Mile Bridge over CSX Railroad**

City staff recently attended a virtual pre-construction conference with the Wayne County Department of Public Services (WCDPS) and their contractor, E. C. Korneffel Company, regarding the \$3M bridge deck replacement project on 8 Mile Road over the CSX Railroad. The tentative schedule is to close the bridge completely on March 2, 2026, and to reopen for traffic on August 15, 2026 (5 ½ months). Access from Novi Road and to Brickscape Drive will remain open throughout the construction.

Community and Economic Development Project Updates:

Map of Development projects

- **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. Initial permits have been issued. 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. Undergoing preliminary plan 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. Next steps will be initial PRO Plan consideration by Planning Commission and City Council. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, *not* for action, just initial feedback).
- **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. Next steps are Zoning Board of Appeals for building height and loading zone variance, then Final Site Plan submittal. 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. <https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>
- **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. A Foundation-only permit has been issued for the exterior additions.
Estimated Completion Date: Unknown
- **Novi 10 (10 Mile and Novi Road)**
Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal.
<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>
<https://eweb.cityofnovi.org/media/5hinzqyn/251016pro.pdf>
- **Novi Acres (FKA Station Flats)**
The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled.

- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). A memo was included in the 11/20/25 Packet.
- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Complete and now open.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued
- **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: Winter/early spring 2026*
- **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. [Site Plan and Building drawings approved, working to schedule Preconstruction meeting](#). Anticipating a 2026 start and completion later in the year.
*Estimated Completion Date: **Late 2026***
- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is [now completed](#).
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. A Revised Structural package has been [approved and work is now underway](#). *Estimated Completion Date: **Spring/Summer 2026***

Ordinance Enforcement Updates:

- **121 Faywood:** Permits have been issued with conditions
- **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.
- **Brome Modern Eatery (Former 11/11 Burger and Crispy Chicken) - Grand River/Haggerty** has closed; the new business has painted its half of the building without façade approval. Community Development is addressing the matter accordingly. ~~The new tenant (Brome Modern Eatery) has addressed the façade issues and is now open for business.~~

Frequently Asked Questions:

None at current

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: SHERYL WALSH-MOLLOY, DIRECTOR OF COMMUNICATIONS
SUBJECT: CITY OF NOVI AMERICA 250 LOGO
DATE: MARCH 4, 2026

As the United States commemorates the 250th anniversary of the nation's founding this year, many communities across the country are recognizing the milestone through special events, programming, and communications. Similar to the City's 50th anniversary in 2019 and in support of this historic anniversary, we have created a City of Novi "America 250" logo for limited use in communications and promotional materials throughout the year.

The commemorative logo will be used on select materials, including letterhead, memos, event promotions, community outreach, social media, and website content. This approach will allow the City to visually acknowledge the significance of the anniversary while maintaining the integrity and identification of the City's established brand. The Communications team would ensure the logo is used consistently and appropriately across City platforms.

Please let me know if you would like additional information or if you would like us to proceed with developing design options and usage guidelines.

