CITY OF NOVI
Administrative ePacket
January 22, 2026

Council Action/Attention

PMR Update

Shockey Consulting Novi 2050 Strategic Plan Update

Mayor's Youth Forum Update - Parnell

Departmental Updates

2nd Quarter Financial Report - Lancaster

Parks, Recreation, and Cultural Services 2025 Annual Report

Planning Commission 2025 Annual Report

329 Elm Ct Demolition Update - Muck

The Buzz Report

For Your Information

City of Novi - Project Status Overview

Status Summary	Novi City Council Weekly Update #49

As of:	1/21/2026	Overall Status	In progress

PMR Previous Activities (October 2024 – January 2026)

PMR Procurement Activities
- Technology proposals received 1/20/26 and under evaluation.

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

Other
- ~~Christman contract executed 1/12/26~~
- PMR has revised budget to reflect expenditures to date and future projections.
- PMR met with FAC on 1/20/26 to discuss Governance documents. PMR revising governance documents and will be sending to City Manager for inclusion on a future Council agenda as a receive and file.
- PMR and City met with PFM to discuss bond schedule on 1/16/26. The desired minimum bond proceeds to be issued in 2026 is $25 million.

Upcoming Activities

Governance
- City Council's 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.
- Budget amendments will be submitted to the FAC for its approval; if approved, City Council will be informed about the amendment.

Design
- A/E team will be in Novi on 1/28/26.
- 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 (City Council presentation in March)
  - Schematic Design: March 2026 – August 2026
  - Design Development: August 2026 – January 2027
  - Construction Documents: February 2027 – June 2027

Areas for Discussion

Site Due Diligence / Budget Items Checklist:
- City / PMR to review Due Care Plan and strategize path forward.
- 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.
- City planning on bidding road project in Spring 2026.
- Follow-up meetings between PMR, City, HED and OHM are currently being scheduled.

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

(some tree clearing and dirt removal is currently underway at PSB site)
- Fire Stations to be completed before PSB.
- PMR seeking approval of Technology Consultant in February, and Furniture, Fixtures and Equipment (FFE) in 1st Quarter 2026.

Other
- The next PMR Owner's Meeting with Novi will be on 2/2/26.
- City to tour Lansing Public Safety project with Christman in Q1 2026.

City of Novi – Strategic Plan Status Update

As of: 1/22/2026

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

Recent Progress	Upcoming Efforts / Engagements
• Evaluated digital engagement platforms and decided on in-house solution • Began content creation for public-facing website • Reviewed draft agendas for LRPC and Internal Project Team workshops (now virtual) • Prepped for first LRPC meeting since project launch (Mon. 1/26) • Drafted first public announcement of Novi 2050 planning process	• Review environmental scan draft • Engagement invitations and communications • Invitations to Sounding Board members • Draft Questionnaire for key stakeholders and general public • Digital engagement hub build-out (in-house)

Input Needed

- Finalized dates for all in-person events (workshops, presentations, pop-ups, plan reveal/celebration

MEMORANDUM

cityofnovi.org

TO: SHERYL WALSH-MOLLOY, DIRECTOR OF COMMUNICATIONS

FROM: DAMON PARNELL, DEPUTY DIR. OF COMMUNICATIONS

SUBJECT: MAYOR'S YOUTH FORUM SUMMARY

DATE: JANUARY 21, 2026

In 2025, the City Council dissolved the Novi Youth Council and created the Mayor's Youth Forum. This new format gives high school students a chance to share their ideas, talk about local issues, and speak directly with City leaders.

The first Mayor's Youth Forum, held on January 20, 2026, was a huge success! Twenty-four teens attended the event. After a short presentation by Mayor Fischer about local government, the students engaged in a robust discussion, sharing their views of Novi. They showed great interest and understanding of topics like zoning, development rights, and the history of Novi's growth.

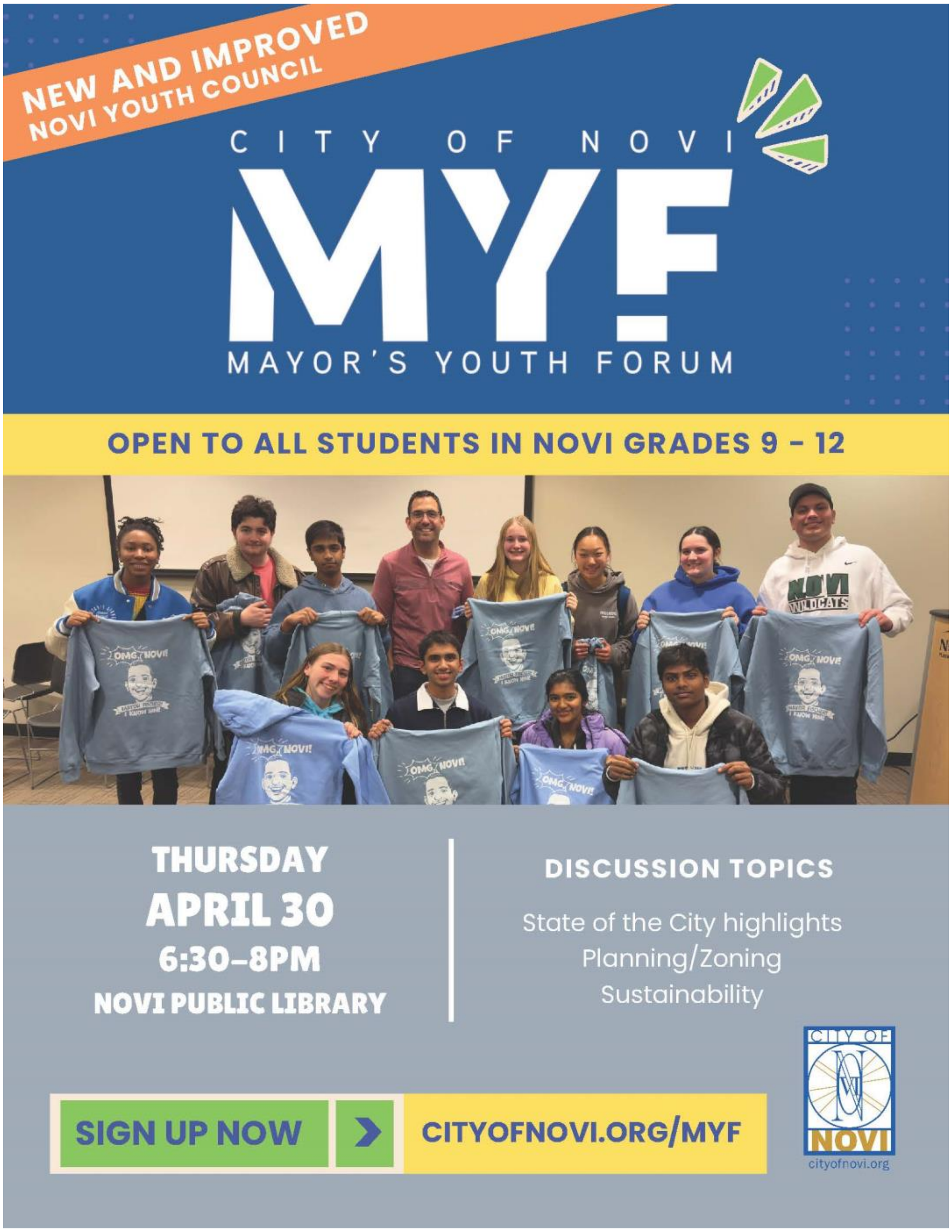
Key Discussion Points

- **Local Favorites:** The group likes Novi's amenities, including restaurants, parks, and connected trail systems like the ITC corridor.
- **Safety and Walkability:** Students generally feel safe and enjoy how walkable the city is. However, some noted that sidewalks and street lighting are not the same in every neighborhood. This is a safety concern, especially for young drivers.
- **Diversity:** The cultural diversity in Novi is highly valued. The teens expressed pride in our welcoming and inclusive community and events.
- **Communication:** The group suggested the City create a more engaging Instagram account, like the school district's account, to better reach younger residents.
- **Youth Spaces:** There is a clear desire for more community spaces, specifically an indoor recreation center for teens and pre-teens to hang out safely.
- **Development:** Teens raised concerns about the City's development patterns, questioning the focus on building new subdivisions over creating community centers and preserving natural environments.
- **Community Connection:** The discussion revealed a concern that Novi is a "transient" community where families often leave after their children graduate.

The students want to find ways to make people feel like they truly belong, so they choose to stay.

The next Mayor's Youth Forum will be held on April 30, 2026, at the Novi Public Library.

If you have any questions, please let me know!


NEW AND IMPROVED
NOVI YOUTH COUNCIL
CITY OF NOVI
MYF
MAYOR'S YOUTH FORUM
OPEN TO ALL STUDENTS IN NOVI GRADES 9 - 12
THURSDAY
APRIL 30
6:30–8PM
NOVI PUBLIC LIBRARY
DISCUSSION TOPICS
State of the City highlights
Planning/Zoning
Sustainability
SIGN UP NOW
CITYOFNOVI.ORG/MYF
CITY OF
NOVI
cityofnovi.org

MEMORANDUM

TO: VICTOR CARDENAS, CITY MANAGER

FROM: KAREN LANCASTER, INTERIM FINANCE DIRECTOR

SUBJECT: FINANCIAL REPORT AS OF DECEMBER 31, 2025

DATE: JANUARY 26, 2026

The purpose of this memorandum is to highlight fiscal year-to-date revenue and expenditure activity through the second quarter ending December 31, 2025 (see attached report for budget-to-actual information prepared by budget category within each fund). The rollover and any other individual budget amendments approved prior to the January 26, 2026 council meeting are reflected in the attached report. Through the second quarter, generally, revenues and expenditures should represent approximately 50% of the budget.

General Fund

The original and amended General Fund budgets (inclusive of the 1st Quarter budget amendments) reflect an increase to fund balance of $443,986.

