



CITY OF NOVI
Administrative ePacket
August 07, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

Departmental Updates

[The Buzz Report](#)

[2024-25 Planting and Forestry Update - Salowich](#)

[July 2025 Residential Market Overview - Ziozios](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #26 (revised)

As of:

8/8/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – July 2025)

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

- FS 4 needs to be assessed later in the program once priority items from PSB/FS3/FS4/Road Construction are addressed.

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

Millage Bond Proposal PASSED on August 5, 2025 (54.78% Yes; 45.22% No)

Site Selection

- ~~Agreement executed and Assignment of Agreement approved at the July 28 City Council meeting.~~
- ~~City to handle closing. City to send \$15,000 check to title company; title company will then reimburse PMR for its \$15,000 deposit.~~

Upcoming Activities

PMR Procurement Activities

- A/E proposals due on 8/12; PMR/City team meeting to discuss proposals and interviews is tentatively scheduled for 8/18.
- PMR currently collecting questions from firms; answers will be provided in a future addenda.
- City Manager will determine what city staff will participate in PMR/City interviews with A/E firms on 8/27. Two firms will be recommended for interviews with the Finance and Administration Committee at its 9/15 meeting from 5-7pm.
- The Committee's recommendation of the A/E firm will be made to City Council at the 9/22 Council meeting.
- CMc proposals are due on 9/2, with PMR/City interviews to take place in Sept.
- Finance and Administration Committee interview of two finalists will occur in October, with a final CM award recommendation to be made at the 10/20 City Council meeting (tentative).

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 PSB site (Cardenas sent an ALTA survey to PMR for its review and a topo is underway).
- City provided survey for FS 3 site.
- City provided soil boring reports for the Venture Dr and 13 Mile properties.

Site Selection – Alt FS # 2 Site

Confirmed with Patrick McGow that the land purchase can be funded from bond proceeds.

- On 5/5/25, PMR and CON discussed test fits for alt FS #2 site and the probable need for an adjusted front yard setback.
- ~~Phase 1 environmental report issued by G2 recommending further investigation/assessment.~~ City is moving forward with a Phase 2.
- PMR reviewed Due Diligence checklist with City on 7/14/25 and confirmed Geotech. ALTA survey complete on 7/15/25.
- City to review remaining due diligence checklist items in anticipation of closing on the property on August 18, 2025.
- City reserves the right to extend its site due diligence an additional 30 days; the deadline to extend is August 19, 2025.

Procurement and Contracts

- Intent is to award A/E in September and CM in October, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.

Next PMR/City Administration meeting is 8/11/25

Buzz Report

August 7, 2025



Hot Topics:

- **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. This may require replacing the pipe from each of the toilets on both sides of the building and running a new transfer line with consistent acceptable slope to the connection point that runs towards the lift station. Our plumbing contractor is preparing an estimate for his proposal, and further steps will be determined following review of said proposal. We will be unable to open the Soccer restrooms until such time as the repairs have been completed. Signs and barricades will be posted at each of the restroom doors. Additionally, Port-A-Johns will be placed and in-service for the upcoming Jaguar Tournament this weekend, this includes a handicap accessible unit.

- **Deer Concerns**

We've seen a slight uptick in residents contacting the City offices regarding the resident deer population. This seems to be, in part, driven by residents being aware of surrounding communities ([Farmington Hills](#), Farmington, South Lyon, etc.) organizing or taking part in [deer culls](#) as part of the Southeast Michigan Urban Deer Coalition. Primary concerns cited by Novi residents are traffic safety and deer overconsuming garden plants.

- **Ice Arena HVAC**

The ice arena has been experiencing high humidity issues related to the installation of the new HVAC equipment. Suburban staff and Director Muck have been working diligently with OHM Advisors and the contractors to resolve the issue.

- **Lot 12 Issue on West Lake Drive**

The City owns two lots on West Lake Drive, one of which has a culvert that leads to Walled Lake, and the other is an empty lot. Many years ago, a lawsuit was filed to establish access for "back lot" owners west of the lake. A resident has come forward who is a back lot owner, taking exception to the "buffer" between the lake and the rest of the lot. The buffer is best practice for natural shoreline preservation. We have provided a pathway for owners to have access to the lake. However, this individual disagrees and believes the buffer should be removed. There are some other issues with the neighbor to the north cutting the two lots. Staff will connect with that individual and encourage them to stop any mowing and allow city crews to maintain the parcels properly.



