



CITY OF NOVI
Administrative ePacket
December 11, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

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

Departmental Updates

[The Buzz Report](#)

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For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #44

As of:

12/10/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – November 2025)

PMR Procurement Activities

- PMR has drafted RFP for Technology Consultant and is drafting contract for review by R. Petty and City Attorney.

Design

- ~~HED on-site for Novi site tours and visioning – 12/1 – 12/3.~~
- Bi-weekly design meetings will occur on Mondays

Upcoming Activities

Governance

- City Council's anticipated approvals consist of ~~1) Owner's Rep; 2) A/E firm; 3) CM firm (complete)~~; 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 CO's that exceed project contingency or program budget.
- Per Mayor, this discussion item will likely occur at a FAC meeting in January '26.
- PMR reviewing updated RASIC provided by City Manager

Design

- City of Novi to travel to Dallas 12/14 - 12/16 for public safety facility tours.
- City Manager would like an A/E update to FAC when A/E team is in town in January 2026
- City would like HED to coordinate a community Neighbors Meeting for the new FS 2 and FS 3 sites.
- Tentative Design Timeline:
 - Program Validation & Concept Design: Dec 2025 – March 2026
 - Schematic Design: March 2026 – August 2026
 - Design Development: August 2026 – January 2027
 - Construction Documents: February 2027 – June 2027

Budget

- PMR is revising project budget to reflect contract awards and updated forecasts.

Other

- City to tour Lansing Public Safety project with Christman in January 2026.
- ~~PMR working with City to schedule site due diligence coordination meeting with OHM, Spalding-DeDecker and G2.~~
- PMR provided template dashboard examples for City Manager comments.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- ~~City / PMR to review any outstanding due diligence items for all three sites and to begin coordinating site analysis.~~
- C. Boulard identifying potential woodlands issues with sites.

City of Novi Road Project

- Approx. \$20 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.
- ~~PMR has advised the City contact DTE and other utilities as soon as possible.~~ City planning on bidding road project in Spring 2026.
- PMR, City, HED and OHM held meeting on 12/5 to discuss due diligence items

Procurement and Contracts

- 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
- Fire Stations to be completed before PSB.
- PMR seeking approval of Technology Consultant in December or January, and Furniture, Fixtures and Equipment (FFE) in 1st Quarter 2026.



City of Novi – Strategic Plan Update

As of: 12/11/2025

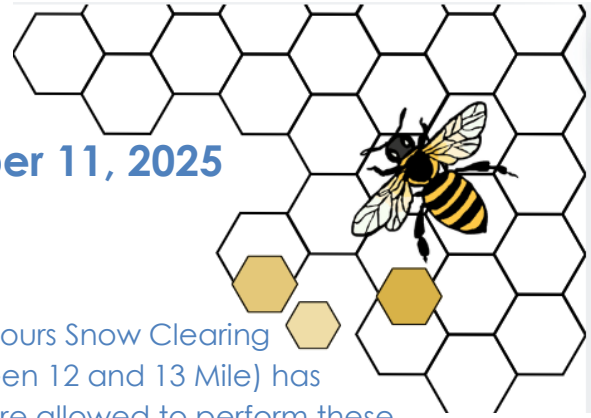
Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Underway	Jan-Feb	Mar-Apr	May-Jun	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
- Edits underway for: - o Existing Plan Review - o Data Snapshot - o Project Management Memo - o Stakeholder mapping	- Finalize dates for first in-person engagement (likely February) - Finalize Project Management Memo. (12/16) - Review environmental scan draft. (next week) - Review Process Diagram. (this week) - Review first draft of engagement plan. - Draft workshop agendas.

Input Needed
- In-house engagement platform options - Staff review of recommendations from existing plans (15 total plans) – 12/12 deadline - Staff provide edits to Project Management Memo - Staff continue to provide data from Shockey requests

Buzz Report

December 11, 2025



Hot Topics:

- **Hanon Systems Maintenance Activity Noise Complaint**

A Farmington Hills resident who is complaining about after-hours Snow Clearing at Hanon Systems (39600 Lewis Dr, off of Haggerty Rd between 12 and 13 Mile) has been told several times that it's in the ordinance that they are allowed to perform these operations. That FH resident has since called Hanon's corporate headquarters in South Korea.

- **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.