Key highlights for the first half of the fiscal year are stated below.

Revenues

Total General Fund revenues for the second quarter are $37,054,651, representing 82% of the $46,679,616 General Fund amended revenue budget. The General Fund revenues are on track through the second quarter with the following items of note:

- **Property Tax Revenue** – Property taxes account for approximately 68% of total General Fund revenue budget. Revenue is recorded in July at the time property taxes are billed. Most of the penalty and interest collections are received in the third and fourth quarters, which is the reason revenue is approximately $308K less than budget.

- **Licenses, Permits, and Charges for Services** –Cable franchise revenues lag by a quarter with only the first quarter being received in October/November. The second quarter cable franchise will be received in January and February. In addition, most permit and review fees are performing slightly less than expected through the first half of the year.

- **State Sources** – State revenue sharing is at 34% for the year with two of six payments made. Budget amendments for the second quarter include $208,818 in additional revenue for new State-shared revenue for Qualified Heavy Equipment Rental Personal Property and Small Business Taxpayer Exemptions revenues.

- **Fines and Forfeitures** – Court Fees and Fines revenue is at 54% (ticket revenue) and is received from the 52nd District Court monthly for the prior month. The attached report reflects five payments received through the second quarter as expected: July through November.

- **Interest Income (including investment gain/loss)** – Interest in investments in the General Fund is at 28% of budget, while interest on Trust & Agency Funds is at 81%.

Expenditures
Total General Fund expenditures through the second quarter are $22,900,797 representing 50% of the $46,235,630 General Fund amended expenditure budget. While a few departments exceed 50% to date due to front-loaded annual payments, expenditures in total have not exceeded the 50% mark and are in line through the second quarter with the following items of note:

- The Assessing Department is currently at 58% with Legal fees and tax tribunal appraisals running over the budgeted amounts. Amendments are included for these accounts.
- The City Attorney, Insurance, & Claims department is at 76% due to the annual property and liability insurance being paid during the first quarter.

Special Revenue Funds

The various special revenue funds' revenues and expenditures are in-line with budget through the second quarter ending December 31, 2025. Items of note are included within certain Special Revenue Funds on the following pages:

Major, Local, & Municipal Street Funds
Property Tax Revenue is at the 100% mark in the Municipal Street Fund due to the recording of property tax revenue as of July 1st, at the time the tax bills are issued.

As expected, the Act 51 revenue recorded in the Major and Local Street funds represent four months of revenue through the second quarter since there is a two-month lag in receiving the payments from the State. The budget anticipates $8.8 million of Act 51 revenue and is on track for the first half of the fiscal year.

Expenditures on track for the first half of the year. Winter maintenance will pick up over the next couple months, and construction will pick up in the spring/summer.

Parks, Recreation, & Cultural Services Fund
Program revenue is 67% actual compared to budget due in part to property tax revenue being fully received. Program revenue appears behind, but this is due to programs such as adult softball, youth soccer, tennis, and summer camps that receive revenue in the second half of the fiscal year. Expenditures are on trend, at 49%.

Forfeiture Fund
The fines and forfeiture revenue totals approximately $84,000 through the second quarter. The fund will continue to be amended based on activity since we do not know when forfeiture funds will be released by the courts to the city.

Library Fund
Revenues are 100% with property tax revenue at 102%. Expenditures are at 45%.

Capital Project Funds

Fund 401, CIP Fund, is in line with expectations for the second quarter of fiscal year 2026.

Fund 445, Public Improvement Fund, includes budget amendments reducing capital outlay on fleet assets by $397,933 for amounts duplicated in the first quarter.

Fund 464, Public Safety Building Fund, includes budget amendments for the public safety building, Fire Station #2, and Fire Station #3 in the amount of $1,675,000. with offsetting revenue coming from proceeds from long term debt.

Enterprise Funds

The enterprise funds' revenues and expenditures are anticipated to be in line with budget. All enterprise funds will continue to be monitored and amended as needed. The Water and Sewer Fund has significant capital expenditures that were rolled over from fiscal year 24/25 and will resume in the spring along with the new 25/26 projects. An adopted budget is not required, per the State Budget Act, for enterprise funds and the information is primarily presented for informational purposes only. There are no other significant items to highlight at this time.

Internal Service Fund

Self-Insurance Healthcare Fund
This Fund was created in January 2020 to track the costs associated with the HAP healthcare program. The City is required to pay all claims and gets reimbursed for claims by case over $125,000. An adopted budget is not required, per the State Budget Act, for internal service funds and the information is primarily presented for informational purposes only. There are no other significant items to highlight at this time.

Fiduciary Fund

Retiree Healthcare Benefits Fund
Through the second quarter interest income is at 59%. Through the first half of the fiscal year, expenses remain slightly greater than budget at 54%. An adopted budget is not required for the Retiree Healthcare Benefits Fund, per the State Budget Act since it is a fiduciary fund. The fund is primarily presented for informational purposes only. This fund invests all available resources in instruments similar to the pension funds which include stocks, bonds and other long-term financial investments.

REVENUE AND EXPENDITURE REPORT FOR CITY OF NOVI
PERIOD ENDING 12/31/2025
% Fiscal Year Completed: 50.00

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED	
GENERAL FUND						
Fund 101 - GENERAL						
Revenue						
Property tax revenue	29,951,740	31,558,707	31,558,707	31,250,677	99	A
Licenses, permits & charges for services	3,622,258	3,937,816	3,937,816	1,525,531	39	
Federal grants	110,409	126,000	151,000	32,250	21	
State sources	7,971,626	8,032,374	8,160,064	2,757,205	34	B
Fines and forfeitures	279,708	252,000	252,000	135,282	54	
Interest income	1,926,045	1,748,409	1,748,409	1,092,083	62	
Donations	9,900	-	6,000	13,734	229	
Other Financing Sources	-	-	-	-	-	
Other revenue	949,179	865,620	865,620	247,889	29	
TOTAL REVENUE	**44,820,865**	**46,520,926**	**46,679,616**	**37,054,651**	**79**	
Expenditures						
Personnel services	36,093	36,101	36,101	18,446	51	
Supplies	204	187	187	195	104	
Other services and charges	127,568	101,012	302,222	19,458	6	
101.00 - CITY COUNCIL	**163,865**	**137,300**	**338,510**	**38,099**	**11**	
Personnel services	692,428	710,263	710,263	345,132	49	
Supplies	2,853	1,500	1,500	814	54	
Other services and charges	94,007	115,935	115,935	102,227	88	
Capital outlay	(6,160)	-	-	-	-	
172.00 - CITY MANAGER	**783,127**	**827,698**	**827,698**	**448,173**	**54**	
Personnel services	950,153	1,023,261	1,003,261	393,552	39	
Supplies	10,260	9,500	9,500	3,261	34	
Other services and charges	96,262	98,234	118,234	95,116	80	
191.00 - FINANCE DEPARTMENT	**1,056,675**	**1,130,995**	**1,130,995**	**491,930**	**43**	
Personnel services	717,034	777,435	784,435	362,055	46	
Supplies	110,615	75,000	75,000	70,962	95	
Other services and charges	263,235	250,103	250,103	164,462	66	
Capital Outlay	12,194	-	-	-	-	
215.00 - CITY CLERK	**1,103,078**	**1,102,538**	**1,109,538**	**597,479**	**54**	
Personnel services	1,006,699	1,015,677	1,015,677	506,274	50	
Supplies	62,098	108,380	108,380	51,920	48	
Other services and charges	413,381	713,491	713,491	349,022	49	
Capital outlay	14,275	-	-	-	-	
228.00 - IS TECHNOLOGY DEPT	**1,496,452**	**1,837,548**	**1,837,548**	**907,216**	**49**	
Personnel services	409,869	416,755	416,755	215,085	52	
Supplies	32,848	34,000	34,000	535	2	
Other services and charges	37,555	56,053	56,053	24,277	43	
253.00 - TREASURY DEPARTMENT	**480,273**	**506,808**	**506,808**	**239,896**	**47**	
Personnel services	681,783	695,474	701,274	353,106	50	
Supplies	18,448	20,500	20,500	786	4	
Other services and charges	190,314	215,600	215,600	185,540	86	
Capital outlay	-	-	-	-	-	
257.00 - ASSESSING DEPARTMENT	**890,545**	**931,574**	**937,374**	**539,432**	**58**	
Personnel services	433,688	480,476	480,476	233,957	49	
Supplies	25,406	20,100	27,793	11,735	42	
Other services and charges	806,353	867,674	865,674	464,786	54	
Capital outlay	308,489	-	12,192	10,568	87	
265.00 - IS FACILITY MANAGEMENT	**1,573,936**	**1,368,250**	**1,386,135**	**721,046**	**52**	

A Property tax account for approx. 68% of total budgeted revenue. Revenue is recorded in July at the time property taxes are billed. Penalty and interest on collections are less than budget, which is expected. These are not recognized until the third of fourth quarter after taxes are due. This applies to all funds with property taxes.

B State shared revenue is received 6 times a year (October, December, February, April, June and August). The City has accrued the Aug 2025 payment to fiscal year 24/25 per accounting rules. The second quarter reflects two bimonthly payments revenue which is expected.