- **Novi Water Tower**

Staff have identified the following issue with the Novi Water Tower. The standpipe is not affixed correctly. PRCS has reached out to multiple contacts to find a contractor to inspect and repair. PRCS is planning to proceed with removal of the standpipe at a cost of \$13,500. This option has been picked as the pipe serves no functional purpose and could be a potential maintenance/safety hazard in the future if not removed. Also, T-Mobile has equipment within the fall zone of the pipe that could be damaged if another issue with the covering arose. The timeline for the removal is still to be determined with our contractor.

- **West Park Drive Rehabilitation (12 Mile to Pontiac Trail)**

The Department of Public Works received word from MDOT today that the contract for the West Park Drive Rehabilitation (12 Mile Road to Pontiac Trail) project, which was not previously definitively known to be moving forward this year, has been approved and awarded to Cadillac Asphalt, LLC. Unfortunately, this means we will need to get started very soon, with little notice, to complete the project this year. Construction started the week of July 21st.

- **Luna (east side of Main St.) Property Maintenance**

They were given a 90-day (07/03/2025) deadline. The scope of work to be performed:

1. Replace all bollards – currently on order
2. Remove all planter boxes and replace them with ground-level tree grates. The tree grate style was provided by Rick Meader. City of Novi to replace trees.
3. Repair all concrete.

As of 7/17 the original deadline has not been met though progress continues, staff is maintaining contact to ensure completion, an updated deadline may be issued soon.

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>

- **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. More information to come as details

<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 under a special land use, which council will have a decision)

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

- **El Car Wash (Former PNC Bank) – Grand River Ave/12 Mile Rd**

Permits have been issued, foundations are in, and the building shell is under construction.

Estimated Completion Date: [Fall 2025](#)

- **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: ~~Summer~~ [Fall 2025](#)*

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. A preliminary site plan was submitted for review in late May.
Estimated Completion Date: [Currently Unknown](#)
- **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 currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.
Estimated Completion Date: ~~Summer~~ [Fall 2025](#)

Frequently Asked Questions:

None at current

MEMORANDUM



TO: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
FROM: KEITH SALOWICH, FORESTER/CONTRACTS SUPERVISOR
SUBJECT: FY 2024 – 25 PLANTING SUMMARY AND FORESTRY UPDATE
DATE: AUGUST 7, 2025

The urban forest plays a vital role in Novi's environment by providing an array of economic, environmental, and social benefits that far exceed the investments in planting, maintaining, and removing. Trees reduce air pollution, improve public health outcomes, reduce stormwater runoff, sequester and store carbon, reduce energy use, and increase property value.

As such, the management of Novi's urban forest is multi-faceted, and must include proactive tree maintenance, reactive work in the wake of storms or resident concerns, and a focus on long-term urban forest resilience from potential threats.

PLANTING HIGHLIGHTS

The City of Novi plants trees and shrubs on a semi-annual basis during the spring and fall planting seasons. Nearly all plantings are native species. Native species provide the greatest benefits to local ecosystems and are well adapted to the growing conditions of the area. Staff make every effort to abide by the "right tree—right place," ethos to plant trees in sites where they can thrive for many years without posing significant conflicts with infrastructure.

The total number of tree and shrub plantings are illustrated in a table below with some notable plantings as follows:

- **Street trees** were planted adjacent to 141 different residences throughout Novi. Many of them were replacements for dead street trees, storm damage, or trees removed as part of the Neighborhood Sidewalk Program. There were also 18 new planting sites.
- There were 23 trees installed around the new pickleball courts at the Meadowbrook Activity Center to help with screening and enhance the landscape.
- The Alpha Kappa Alpha group volunteered to plant eight trees around the City's Village Wood Lake Park, in celebration of Arbor Day.

	Trees	Shrubs	Total Cost
Fall 2024	158	35	\$44,900
Spring 2025	206	33	\$56,390
Seedling Giveaway	449	277	\$1,891

MAINTENANCE HIGHLIGHTS

City forestry contractors continuously remove dead/damaged/diseased trees, grind stumps, and prune trees year-round. The City Forester also assesses, diagnoses, and monitors public trees to form management decisions.



A storm-damaged street tree that was removed this summer and will be replaced in fall 2025.