- **2025 Road Construction Updates**

- **Meadowbrook Road (10 to 11 Mile)** - Roadway is painted up and officially open
- **West Park Drive (12 Mile to Pontiac Trail)** - Roadway is painted up and officially open
- **Novi Road (8 to 9 Mile)** - Roadway is painted up and officially open

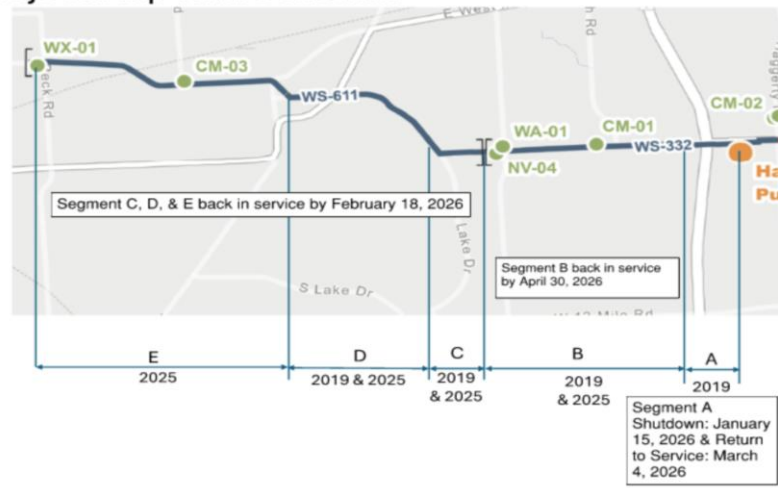
- **GLWA Transmission Main Break**

GLWA continues to work on their 42" water main to get it repaired and back in service. Based on extensive data garnered from the recent inspection the transmission main GLWA has developed an action plan, which involves both water main replacement and renewal, will occur in three phases over the next seven months, spanning mid-

January 2026 through late April, with road restoration expected to be completed by the end of June. It is anticipated Novi will remain on the 24" bypass main until spring 2026 while this critical work is completed. Traffic will be impacted along 14 Mile Road due to the construction. GLWA is working with the Road Commission for Oakland County to finalize the plan and determine detour routes before the end of the year so that they can be shared with the public well in advance of work beginning in mid-January. More information on the project can be found at <https://www.glwater.org/14milemainproject/>

A GLWA open house will occur at the Lake Shore Building on December 17th at 5 p.m.

Project Map with Schedule



Development Project Updates:

Map of Development projects

- **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 in order to develop 161 townhome units. Next steps will be initial PRO Plan consideration by Planning Commission and City Council.

- **Chubby Cattle Wagyu Shabu House**

A new Hot Pot/Shabu-Shabu restaurant has opened at Sakura Novi (42768 Grand River Ave) beef (alongside other meats, vegetables, etc.) being sold in a unique tiered package menu. You can see a Facebook reel review by a local food influencer specializing in wagyu [HERE](#).

- **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

- **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](#). **Completed and opened.**

- **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

Temporary Certificate of Occupancy issued 11/26/25.

- **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/qyrm1axj/241216matter6.pdf>~~

~~<https://eweb.cityofnovi.org/media/qnmlaang/251016thegrove.pdf>~~

- **Novi 10 (10 Mile and Novi Road)**

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal.

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

<https://eweb.cityofnovi.org/media/5hinzqyn/251016pro.pdf>

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

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

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

Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). A memo was included in the 11/20/25 Packet.

- **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. **The proposed Elm Creek project has been formally withdrawn.**

- **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. Planning Commission and Zoning Board of Appeals case are both now complete, finishing up final site plan. 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)**

Nearly all the external work has been completed. Contractors will now turn their attention to the internal work to build out the spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#)

*Estimated Completion Date: **Spring/Summer 2026***

Ordinance Enforcement Updates:

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

Frequently Asked Questions:

None at current

MEMORANDUM



TO: ERICK W. ZINSER,
DIRECTOR OF PUBLIC SAFETY/CHIEF OF POLICE

FROM: KRISTIE L. GRUENWALD, COMMANDER *KG*

SUBJECT: SHOP WITH A HERO EVENT

DATE: DECEMBER 8, 2025

On Saturday, December 6, 2025, the Novi Police and Fire Department partnered with Novi Youth Assistance for Shop with a Hero at Kohls. Fifteen children, from nine families, participated in this event where each child was gifted \$400.00 in merchandise for the holiday season from the Novi Police and Fire Benevolent Association.



MEMORANDUM



TO: ERICK W. ZINSER
DIRECTOR OF PUBLIC SAFETY/CHIEF OF POLICE

FROM: ROBERT MANAR, COMMANDER – SUPPORT SERVICES

SUBJECT: STUFF A SQUAD CAR

DATE: DECEMBER 8, 2025

On the weekends of November 29th and 30th and December 6th and 7th, the Novi Police Department partnered with Walmart to host our annual Stuff a Squad Car event. Officers volunteered their time to stand outside of Walmart to collect new unwrapped toys to benefit Toys for Tots. Additionally, we extended our partnership to several schools (Village Oaks Elementary, Deerfield Elementary, Parkview Elementary, Novi Woods, Novi Middle School, and Novi High School) and collected toys from those locations on December 5th.

Upon delivery to the local Toys for Tots chapter, we were advised that we were the largest donator this year, by far. This marks yet another extremely successful Stuff a Squad car event.