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED	
Personnel services	879,182	937,268	937,268	503,573	54	
Supplies	43,222	35,000	39,000	27,906	72	
Other services and charges	518,987	545,905	541,905	292,356	54	
Capital outlay	81,005	81,306	104,834	39,027	-	
Allocated to other funds	(186,111)	(186,110)	(186,110)	(93,056)	50	
265.10 - IS PARKS MAINTENANCE	**1,336,285**	**1,413,369**	**1,436,897**	**769,807**	**54**	
Other services and charges	800,543	809,100	809,100	646,399	80	C
Capital outlay	5,327	40,000	40,000	1,501	4	
266.00 - CITY ATTORNEY, INSURANCE, & CLAIMS	**805,870**	**849,100**	**849,100**	**647,900**	**76**	
Personnel services	630,999	653,560	653,560	321,838	49	
Supplies	551	2,000	2,000	81	4	
Other services and charges	151,836	189,729	189,729	86,496	46	
270.00 - HUMAN RESOURCES	**783,386**	**845,289**	**845,289**	**408,415**	**48**	
Personnel services	15,018,380	15,359,047	15,359,047	7,785,947	51	
Supplies	399,542	422,170	427,170	176,731	41	
Other services and charges	1,172,527	1,181,436	1,248,136	592,447	47	
Capital outlay	(62,993)	351,908	995,858	279,231	28	
301.00 - POLICE DEPARTMENT	**16,527,456**	**17,314,561**	**18,030,211**	**8,834,356**	**49**	
Personnel services	6,954,629	6,794,401	6,794,401	3,643,227	54	
Supplies	348,120	218,500	242,500	115,640	48	
Other services and charges	895,464	804,852	945,057	396,841	42	
Capital outlay	4,665	255,129	93,169	-	-	
336.00 - FIRE DEPARTMENT	**8,202,877**	**8,072,882**	**8,075,127**	**4,155,708**	**51**	
Personnel services	2,052,567	2,013,727	2,013,727	1,061,350	53	
Supplies	16,551	29,200	29,200	9,629	33	
Other services and charges	196,924	217,763	217,763	75,057	34	
Capital outlay	9,262	-	-	-	-	
371.00 - COMMUNITY DEVELOPMENT-BUILDING	**2,275,303**	**2,260,690**	**2,260,690**	**1,146,036**	**51**	
Personnel services	420,814	421,059	421,059	206,638	49	
Supplies	15,367	12,800	12,800	5,694	44	
Other services and charges	214,780	203,202	203,202	70,249	35	
Capital outlay	-	19,940	19,940	-	-	
441.00 - DPW ADMINISTRATION DIVISION	**650,961**	**657,001**	**657,001**	**282,581**	**43**	
Personnel services	699,472	884,422	884,422	373,615	42	
Supplies	1,310	2,000	2,000	823	41	
Other services and charges	89,913	92,473	92,473	23,945	26	
Allocated to other funds	(371,784)	(371,780)	(371,780)	(185,892)	50	
441.10 - DPW ENGINEERING DIVISION	**418,910**	**607,115**	**607,115**	**212,491**	**35**	
Personnel services	2,327,623	2,357,718	2,357,718	1,165,738	49	
Allocated to other funds	(1,783,092)	(1,600,000)	(1,600,000)	(670,627)	42	
Supplies	170,835	139,500	139,500	68,980	49	
Other services and charges	833,537	896,516	896,516	449,637	50	
Capital outlay	221,219	110,500	151,971	-	-	
441.20 - DPW FIELD OPERATIONS DIVISION	**1,770,121**	**1,904,234**	**1,945,705**	**1,013,727**	**52**	
Personnel services	568,366	544,356	544,356	304,320	56	
Supplies	27,275	24,000	24,000	11,514	48	
Other services and charges	652,187	362,988	537,988	209,009	39	
Capital outlay	151,349	673,540	244,070	34,335	14	
Allocated to other funds	(85,935)	(100,000)	(100,000)	(16,301)	16	
441.30 - DPW FLEET ASSET DIVISION	**1,313,242**	**1,504,884**	**1,250,414**	**542,876**	**43**	
Personnel services	647,632	713,601	713,601	345,039	48	
Supplies	2,515	4,300	3,945	699	18	
Other services and charges	102,528	58,258	69,636	33,501	48	
Capital outlay	(31,601)	-	-	-	-	
701.00 - COMMUNITY DEVELOPMENT-PLANNING	**721,075**	**776,159**	**787,182**	**379,240**	**48**	
Personnel services	456,334	465,604	465,604	240,317	52	
Supplies	8,294	8,900	8,900	3,077	35	
Other services and charges	325,311	344,122	344,122	159,810	46	
Capital outlay	-	10,000	30,000	-	-	
725.00 - COMMUNITY RELATIONS-ADMIN	**789,939**	**828,626**	**848,626**	**403,203**	**48**	

C The property and liability insurance annual payment is paid in July of each year.

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Personnel services	215,515	228,498	228,498	90,570	40
Supplies	1,275	5,000	5,000	1,751	35
Other services and charges	22,206	42,912	42,912	7,492	17
725.10 - COMMUNITY RELATIONS-STUDIO 6	**238,996**	**276,410**	**276,410**	**99,813**	**36**
Personnel services	-	192,638	192,638	-	-
Supplies	-	-	-	-	-
Other services and charges	-	36,089	36,089	521	1
728.00 - ECONOMIC DEVELOPMENT	**-**	**228,727**	**228,727**	**521**	**0**
Personnel services	24,208	27,330	27,330	12,566	46
Supplies	982	1,500	1,500	507	34
Other services and charges	-	-	-	-	-
773.00 - NOVI YOUTH ASSISTANCE	**25,190**	**28,830**	**28,830**	**13,073**	**45**
Other services and charges	22,292	8,700	8,700	7,779	89
803.00 - HISTORICAL COMMISSION	**22,292**	**8,700**	**8,700**	**7,779**	**89**
Debt Service	77,068	-	-	-	-
905.00 - Debt Service Dept	**77,068**	**-**	**-**	**-**	**-**
Transfers out	372,000	25,000	25,000	-	-
966.00 - TRANSFER TO OTHER FUNDS	**372,000**	**25,000**	**25,000**	**-**	**-**
TOTAL EXPENDITURES	**43,878,921**	**45,444,288**	**46,235,630**	**22,900,797**	**50**
Fund 101 - GENERAL					
TOTAL REVENUE	**44,820,865**	**46,520,926**	**46,679,616**	**37,054,651**	**79**
TOTAL EXPENDITURES	**43,878,921**	**45,444,288**	**46,235,630**	**22,900,797**	**50**
NET OF REVENUES & EXPENDITURES	**941,943**	**1,076,638**	**443,986**	**14,153,855**	D

D	Original budget adjusted for:		1,076,638	
		Rollovers from FY 2025	(501,177)	-
	Use of fund balance for various budget amendments (not including 2nd Quarter 2026)		(131,475)	
			443,986	

SPECIAL REVENUE FUNDS

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 202 - MAJOR STREET					
Revenue					
State sources	6,516,434	6,535,042	6,535,042	2,138,846	33
Interest income	273,037	60,560	60,560	107,616	178
Federal grants	38,076	-	-	72,144	-
Other Revenue	124,962	-	-	127,431	100 E
Transfers in	-	2,106,000	4,183,341	-	-
TOTAL REVENUE	**6,952,509**	**8,701,602**	**10,778,943**	**2,446,037**	**23**
Expenditures					
Other services and charges	1,661,680	1,844,365	1,844,365	494,262	27
Capital outlay	7,514,004	7,406,237	12,651,876	3,154,298	25
TOTAL EXPENDITURES	**9,175,685**	**9,250,602**	**14,496,241**	**3,648,560**	**25**
Fund 202 - MAJOR STREET					
TOTAL REVENUE	**6,952,509**	**8,701,602**	**10,778,943**	**2,446,037**	**23**
TOTAL EXPENDITURES	**9,175,685**	**9,250,602**	**14,496,241**	**3,648,560**	**25**
NET OF REVENUES & EXPENDITURES	**(2,223,176)**	**(549,000)**	**(3,717,298)**	**(1,202,523)**	
Fund 203 - LOCAL STREET					
Revenue					
State sources	2,243,251	2,263,200	2,263,200	737,128	33
Interest income	95,937	24,715	24,715	1,872	8
Other revenue	-	-	-	-	-
Transfers in	2,066,000	4,844,000	8,340,782	1,875,805	22
TOTAL REVENUE	**4,405,187**	**7,131,915**	**10,628,697**	**2,614,805**	**25**
Expenditures					
Other services and charges	2,139,786	2,827,915	3,532,322	1,569,378	44
Capital outlay	4,435,759	4,500,000	6,732,375	1,872,859	28
TOTAL EXPENDITURES	**6,575,545**	**7,327,915**	**10,264,697**	**3,442,236**	**34**
Fund 203 - LOCAL STREET					
TOTAL REVENUE	**4,405,187**	**7,131,915**	**10,628,697**	**2,614,805**	**25**
TOTAL EXPENDITURES	**6,575,545**	**7,327,915**	**10,264,697**	**3,442,236**	**34**
NET OF REVENUES & EXPENDITURES	**(2,170,358)**	**(196,000)**	**364,000**	**(827,431)**	

E Cost participation for asphalt mill and resurfacing on West Park Drive with RCOC