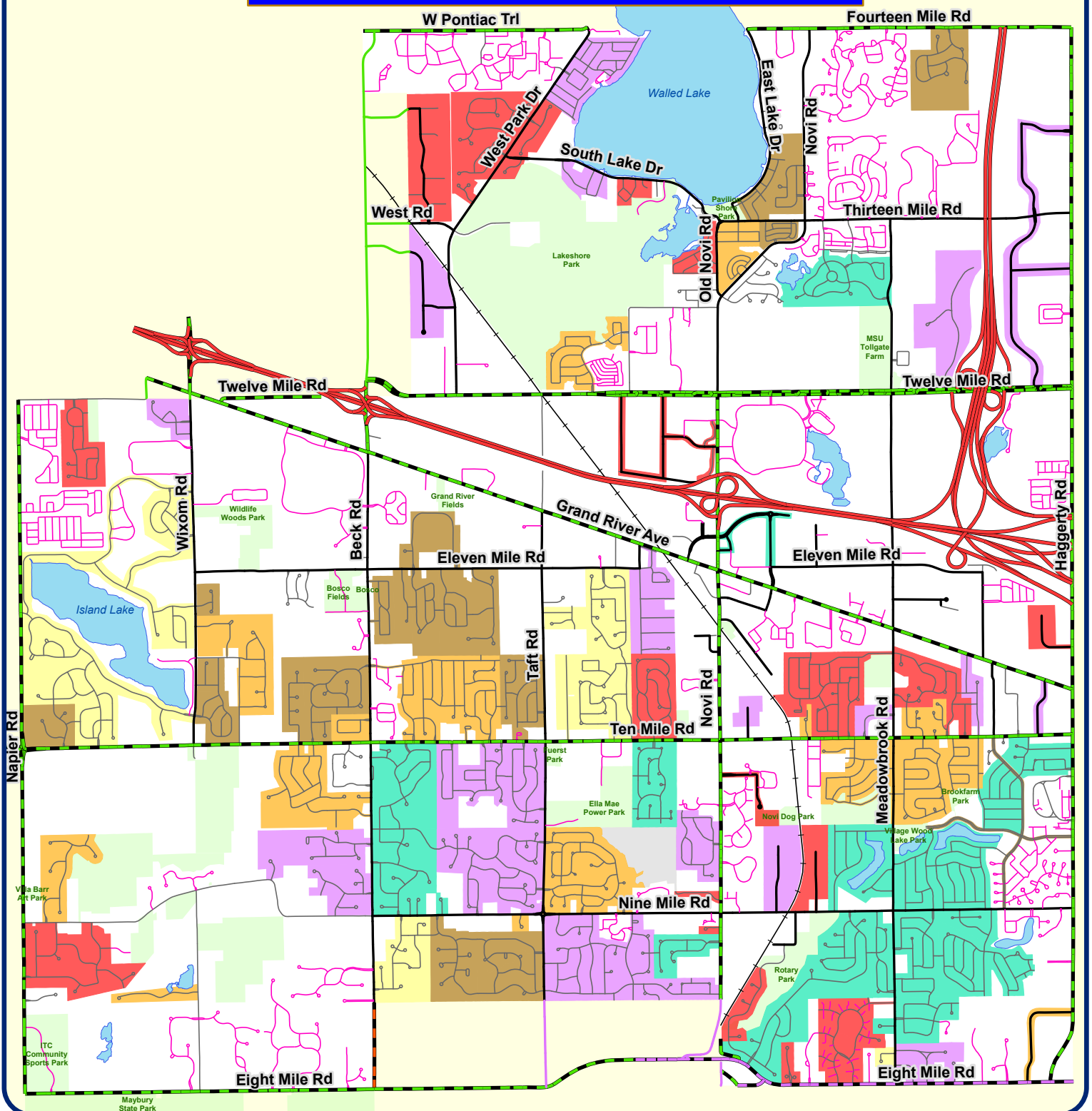
- Proactive maintenance pruning is performed on every City-owned tree in every Novi neighborhood as part of the City's block pruning program. This ensures that sidewalks and roadways remain clear of low-hanging branches, removes hazardous dead or damaged branches, and aids in scouting for pests, diseases, and dead trees that should be removed. Two block pruning crews worked in Saratoga Circle, Mystic Forest, North Hills Estates, Connemara Hills, Jamestowne Green, Westridge Downs, Churchill Crossing, Treetop Meadows, Cedarspring Estates, and Mirabella Estates subdivisions during FY 2024-25, pruning a total of approximately 2,500 street trees (pruning schedule map attached).
- The City's proactive maintenance program will be expanded with funding directed to include pruning street trees along Major Roads and a young tree training pruning program.
- A City contractor removed invasive woody species—most notably buckthorn, autumn olive, and bittersweet—from Brookfarm Park. Invasive species cause harm to the environment by crowding out native species, thus drastically reducing species diversity, with minimal benefits for wildlife. The contractor cut the woody invasive species and treated the stumps with herbicide concentrate to ensure long-term eradication.