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 204 - MUNICIPAL STREET					
Revenue					
Property tax revenue	6,919,837	7,257,082	7,257,082	7,279,167	100
Licenses, permits & charges for services	120,764	20,000	20,000	9,010	45
State Sources	334,920	343,000	343,000	27,118	8
Other revenue	189,924	241,000	241,000	96,378	40
Interest income	457,046	213,607	213,607	244,737	115
TOTAL REVENUE	**8,022,491**	**8,074,689**	**8,074,689**	**7,656,410**	**95**
Expenditures					
Transfers out	2,066,000	6,950,000	12,524,123	1,875,805	15
Other services and charges	595,043	727,175	727,175	260,583	36
Capital outlay	1,162,150	1,553,514	3,254,623	567,263	17
TOTAL EXPENDITURES	**3,823,194**	**9,230,689**	**16,505,921**	**2,703,652**	**16**
Fund 204 - MUNICIPAL STREET					
TOTAL REVENUE	**8,022,491**	**8,074,689**	**8,074,689**	**7,656,410**	**95**
TOTAL EXPENDITURES	**3,823,194**	**9,230,689**	**16,505,921**	**2,703,652**	**16**
NET OF REVENUES & EXPENDITURES	**4,199,297**	**(1,156,000)**	**(8,431,232)**	**4,952,758**	
Fund 208 - PARKS, REC & CULTURAL SVCS					
Revenue					
Property tax revenue	1,778,071	1,845,227	1,855,227	1,870,347	101
Other revenue	75,638	1,000	1,000	6	1
Interest income	81,742	60,165	60,165	44,954	75
Donations	4,457	120,500	120,500	-	-
State Sources	12,858	10,000	10,000	6,968	70
Transfers in	-	-	-	-	-
Program revenue	1,746,289	1,670,800	1,670,800	564,435	34
Older adult program revenue	259,842	218,950	218,950	142,547	65
TOTAL REVENUE	**3,958,897**	**3,926,642**	**3,936,642**	**2,629,257**	**67**
Expenditures					
Personnel services	1,678,505	1,801,551	1,811,551	884,950	49
Supplies	47,208	100,250	100,250	14,153	14
Other services and charges	1,651,930	1,694,911	1,694,911	919,884	54
Capital outlay	155,009	329,930	888,608	369,586	42
Transfers out	-	-	-	-	-
TOTAL EXPENDITURES	**3,532,652**	**3,926,642**	**4,495,320**	**2,188,573**	**49**
Fund 208 - PARKS, REC & CULTURAL SVCS					
TOTAL REVENUE	**3,958,897**	**3,926,642**	**3,936,642**	**2,629,257**	**67**
TOTAL EXPENDITURES	**3,532,652**	**3,926,642**	**4,495,320**	**2,188,573**	**49**
NET OF REVENUES & EXPENDITURES	**426,245**	**-**	**(558,678)**	**440,684**	
Fund 211 - DRAIN					
Revenue					
Property tax revenue	2,982,882	3,090,551	3,090,551	3,267,747	106
Other revenue	10,203	10,000	10,000	840	8
State sources	21,547	15,000	15,000	11,686	78
Interest income	64,910	32,199	32,199	35,584	111
Transfers in	-	-	2,879,815	-	-
TOTAL REVENUE	**3,079,541**	**3,147,750**	**6,027,565**	**3,315,857**	**55**
Expenditures					
Other services and charges	1,630,635	1,369,068	1,700,010	943,661	56
Capital outlay	728,607	1,746,682	5,622,312	989,709	18
Transfers out	-	32,000	32,000	-	-
Personnel Services	-	-	-	-	-
TOTAL EXPENDITURES	**2,359,241**	**3,147,750**	**7,354,322**	**1,933,370**	**26**
Fund 211 - DRAIN					
TOTAL REVENUE	**3,079,541**	**3,147,750**	**6,027,565**	**3,315,857**	**55**
TOTAL EXPENDITURES	**2,359,241**	**3,147,750**	**7,354,322**	**1,933,370**	**26**
NET OF REVENUES & EXPENDITURES	**720,300**	**-**	**(1,326,757)**	**1,382,487**	

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED	
Fund 213 - TREE						
Revenue						
Other revenue	268,557	315,000	315,000	66,946	21	
State Sources	-	-	-	4,000		
Donations	-	-	-	-	-	
Interest income	90,913	70,547	70,547	32,586	46	
TOTAL REVENUE	**359,470**	**385,547**	**385,547**	**103,532**	**27**	
Expenditures						
Personnel services	82,771	91,120	91,120	38,942	43	
Supplies	876	1,000	1,000	471	47	
Other services and charges	429,667	603,427	603,427	264,312	44	
Capital outlay	-	-	-	-	-	
TOTAL EXPENDITURES	**513,314**	**695,547**	**695,547**	**303,726**	**44**	
Fund 213 - TREE						
TOTAL REVENUE	**359,470**	**385,547**	**385,547**	**103,532**	**27**	
TOTAL EXPENDITURES	**513,314**	**695,547**	**695,547**	**303,726**	**44**	
NET OF REVENUES & EXPENDITURES	**(153,844)**	**(310,000)**	**(310,000)**	**(200,194)**		
Fund 218 - CLEMIS-Crash & Citation Revenue Sharing						
Revenue						
Licenses, permits & charges for services	183,298	-	-	5,185	-	
TOTAL REVENUE	**183,298**	**-**	**-**	**5,185**	**-**	
Expenditures						
	-	-	-	-	-	
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**-**	
Fund 218 - CLEMIS-Crash & Citation Revenue Sharing						
TOTAL REVENUE	**183,298**	**-**	**-**	**5,185**	**-**	
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**-**	
NET OF REVENUES & EXPENDITURES	**183,298**	**-**	**-**	**5,185**		

F New fund to track revenue sharing money generated by the police department's participation in the CLEMIS e-Commerce site for payment of CLEMIS Crash Reports and Citations. These funds are intended for use by the police agency.

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED	
Fund 226 - RUBBISH COLLECTION						
Revenue						
Licenses, permits & charges for services	2,186,753	2,365,000	2,365,000	1,112,266	47	G
Interest income	4,509	-	-	7,535	-	
TOTAL REVENUE	**2,191,261**	**2,365,000**	**2,365,000**	**1,119,801**	**47**	
Expenditures						
Other services and charges	2,190,057	2,365,000	2,365,000	1,131,104	48	
TOTAL EXPENDITURES	**2,190,057**	**2,365,000**	**2,365,000**	**1,131,104**	**48**	
Fund 226 - RUBBISH COLLECTION						
TOTAL REVENUE	**2,191,261**	**2,365,000**	**2,365,000**	**1,119,801**	**47**	
TOTAL EXPENDITURES	**2,190,057**	**2,365,000**	**2,365,000**	**1,131,104**	**48**	
NET OF REVENUES & EXPENDITURES	**1,204**	**-**	**-**	**(11,303)**		

G Revenue is approx. 50% due to half of the annual service fee being billed with the July 1 property tax bill. The remaining fee is billed December 1

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 262 - FORFEITURE					
Revenue					
Fines and forfeitures	94,869	451,553	451,553	41,599	9
Interest income	-	-	-	-	-
Other revenue	70,836	35,000	35,000	21,800	62
Federal grants	101,453	-	-	20,879	100
Transfers in	-	-	-	-	-
TOTAL REVENUE	**267,158**	**486,553**	**486,553**	**84,278**	**17**
Expenditures					
Supplies	5,527	20,000	20,000	19,094	95
Other services and charges	-	-	-	-	-
Capital outlay	234,687	466,553	185,266	105,648	57
TOTAL EXPENDITURES	**240,213**	**486,553**	**205,266**	**124,742**	**61**
Fund 262 - FORFEITURE					
TOTAL REVENUE	**267,158**	**486,553**	**486,553**	**84,278**	**17**
TOTAL EXPENDITURES	**240,213**	**486,553**	**205,266**	**124,742**	**61**
NET OF REVENUES & EXPENDITURES	**26,944**	**-**	**281,287**	**(40,464)**	
Fund 271 - LIBRARY					
Revenue					
Property tax revenue	3,559,557	3,668,470	3,668,470	3,744,391	102
State sources	95,688	81,000	85,000	50,481	59
Other revenue	68,579	48,950	48,950	34,325	70
Fines and forfeitures	100,085	93,000	106,968	102,180	96
Interest income	181,499	110,000	110,000	82,974	75
Donations	20,135	8,000	8,000	6,466	81
Transfer In	-	-	-	-	-
TOTAL REVENUE	**4,025,544**	**4,009,420**	**4,027,388**	**4,020,816**	**100**
Expenditures					
Personnel services	2,720,353	3,055,312	2,996,892	1,398,478	47
Supplies	693,934	790,200	792,700	346,792	44
Other services and charges	675,420	784,150	762,250	306,038	40
Capital outlay	29,275	-	-	-	-
Transfer Out	-	-	-	-	-
TOTAL EXPENDITURES	**4,118,982**	**4,629,662**	**4,551,842**	**2,051,307**	**45**
Fund 271 - LIBRARY					
TOTAL REVENUE	**4,025,544**	**4,009,420**	**4,027,388**	**4,020,816**	**100**
TOTAL EXPENDITURES	**4,118,982**	**4,629,662**	**4,551,842**	**2,051,307**	**45**
NET OF REVENUES & EXPENDITURES	**(93,438)**	**(620,242)**	**(524,454)**	**1,969,509**	
Fund 272 - LIBRARY CONTRIBUTION					
Revenue					
Interest income	83,142	22,500	22,500	32,684	145
Donations	71,476	12,500	12,500	28,301	226
Transfer in	-	-	-	-	-
TOTAL REVENUE	**154,618**	**35,000**	**35,000**	**60,985**	**174**
Expenditures					
Supplies	21,784	93,000	93,000	40,029	43
Other services and charges	-	-	-	5,000	100
Capital outlay	134,036	300,800	395,800	53,585	14
Transfer out	-	-	-	-	-
TOTAL EXPENDITURES	**155,821**	**393,800**	**488,800**	**98,614**	**20**
Fund 272 - LIBRARY CONTRIBUTION					
TOTAL REVENUE	**154,618**	**35,000**	**35,000**	**60,985**	**174**
TOTAL EXPENDITURES	**155,821**	**393,800**	**488,800**	**98,614**	**20**
NET OF REVENUES & EXPENDITURES	**(1,203)**	**(358,800)**	**(453,800)**	**(37,629)**	

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 274 - COMMUNITY DEVELOPMENT BLOCK GRANT					
Revenue					
Federal grants	98,393	131,000	131,000	60,371	46
TOTAL REVENUE	**98,393**	**131,000**	**131,000**	**60,371**	**46**
Expenditures					
Other services and charges	81,135	131,000	131,000	56,066	43
TOTAL EXPENDITURES	**81,135**	**131,000**	**131,000**	**56,066**	**43**
Fund 274 - COMMUNITY DEVELOPMENT BLOCK GRANT					
TOTAL REVENUE	**98,393**	**131,000**	**131,000**	**60,371**	**46**
TOTAL EXPENDITURES	**81,135**	**131,000**	**131,000**	**56,066**	**43**
NET OF REVENUES & EXPENDITURES	**17,258**	**-**	**-**	**4,305**	
Fund 281 - STREET LIGHTING - WEST OAKS ST					
Revenue					
Special assessments levied	4,000	7,529	7,529	-	-
TOTAL REVENUE	**4,000**	**7,529**	**7,529**	**-**	**-**
Expenditures					
Other services and charges	5,145	5,329	5,329	2,144	40
TOTAL EXPENDITURES	**5,145**	**5,329**	**5,329**	**2,144**	**40**
Fund 281 - STREET LIGHTING - WEST OAKS ST					
TOTAL REVENUE	**4,000**	**7,529**	**7,529**	**-**	**-**
TOTAL EXPENDITURES	**5,145**	**5,329**	**5,329**	**2,144**	**40**
NET OF REVENUES & EXPENDITURES	**(1,145)**	**2,200**	**2,200**	**(2,144)**	
Fund 284 - OPIOID SETTLEMENT FUND					
Revenue					
Other revenue	30,813	50,000	50,000	29,891	60
TOTAL REVENUE	**30,813**	**50,000**	**50,000**	**29,891**	**60**
Expenditures					
Other services and charges	-	50,000	50,000	-	-
TOTAL EXPENDITURES	**-**	**50,000**	**50,000**	**-**	**-**
Fund 284 - OPIOID SETTLEMENT FUND					
TOTAL REVENUE	**30,813**	**50,000**	**50,000**	**29,891**	**60**
TOTAL EXPENDITURES	**-**	**50,000**	**50,000**	**-**	**-**
NET OF REVENUES & EXPENDITURES	**30,813**	**-**	**-**	**29,891**	
Fund 286 - STREET LIGHTING - WEST LAKE DRIVE					
Revenue					
Special assessments levied	3,300	3,300	3,300	-	-
TOTAL REVENUE	**3,300**	**3,300**	**3,300**	**-**	**-**
Expenditures					
Other services and charges	3,157	3,300	3,300	1,316	40
TOTAL EXPENDITURES	**3,157**	**3,300**	**3,300**	**1,316**	**40**
Fund 286 - STREET LIGHTING - WEST LAKE DRIVE					
TOTAL REVENUE	**3,300**	**3,300**	**3,300**	**-**	**-**
TOTAL EXPENDITURES	**3,157**	**3,300**	**3,300**	**1,316**	**40**
NET OF REVENUES & EXPENDITURES	**143**	**-**	**-**	**(1,316)**	

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 287 - STREET LIGHTING - TOWN CENTER ST					
Revenue					
Special assessments levied	20,000	25,000	25,000	-	-
TOTAL REVENUE	**20,000**	**25,000**	**25,000**	**-**	**-**
Expenditures					
Other services and charges	20,970	22,000	22,000	8,737	40
TOTAL EXPENDITURES	**20,970**	**22,000**	**22,000**	**8,737**	**40**
Fund 287 - STREET LIGHTING - TOWN CENTER ST					
TOTAL REVENUE	**20,000**	**25,000**	**25,000**	**-**	**-**
TOTAL EXPENDITURES	**20,970**	**22,000**	**22,000**	**8,737**	**40**
NET OF REVENUES & EXPENDITURES	**(970)**	**3,000**	**3,000**	**(8,737)**	
DEBT SERVICE FUND					
Fund 371 - 2008 LIBRARY CONSTRUCTION DEBT					
Revenue					
Property tax revenue	1,699,863	1,764,049	1,764,049	1,791,983	102
State Sources	12,234	5,000	5,000	6,630	133
Interest income	10,107	1,051	1,051	18,408	1,751
TOTAL REVENUE	**1,722,204**	**1,770,100**	**1,770,100**	**1,817,021**	**103**
Expenditures					
Other services and charges	389	400	400	380	95
Debt service	1,417,200	1,415,700	1,415,700	1,388,400	98
TOTAL EXPENDITURES	**1,417,589**	**1,416,100**	**1,416,100**	**1,388,780**	**98**
Fund 371 - 2008 LIBRARY CONSTRUCTION DEBT					
TOTAL REVENUE	**1,722,204**	**1,770,100**	**1,770,100**	**1,817,021**	**103**
TOTAL EXPENDITURES	**1,417,589**	**1,416,100**	**1,416,100**	**1,388,780**	**98**
NET OF REVENUES & EXPENDITURES	**304,615**	**354,000**	**354,000**	**428,241**	
CAPITAL PROJECT FUNDS					
Fund 401 - CAPITAL IMPROVEMENT PRGRM (CIP)					
Revenue					
Property tax revenue	4,637,002	4,811,010	4,811,010	4,878,271	101
Other revenue	-	-	68,000	301,000	443
State sources	33,534	-	-	18,173	100
Interest income	579	10,890	10,890	-	-
Donations	347,431	-	-	-	-
Transfers in	-	-	-	-	-
TOTAL REVENUE	**5,018,546**	**4,821,900**	**4,889,900**	**5,197,444**	**106**
Expenditures					
Other services and charges	777	900	900	855	95
Debt service	170,774	92,000	92,000	40,019	43
Capital outlay	1,116,684	-	4,013,133	1,531,716	38
TOTAL EXPENDITURES	**1,288,234**	**92,900**	**4,106,033**	**1,572,590**	**38**
Fund 401 - CAPITAL IMPROVEMENT PRGRM (CIP)					
TOTAL REVENUE	**5,018,546**	**4,821,900**	**4,889,900**	**5,197,444**	**106**
TOTAL EXPENDITURES	**1,288,234**	**92,900**	**4,106,033**	**1,572,590**	**38**
NET OF REVENUES & EXPENDITURES	**3,730,312**	**4,729,000**	**783,867**	**3,624,854**	

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 409 - GUN RANGE FACILITY					
Revenue					
Licenses, permits & charges for services	126,000	100,000	100,000	33,600	34
Interest income	30,665	15,681	15,681	14,511	93
TOTAL REVENUE	**156,665**	**115,681**	**115,681**	**48,111**	**42**
Expenditures					
Capital outlay	8,956	176,681	176,681	9,181	5
TOTAL EXPENDITURES	**8,956**	**176,681**	**176,681**	**9,181**	**5**
Fund 409 - GUN RANGE FACILITY					
TOTAL REVENUE	**156,665**	**115,681**	**115,681**	**48,111**	**42**
TOTAL EXPENDITURES	**8,956**	**176,681**	**176,681**	**9,181**	**5**
NET OF REVENUES & EXPENDITURES	**147,709**	**(61,000)**	**(61,000)**	**38,930**	
Fund 418 - SPECIAL ASSESSMENT REVOLVING					
Revenue					
Interest income	201,545	80,550	80,550	89,200	111
TOTAL REVENUE	**201,545**	**80,550**	**80,550**	**89,200**	**111**
Expenditures					
Other services and charges	407	550	550	523	**95**
TOTAL EXPENDITURES	**407**	**550**	**550**	**523**	**-**
Fund 418 - SPECIAL ASSESSMENT REVOLVING					
TOTAL REVENUE	**201,545**	**80,550**	**80,550**	**89,200**	**111**
TOTAL EXPENDITURES	**407**	**550**	**550**	**523**	**95**
NET OF REVENUES & EXPENDITURES	**201,138**	**80,000**	**80,000**	**88,677**	
Fund 445 - PUBLIC IMPROVEMENT					
Revenue					
Interest Income	122,135	-	-	25,739	100
Transfers in	347,000	-	-	-	-
TOTAL REVENUE	**469,135**	**-**	**-**	**25,739**	**-**
Expenditures					
Supplies	54,968	-	-	-	**-**
Other services and charges	70,787	-	-	-	-
Capital Outlay	1,510,325	-	1,046,576	42,240	4
TOTAL EXPENDITURES	**1,636,080**	**-**	**1,046,576**	**42,240**	**4**
Fund 445 - PUBLIC IMPROVEMENT					
TOTAL REVENUE	**469,135**	**-**	**-**	**25,739**	**100**
TOTAL EXPENDITURES	**1,636,080**	**-**	**1,046,576**	**42,240**	**4**
NET OF REVENUES & EXPENDITURES	**(1,166,944)**	**-**	**(1,046,576)**	**(16,501)**	
Fund 463 - PEG CABLE - CAPITAL					
Revenue					
Licenses, permits & charges for services	212,595	280,000	280,000	99,703	36
Interest income	42,158	20,000	20,000	20,822	104
TOTAL REVENUE	**254,753**	**300,000**	**300,000**	**120,525**	**40**
Expenditures					
Capital outlay	47,234	-	-	870	-
TOTAL EXPENDITURES	**47,234**	**-**	**-**	**870**	**-**
Fund 463 - PEG CABLE - CAPITAL					
TOTAL REVENUE	**254,753**	**300,000**	**300,000**	**120,525**	**40**
TOTAL EXPENDITURES	**47,234**	**-**	**-**	**870**	**-**
NET OF REVENUES & EXPENDITURES	**207,519**	**300,000**	**300,000**	**119,655**	
Fund 464 - PUBLIC SAFETY BUILDING - CAPITAL					
Revenue					
Unclassified	-	-	431,250	-	-
Other	-	-	-	-	-
TOTAL REVENUE	**-**	**-**	**431,250**	**-**	**-**
Expenditures					
Capital outlay - Public Safety	-	-	-	95,589	
Capital outlay - Fire Department	-	-	-	1,527,618	
Capital outlay - Municipal Streets	-	-	431,250	44,450	10
TOTAL EXPENDITURES	**-**	**-**	**431,250**	**1,667,657**	**-**
Fund 464 - PUBLIC SAFETY BUILDING - CAPITAL					
TOTAL REVENUE	**-**	**-**	**431,250**	**-**	**-**
TOTAL EXPENDITURES	**-**	**-**	**431,250**	**1,667,657**	387
NET OF REVENUES & EXPENDITURES	**-**	**-**	**-**	**(1,667,657)**	