MISCELLANEOUS HIGHLIGHTS

- City of Novi Forester Keith Salowich earned an Oak Wilt Identification & Management Qualification credential through ISA-Michigan.
- Urban forestry efforts in Novi earned recognition by the Arbor Day Foundation's Tree City USA (TCUSA) program for the 33rd time. Novi also earned its 15th Growth Award through the TCUSA program by going above and beyond the program's regular standards.
- Staff participated in a Community Relations video focused on its Arbor Day activities that were shared on City social media channels.

Tree Pruning Schedule

City of Novi, Michigan



Map Author: Keri Blough
Date: April 4, 2023
Project: Block Pruning for Street Trees
Version #: 7.1

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

Road Jurisdiction		Pruning Schedule
City of Novi-Local	Wayne County	2023
City of Novi-Major	State	2024
City of Novi-Private	City of Northville	2025
Novi Township	City of Wixom	2026
City-Shared (Northville)		2027
Oakland County		2028
		To Be Determined



City of Novi

Department of Public Services
Field Operations Division
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

0 1,000 2,000 4,000 6,000 Feet



MEMORANDUM



TO: CITY COUNCIL & CITY MANAGER CARDENAS
FROM: JAN ZIOZIOS, ASSESSOR
SUBJECT: JULY 2025 RESIDENTIAL MARKET OVERVIEW
DATE: AUGUST 7, 2025

This month's real estate market update includes residential data from Realcomp and economic data from the U.S. Department of Labor.

2026 Inflation Rate Multiplier Forecast Estimate

For Michigan assessing purposes, the annual inflation rate multiplier is calculated using the CPI from a period that runs from October through September. Currently, with nine months of data, the **IRM estimate is 2.64%**. This rate could change by September 2025.

2026 IRM Forecast Estimate				
Month	10/23-9/24	10/24-9/25	Calc	%
Oct	307.671	315.664	1.026	2.60%
Nov	307.051	315.493	1.027	2.67%
Dec	306.746	315.605	1.027	2.74%
Jan	308.417	317.671	1.028	2.81%
Feb	310.326	319.082	1.028	2.81%
Mar	312.332	319.799	1.027	2.74%
Apr	313.548	320.795	1.027	2.68%
May	314.069	321.465	1.026	2.64%
June	314.175	322.561	1.026	2.64%
Average	310.482	318.682	1.026	2.64%
* The individual IRM data are compiled from the US Department of Labor, Bureau of Labor Statistics.				

Realcomp Update – June 2025

Supply

According to the National Association of Realtors, a housing market is considered balanced if the market has 5 to 6 months' supply of homes available. In a balanced market, neither buyer nor seller have a significant advantage, resulting in relatively stable prices. For the past several years, most metro-Detroit housing markets have been sellers' markets, which creates an upward pressure on prices. There are signs that the

Novi and Oakland County markets are slowly moving toward equilibrium; however, the market is still considered to be very competitive.

The Realcomp reports for Novi and Oakland County for June 2025 are attached for your review. At the end of June, Novi had a 2.1-month supply of non-condominium home inventory, the same as last year, but an increase over April, which was a 1.6-month supply. Oakland County reflected a 2.3 months' supply in June, an increase of 21.1% over the prior year.

Novi's condominium supply in June was 1.5 months, a 50% increase over June 2024. This compares to the county's June 2025 supply of 2.5 months, an increase of 47.1% from the prior year.

A snapshot of **current** inventory (as of July 31) in Novi is presented below:

Active Listings:

Listing Type	No. of Active Listings	Listed for: Low	Listed for: High
Stand Alone	57	\$159,900	\$3,199,000
Condo	30	\$215,000	\$700,000

Pricing

For Novi's non-condo homes, the June average percentage of list price received was 103.2% compared to the June 2025 average of 103.8%. Novi's year-to-date June median sale price is \$603,700.

Novi's condominium home sales in June had an average percent of list price received of 99.6% compared to 100.9% in June 2025. The year-to-date median sale price was \$327,500.

The average 30-year fixed mortgage rate is reported to be 6.93% nationally, according to Bankrate.

Sales Volume

Thirty-eight (38) non-condo homes sold in Novi in June 2025, an 11.8% increase over the prior year, and 36 condo sales closed, a 176.9% increase over the previous year.

Local Market Update – June 2025

A Research Tool Provided by Realcomp

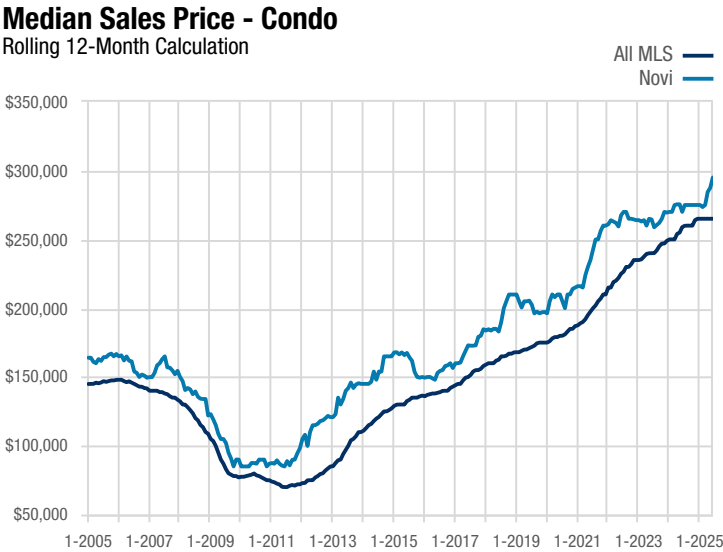
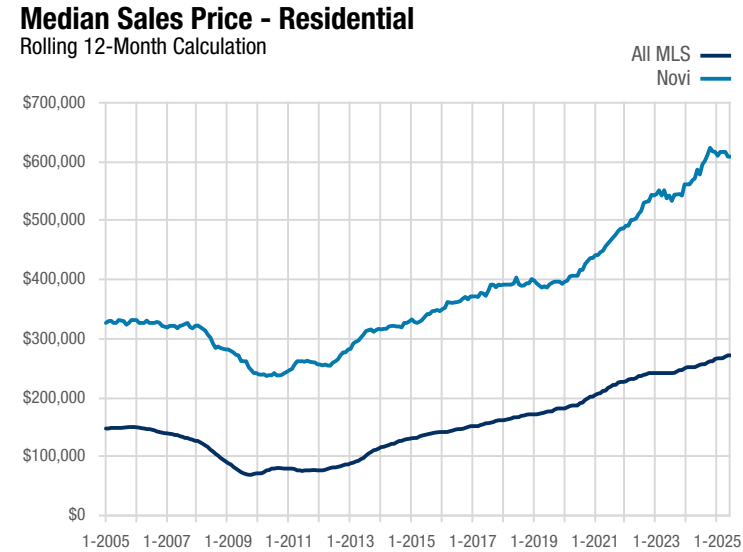


Novi Oakland County

Residential	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	62	54	- 12.9%	254	260	+ 2.4%
Pending Sales	44	47	+ 6.8%	194	187	- 3.6%
Closed Sales	34	38	+ 11.8%	163	157	- 3.7%
Days on Market Until Sale	10	11	+ 10.0%	17	19	+ 11.8%
Median Sales Price*	\$601,000	\$603,700	+ 0.4%	\$611,500	\$585,000	- 4.3%
Average Sales Price*	\$612,572	\$663,934	+ 8.4%	\$701,850	\$676,709	- 3.6%
Percent of List Price Received*	103.8%	103.2%	- 0.6%	103.5%	101.1%	- 2.3%
Inventory of Homes for Sale	61	65	+ 6.6%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	17	32	+ 88.2%	146	171	+ 17.1%
Pending Sales	24	29	+ 20.8%	133	145	+ 9.0%
Closed Sales	13	36	+ 176.9%	120	144	+ 20.0%
Days on Market Until Sale	9	24	+ 166.7%	17	29	+ 70.6%
Median Sales Price*	\$265,000	\$327,500	+ 23.6%	\$275,000	\$318,500	+ 15.8%
Average Sales Price*	\$301,954	\$376,288	+ 24.6%	\$311,296	\$358,457	+ 15.1%
Percent of List Price Received*	100.9%	99.6%	- 1.3%	100.8%	99.7%	- 1.1%
Inventory of Homes for Sale	20	34	+ 70.0%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