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
PERMANENT FUND					
Fund 152 - DRAIN PERPETUAL MAINT					
Revenue					
Interest income	363,527	163,000	163,000	152,208	93
Tap-in fees	6,096	5,000	5,000	-	-
Transfers in	-	32,000	32,000	-	-
TOTAL REVENUE	**369,623**	**200,000**	**200,000**	**152,208**	**76**
Expenditures					
Transfers out	-	-	2,879,815	-	-
TOTAL EXPENDITURES	**-**	**-**	**2,879,815**	**-**	**-**
Fund 152 - DRAIN PERPETUAL MAINT					
TOTAL REVENUE	**369,623**	**200,000**	**200,000**	**152,208**	**76**
TOTAL EXPENDITURES	**-**	**-**	**2,879,815**	**-**	**-**
NET OF REVENUES & EXPENDITURES	**369,623**	**200,000**	**(2,679,815)**	**152,208**	
ENTERPRISE FUNDS					
Fund 570 - ICE ARENA					
Revenue					
Other revenue	47,874	42,000	42,000	5,456	13
Interest income	134,836	31,902	31,902	8,777	28
Program revenue	2,148,172	1,925,900	1,925,900	1,241,534	64
TOTAL REVENUE	**2,330,882**	**1,999,802**	**1,999,802**	**1,255,767**	**63**
Expenditures					
Supplies	23,514	27,000	27,000	14,100	52
Program expenditures	202,755	181,000	181,000	107,168	59
Other services and charges	2,092,501	1,514,305	1,514,305	1,040,317	69
Capital outlay	-	858,497	1,094,909	-	-
Debt service	-	-	-	-	-
TOTAL EXPENDITURES	**2,318,770**	**2,580,802**	**2,817,214**	**1,161,585**	**41**
Fund 570 - ICE ARENA					
TOTAL REVENUE	**2,330,882**	**1,999,802**	**1,999,802**	**1,255,767**	**63**
TOTAL EXPENDITURES	**2,318,770**	**2,580,802**	**2,817,214**	**1,161,585**	**41**
NET OF REVENUES & EXPENDITURES	**12,111**	**(581,000)**	**(817,412)**	**94,181**	
Fund 574 - SENIOR HOUSING					
Revenue					
Other revenue	26,692	30,400	30,400	12,863	42
Federal grants	-	-	-	-	-
Interest income	49,222	36,000	36,000	14,886	41
Operating revenue	2,187,801	2,203,220	2,203,220	924,114	42
Donations	-	-	-	-	-
TOTAL REVENUE	**2,263,715**	**2,269,620**	**2,269,620**	**951,864**	42
Expenditures					
Supplies	9,461	9,875	9,875	5,072	51
Other services and charges	1,559,962	973,316	973,316	674,024	69
Capital outlay	-	164,000	373,200	5,536	1
Debt service	29,083	1,032,429	1,032,429	1,031,679	100
TOTAL EXPENDITURES	**1,598,507**	**2,179,620**	**2,388,820**	**1,716,311**	**72**
Fund 574 - SENIOR HOUSING					
TOTAL REVENUE	**2,263,715**	**2,269,620**	**2,269,620**	**951,864**	**42**
TOTAL EXPENDITURES	**1,598,507**	**2,179,620**	**2,388,820**	**1,716,311**	**72**
NET OF REVENUES & EXPENDITURES	**665,208**	**90,000**	**(119,200)**	**(764,447)**	

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 592 - WATER AND SEWER					
Revenue					
Other revenue	240,529	240,000	240,000	135,256	56
Interest income	991,951	737,587	737,587	282,611	38
Special assessment interest	22,725	19,894	19,894	7	0
Operating revenue	28,257,478	30,538,350	30,538,350	16,766,441	55
Capital contributions	1,324,879	1,100,000	1,100,000	250,708	23
TOTAL REVENUE	**30,837,562**	**32,635,831**	**32,635,831**	**17,435,023**	**53**
Expenditures					
Personnel services	1,730,427	1,786,910	1,806,910	904,811	50
Supplies	92,550	89,000	93,755	42,168	45
Other services and charges	31,571,174	29,126,383	29,569,018	11,754,848	40
Capital outlay	6,002,143	2,733,538	10,502,842	183,952	2
TOTAL EXPENDITURES	**39,396,294**	**33,735,831**	**41,972,525**	**12,885,778**	**31**
Fund 592 - WATER AND SEWER					
TOTAL REVENUE	**30,837,562**	**32,635,831**	**32,635,831**	**17,435,023**	**53**
TOTAL EXPENDITURES	**39,396,294**	**33,735,831**	**41,972,525**	**12,885,778**	**31**
NET OF REVENUES & EXPENDITURES	**(8,558,732)**	**(1,100,000)**	**(9,336,694)**	**4,549,244**	
INTERNAL SERVICE FUND					
Fund 677 - SELF INSURANCE - HEALTH CARE					
Revenue					
Licenses, permits & charges for services	3,693,583	3,748,000	3,748,000	2,261,557	60
Other revenue	574,158	420,000	420,000	493,235	117
Interest income	245,917	60,000	60,000	41,773	70
TOTAL REVENUE	**4,513,657**	**4,228,000**	**4,228,000**	**2,796,564**	**66**
Expenditures					
Personnel services	4,775,235	3,875,000	3,875,000	2,753,255	71
Other services and charges	8,800	6,000	6,000	5,200	87
TOTAL EXPENDITURES	**4,784,035**	**3,881,000**	**3,881,000**	**2,758,455**	**71**
Fund 677 - SELF INSURANCE - HEALTH CARE					
TOTAL REVENUE	**4,513,657**	**4,228,000**	**4,228,000**	**2,796,564**	**66**
TOTAL EXPENDITURES	**4,784,035**	**3,881,000**	**3,881,000**	**2,758,455**	**71**
NET OF REVENUES & EXPENDITURES	**(270,378)**	**347,000**	**347,000**	**38,109**	
FIDUCIARY FUND					
Fund 737 - RETIREE HEALTH CARE BENEFITS					
Revenue					
Interest income	3,489,433	2,572,000	2,572,000	1,515,741	59
Other revenue	-	-	-	-	-
TOTAL REVENUE	**3,489,433**	**2,572,000**	**2,572,000**	**1,515,741**	**59**
Expenditures					
Personnel services	1,429,319	1,434,000	1,434,000	787,258	55
Other services and charges	367,211	309,000	309,000	152,167	49
TOTAL EXPENDITURES	**1,796,530**	**1,743,000**	**1,743,000**	**939,425**	**54**
Fund 737 - RETIREE HEALTH CARE BENEFITS					
TOTAL REVENUE	**3,489,433**	**2,572,000**	**2,572,000**	**1,515,741**	**59**
TOTAL EXPENDITURES	**1,796,530**	**1,743,000**	**1,743,000**	**939,425**	**54**
NET OF REVENUES & EXPENDITURES	**1,692,904**	**829,000**	**829,000**	**576,316**	

BUDGET CATEGORY	UNAUDITED 06/30/2025 NORMAL (ABNORMAL)	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 012/31/2025 NORMAL (ABNORMAL)	% BDGT USED

COMPONENT UNITS

Fund 244 - ECONOMIC DEVELOPMENT					
Revenue					
Interest Income	-	-	-	970	-
Transfers in	25,000	50,000	50,000	-	-
TOTAL REVENUE	**25,000**	**50,000**	**50,000**	**970**	**2**
Expenditures					
Personnel services	11,233	-	-	-	-
Supplies	3,643	-	-	-	-
Other services and charges	37,323	50,000	50,000	6,953	14
TOTAL EXPENDITURES	**52,199**	**50,000**	**50,000**	**6,953**	**14**

Fund 244 - ECONOMIC DEVELOPMENT					
TOTAL REVENUE	**25,000**	**50,000**	**50,000**	**970**	**2**
TOTAL EXPENDITURES	**52,199**	**50,000**	**50,000**	**6,953**	**14**
NET OF REVENUES & EXPENDITURES	**(27,199)**	**-**	**-**	**(5,984)**	

Fund 246 - CORRIDOR IMPROVEMENT AUTHORITY (CIA)					
Revenue					
Property tax revenue	845,595	791,106	791,106	961,824	122
TOTAL REVENUE	**845,595**	**791,106**	**791,106**	**961,824**	**122**
Expenditures					
Other services and charges	-	25,000	25,000	-	-
Debt service	52,092	766,106	766,106	9,609	1
TOTAL EXPENDITURES	**52,092**	**791,106**	**791,106**	**9,609**	**1**

Fund 246 - CORRIDOR IMPROVEMENT AUTHORITY (CIA)					
TOTAL REVENUE	**845,595**	**791,106**	**791,106**	**961,824**	**122**
TOTAL EXPENDITURES	**52,092**	**791,106**	**791,106**	**9,609**	**1**
NET OF REVENUES & EXPENDITURES	**793,504**	**-**	**-**	**952,215**	

2025 HIGHLIGHTS

Novi Parks, Recreation and Cultural Services

CITY OF NOVI

cityofnovi.org

Thank you for your interest in Novi Parks, Recreation and Cultural Services. We're proud to share achievements that enhanced the experiences of our 2025 program participants, park visitors, volunteers, partners and sponsors.

Our accomplishments and customer service priorities are reflected in our core values of Team, Innovation, Commitment, and Trust.

This report is a quick look at the department's successes. As always, we encourage you to reach out with any questions, comments, or suggestions by emailing noviparks@cityofnovi.org or calling 248.347.0400.

Jeff Muck,
Director, Novi Parks, Recreation and Cultural Services

trust

AARP TAX AIDE

For more than 40 years, the City of Novi has hosted the AARP Tax-Aide Program, providing free tax preparation assistance to community members. While the majority of participants are retired and have relatively low incomes, the service is open to all residents.