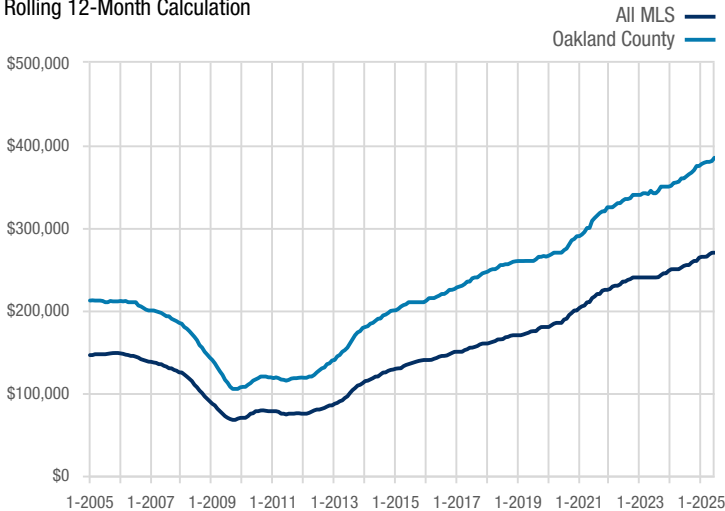
Oakland County

Residential	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1,671	1,982	+ 18.6%	8,209	8,945	+ 9.0%
Pending Sales	1,266	1,359	+ 7.3%	6,248	6,174	- 1.2%
Closed Sales	1,198	1,224	+ 2.2%	5,769	5,512	- 4.5%
Days on Market Until Sale	18	19	+ 5.6%	26	27	+ 3.8%
Median Sales Price*	\$385,500	\$410,000	+ 6.4%	\$367,750	\$385,000	+ 4.7%
Average Sales Price*	\$472,962	\$501,027	+ 5.9%	\$459,643	\$479,297	+ 4.3%
Percent of List Price Received*	101.7%	101.1%	- 0.6%	100.8%	100.2%	- 0.6%
Inventory of Homes for Sale	1,888	2,342	+ 24.0%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

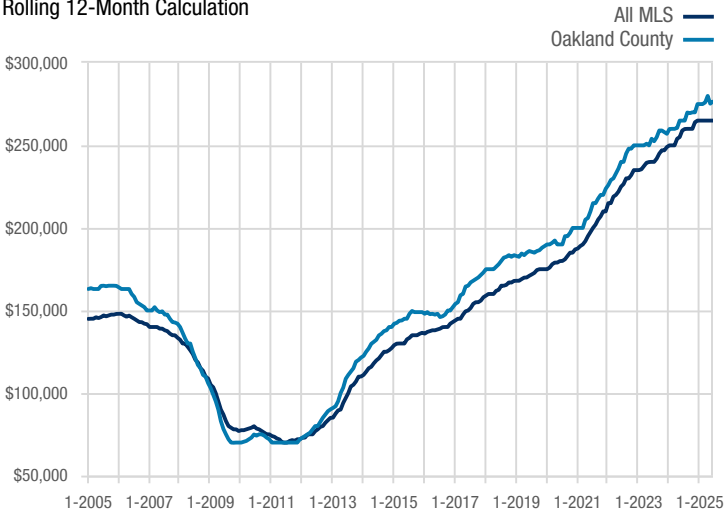
Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	385	458	+ 19.0%	2,008	2,231	+ 11.1%
Pending Sales	308	309	+ 0.3%	1,596	1,529	- 4.2%
Closed Sales	250	292	+ 16.8%	1,470	1,419	- 3.5%
Days on Market Until Sale	25	27	+ 8.0%	28	34	+ 21.4%
Median Sales Price*	\$290,000	\$290,000	0.0%	\$274,500	\$280,000	+ 2.0%
Average Sales Price*	\$307,077	\$338,648	+ 10.3%	\$300,279	\$318,832	+ 6.2%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	437	625	+ 43.0%	—	—	—
Months Supply of Inventory	1.7	2.5	+ 47.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Residential
Rolling 12-Month Calculation



Median Sales Price - Condo
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.