The program operates each Wednesday from February through mid-April. In 2025, a total of 52 volunteers were trained in Novi and served residents at six different locations, five days a week. Demand for the service continued to grow, with 460 appointments scheduled. The Novi site reached full capacity by February 7, nearly a month earlier than in previous years, highlighting the program's ongoing value to the community.

RESIDENT PRIORITY REGISTRATION

Registration for Camp Lakeshore and Camp PowerPlay sold out quickly, as they usually do. In 2025, Resident Priority Registration was implemented to ensure Novi community members had first access to these popular camps. 100% of camp attendees were Novi residents, compared to 85% in 2024. Resident priority registration, held one week before non-residents, will continue for the most popular programs offered by Novi Parks.

NW PARK PRAIRIE RESTORATION

Improvements continued at Northwest Park in July. The two-acre open field at the south end of the park was fully restored to a native Michigan prairie, as envisioned in the park's original conceptual plan. The restoration process included removal of existing vegetation through mowing and targeted herbicide application by an experienced contractor, followed by a permitted controlled burn and re-seeding with Michigan native plants. Prairie restoration enhances habitat, supports biodiversity, and advances the City's long-term sustainability goals for park development.

GIGGLES FOR GAGA BALL

Ella Mae Power Park is home to a new Gaga Ball pit thanks to Eagle Scout Candidate Jack Hoppesch of Troop 777. Jack is a former camper at Camp Lakeshore, then Counselor in Training, and now a Junior Counselor. The PowerPlay campers had a blast using this new park amenity.

innovation

SIZZLING SUMMER ART SERIES – R/C RACEWAY COLLAB

This summer, PRCS introduced an innovative, multi-part program that creatively connected three of Novi's unique resources through art, history, and recreation. The initiative included a hands-on art workshop as part of the Sizzling Summer Series, an exhibition in the Novi Civic Center Atrium Gallery, and a community race day at the R/C Raceway Park. Together, these components raised awareness of Novi's parks, programs, and clubs while celebrating the City's legacy in car racing and manufacturing.

The program engaged 140 participants who designed and built their own 3D paper cars, which were later featured in a public gallery exhibition alongside custom-painted R/C car shells by club members and the historic Novi Special racecar. Selected participants were then invited to bring their designs to life at the R/C Raceway, where club members mentored youth and hosted a race day using their own vehicles. The result was a dynamic, intergenerational experience that blended creativity, education, and play and setting the stage for a program we hope to repeat in the future.

DIWALI FEST

The first-ever Diwali event was held in October and included an opening ceremony, cultural performances, DJ and dancing, vendors, restaurants, and fireworks. The response from the community was overwhelmingly positive and it is estimated that 3,000+ people were in attendance. Plans are underway for the 2026 event to be held in early November.

OLDER ADULTS ARE OUT AND ABOUT

The City of Novi's Older Adult Travel Program has grown by 54% between 2022 and 2024, increasing from 350 to 538 travelers. In partnership with five travel companies and utilizing the City's 14-passenger bus, the program offers a diverse range of domestic and international day and extended trips. Spring and fall travel fairs further enhance program visibility and provide participants with valuable opportunities to meet face-to-face with travel partners. While the program is open to residents age 50 and older, the majority of participants are in their late 70s through early 90s.

NATURE.NURTURE.NOVI AND N3 JR.

Nature.Nurture.Novi (N3) programs offer residents opportunities to explore nature, create, and learn best practices for environmental stewardship. In 2025, nearly 1,400 participants took part in programs ranging from Buzz About Bees and Owl Prowl to perennial exchange, garlic mustard removal, bird watching, and other hands-on experiences.

New in 2025, N3 Jr. programs were introduced to engage the next generation with age-appropriate environmental education. These offerings included dissecting owl pellets, creating art from recycled materials, gardening workshops, and more.

YOUNG ACTORS HAVE A PLACE TO GROW

The partnership with In the Mitten Productions has continued to thrive. Youth productions regularly feature casts of more than 70 actors and achieve ticket sales exceeding 900 seats. Participants range from elementary through high school, and the high level of talent has made leading roles increasingly competitive.

To support program growth and encourage younger performers, a new, smaller-scale production was introduced for students in kindergarten through third grade. The Claw, the spring 2025 production, featured 20 actors and sold 320 tickets. Moving forward, we plan to continue to offer separate productions for older and younger actors twice each year.

BUILDING ON A GOOD FOUNDATION

The Novi Parks Soccer Club serves nearly 1,000 players, from Tiny Tikes through high school–age select travel teams. The club offers spring and fall league play, with some teams also participating in tournaments and winter indoor leagues. Summer camps and programs keep players engaged and in shape during the off-season. New for 2025, three levels of skill and development training, a soccer instruction camp, and a creative skills camp were added.

commitment

PLANNING AHEAD

In January, the Michigan Department of Natural Resources (DNR) approved the City's five-year Community Recreation Plan. Adoption of this plan is required for municipalities to remain eligible for State and Federal recreation grant funding. The plan was developed using components of the 2020–2024 Strategic Community Recreation and Master Park Plan, along with DNR guidelines for Community Park, Recreation, Open Space, and Greenway Plans.

MAKING A SPLASH

In early 2025, Novi Parks received an Outstanding Park Design Award for Jessica's Splashpad.

Opened in May 2024, Jessica's Splashpad was created as a joyful, inclusive space that honors the memory of Novi resident and FOX 2 meteorologist Jessica Starr-Rose, while also raising awareness about mental health. The splashpad features a cohesive weather theme throughout the site, including the arched entryway bridge, logo and signage, mingling tables and chairs, and interactive water features.

The first season was a resounding success, welcoming more than 14,500 visitors. Following the season, staff conducted an operational debrief and reviewed usage data, which led to several beneficial adjustments for future seasons. These included refined open hours based on peak usage and the addition of a dedicated weather hotline to improve communication with patrons.

VILLA BARR ART PARK ENHANCEMENTS

The Villa Barr Art Park webpage (cityofnovi.org/villabarr) was refreshed and restructured to make it easier for park visitors and prospective artists-in-residence to find information. Staff and the Friends of Villa Barr also agreed to advertise for three local resident artists annually, in addition to the three artists selected to stay in the house for 6–8 weeks. Local resident artists will utilize the Villa Barr studios but will not stay on the property. All residencies are funded by the Novi Parks Foundation. In addition, the two studios were cleaned, reorganized, and partially repainted, creating a more welcoming and functional space for applicants.

OAKLAND COUNTY VETERANS FAIR

The Novi Civic Center was the 2025 host site for a Oakland County Veterans Resource Fair in February. The fair was open to all veterans, active duty, guard and reserves and their families. More than 500 people registered for the event. Attendees received nonperishable food boxes (cars were lined up in the parking lot, reaching 10 Mile Road), and had the opportunity to meet with dozens of representatives from services offered by the state and county.

team

TEAMWORK = DREAMWORK

The Novi Parks team is committed to excellence, both in service to Novi residents and in supporting one another and the parks and recreation profession. In 2025, this commitment was reflected in several professional achievements.

Steve Fellhauer earned the Certified Parks and Recreation Professional (CPRP) designation, demonstrating his dedication to continued professional growth and industry standards.

Director Jeff Muck received the Fellowship Award, the highest individual honor presented by mParks. This award recognizes members who consistently demonstrate significant investment, support, and guidance to fellow professionals. Honorees exemplify the highest level of professionalism within their organizations and throughout the profession.

Several members of the Novi Parks team also lead or serve on statewide committees and shared their expertise at the 2025 mParks Annual Conference and Trade Show through presentations and assistance, contributing to the advancement of the profession across Michigan.

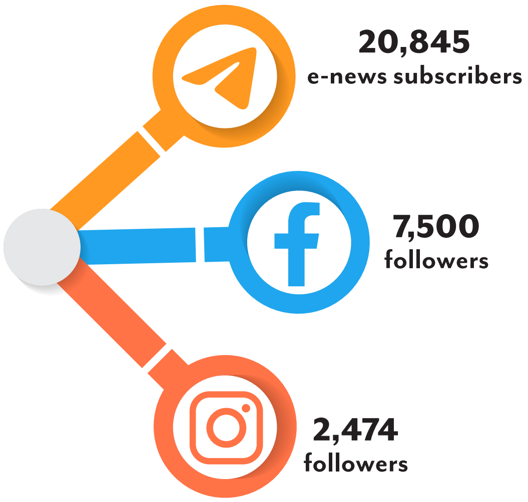
CITY COUNCIL

Mayor Justin Fischer
Mayor Pro Tem Laura Marie Casey
David Staudt
Brian Smith
Matt Heintz
Priya Gurumurthy
Aaron Martinez

PARKS, RECREATION & CULTURAL SERVICES COMMISSION

Jay F. Dooley
Ryan Joseph
Swaminathan Gopalakrishnan
Salene Riggins
Ebony Bagley
Charles A. Staab
Hideki "Harry" Torimoto

our digital reach



PLANNING COMMISSION
2025 ANNUAL REPORT

Prepared for consideration December 30, 2025

The Planning Commission reviews and approves site plans and Special Land Use permits for new commercial and residential development in the City of Novi, as well as associated Woodland permits, Wetland permits, and Stormwater Management Plans. The Commission also recommends action to the City Council on rezoning requests and proposed amendments to the Zoning Ordinance. In addition, the commission is responsible for preparing, adopting, and maintaining the community's Master Plan, which serves as the long-term guide for land use and development. Each year, it reviews the 6-year Capital Improvement Plan for inclusion in the City's annual budget. All duties of the Novi Planning Commission are authorized by State Statute.

This annual report was prepared in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, which states that "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

MEMBERSHIP

The Planning Commission consists of seven members appointed by the Mayor, with approval of the City Council, to staggered three-year terms. Appointments are made each June, with terms beginning in July. All members are community volunteers who serve without compensation.

In 2025, the following Planning Commission members presided:

Member	Term of Expiration
Mark Pehrson, Chair	June 30, 2027
John Avdoulos, Vice Chair	June 30, 2028
Michael Lynch, Secretary	June 30, 2027
Gary Becker	January – August 2025
David Dismondy	June 30, 2026
Sobha Reddi	November 2025 – June 30, 2028
Edward Roney	June 30, 2028
Ramesh Verma	June 30, 2027

2025 MEETINGS

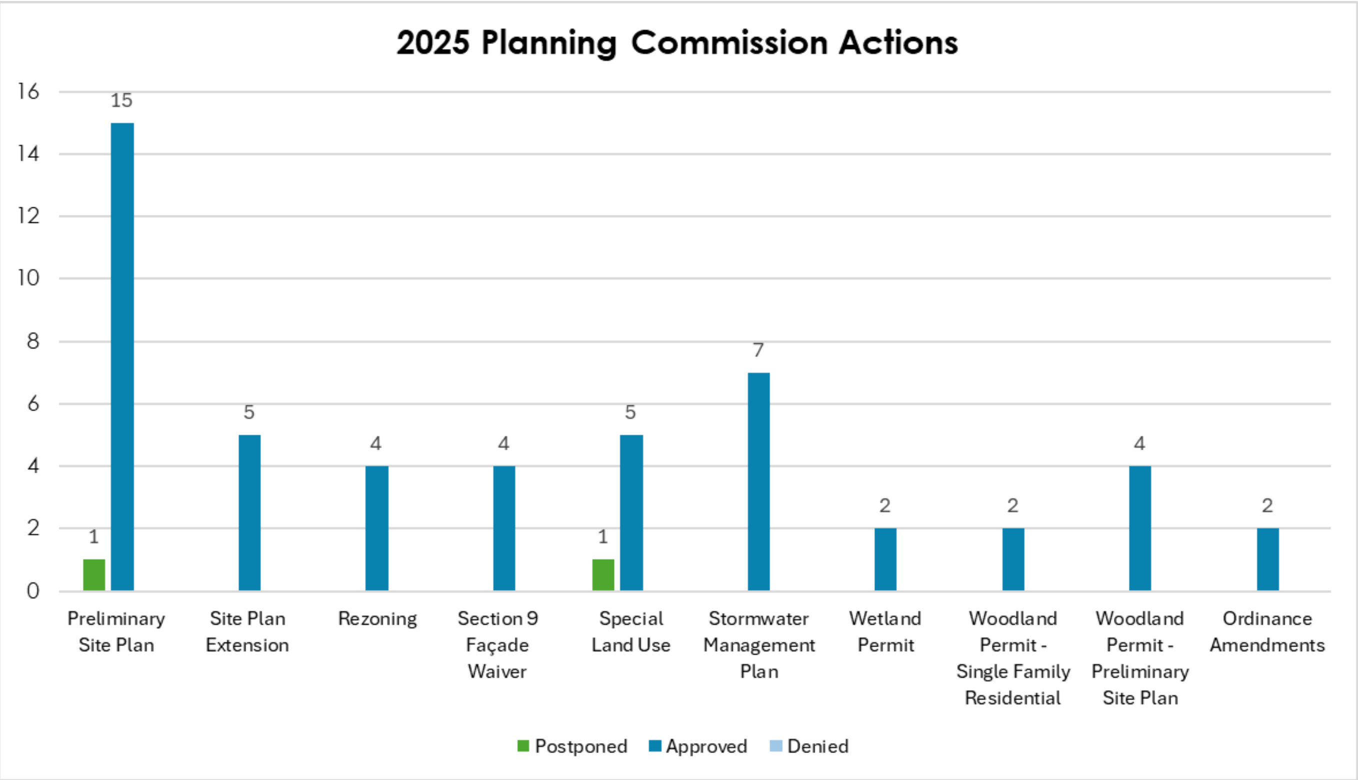
Meetings are typically held at 7:00 pm on the second and fourth Wednesday of each month, except for November and December when only one meeting is held. (Specific dates and times are listed in the city calendar and are subject to change). All meetings are open to the public and televised on the local cable station, as well as shown live on the city's webpage.

The Planning Commission held a total of 13 regular meetings in 2025. All 13 meetings were held in person in the Council Chambers at the Novi Civic Center, 45175 Ten Mile Road, Novi, MI, in accordance with the Open Meetings Act.

2025 PLANNING COMMISSION ACTIONS

As of December 30, 2025, more than 125 project permits were processed through the Planning Division throughout the year, with 83 permits approved administratively. The Planning Commission reviewed and took action on at least 31 development projects throughout the year and conducted 23 public hearings.

A major accomplishment was the adoption of the 2025 Master Plan, for which the Planning Commission provided substantial guidance, support, and recommendation.



Highlights of the Commission's actions in 2025 are as follows:

ORDINANCE AMENDMENTS:

1. **TEXT AMENDMENT 18.305 – PROPOSED AMENDMENTS TO DAY CARE STANDARDS** — **Recommended to City Council for Adoption**
   Public hearing for Text Amendment 18.305 to add a new Subsection to 4.12, Group Day Care Homes, Day Care Centers, and Adult Day Care Centers to increase Day Care Center capacity in certain locations and subject to conditions, to clarify standards, and to amend various additional sections of the ordinance as determined necessary.

2. **TEXT AMENDMENT 18.306 – PROPOSED AMENDMENTS TO CAR WASH STANDARDS** — **Recommended to City Council for Adoption**
   Public hearing for Text Amendment 18.306 to reclassify auto washes from Principal Permitted Uses to Special Land Uses in the B-3 District subject to new conditions, and to amend various additional sections of the ordinance as determined necessary.

SITE PLANS:

1. **QUICK PASS CAR WASH JSP24-13** — **Approval Granted**
   Resume the Public Hearing at the request of Novi Road Management, LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval to build a Quick Pass Car Wash.

Figure 1: Quick Pass Car Wash Rendering, as provided by the applicant

2. EL CAR WASH NOVI II JSP24-25 **Approval Granted**

Consideration of El Car Wash Novi II for Preliminary Site Plan approval. The subject property is 0.54 acres in size, is zoned TC Town Center District, and is located on the east side of Novi Road, north of Grand River. The applicant is proposing to reutilize the existing car wash building for a new car wash.

Figure 2: El Car Wash Rendering, as provided by the applicant

3. 27629 HAGGERTY ROAD – HEFCO JSP24-22 **Approval Granted**

Public Hearing at the request of HEFCO Haggerty LLC for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is zoned OST, Office Service and Technology and is located in Section 13, on the west side of Haggerty Road and south of Twelve Mile Road. The applicant is proposing to construct a 37,925 square foot speculative building.

4. WADE ONE – HELIOS JSP24-05 **Approval Granted**

Public Hearing at the request of Integrity Building Group for a Special Land Use Permit and Preliminary Site Plan approval. The subject property is zoned I-1 Light Industrial and is located in Section 15, south of Grand River Avenue and east of Taft Road. The applicant is proposing to operate a single business out of an existing industrial building. Helios is a company that manufactures stone-cutting equipment and assembly/shipping of purchased equipment.

5. CROWN UTILITY EXTENSION JSP24-24 **Approval Granted**

Public Hearing at the request of Crown Enterprises to consider Preliminary Site Plan and Woodland Permit approval to extend water and sanitary sewer lines approximately 125 feet from Magellan Drive to the subject site. The subject parcel is zoned I-2, General Industrial and is located on the north side of Twelve Mile Road, west of West Park Drive.

6. **DICK'S SPORTING GOODS – HOUSE OF SPORT JSP24-31** **Approval Granted**
   Public hearing at the request of Dick's Sporting Goods for Planning Commission's recommendation of a Special Land Use Permit and Preliminary Site Plan. The subject property at 27600 Novi Road totals approximately 17.79 acres and is located east of Novi Road, south of Twelve Mile Road (Section 14). The property is zoned R-C (Regional Center District). The applicant is proposing to occupy a portion of the existing 241,725 square foot building and construct an outdoor track/field area adjacent to the building.

Figure 3: Dick's House of Sport Rendering, as provided by the applicant

7. **TAWHEED CENTER PARKING LOT EXPANSION JSP24-27** **Approval Granted**
   Consideration at the request of Turk Architects for Preliminary Site Plan approval. The subject property, located at 24101 Novi Road, is approximately 1.86 acres in size and is situated west of Novi Road, south of Ten Mile Road (Section 27). The property is zoned OS-1 (Office Service District). The applicant is proposing to add 35 new parking spaces and associated landscaping to the north side of the existing 9,750 square-foot building.

8. **TWELVE MILE TOWNES JSP25-03** **Recommended to City Council**
   Public hearing at the request of Singh Development, LLC for JSP 25-03 Twelve Mile Townes for Planning Commission's recommendation to the City Council for a Preliminary Site Plan with a PD-2 Option, Special Land Use, Wetland Permit, and Stormwater Management Plan approval. The subject property is located at the southeast and southwest corners of Twelve Mile Road and Twelve Oaks Mall access drive in Section 14. The applicant proposes utilizing the Planned Development 2 (PD-2) option to develop 125 townhome units.

9. **21420 NOVI ROAD (NORTH EIGHT) JSP25-17** **Approval Granted**
   Consideration at the request of Kap and Rich Restaurant Group for approval of the Preliminary Site Plan. The subject property at 21420 Novi Road totals approximately 1.73 acres and is located east of Novi Road, south of Nine Mile Road (Section 35). The property is zoned B-3: General Business District and P-1: Vehicular Parking District. The applicant is proposing building and site renovations to support the new restaurant use.

10. **CADILLAC OF NOVI JSP25-07** **Recommended to City Council**
    Public Hearing at the request of Cadillac of Novi for Planning Commission's recommendation to City Council to consider a Preliminary Site Plan with an amended Special Development Option Concept Plan, Section 9 Façade Waiver, and Stormwater Management Plan in the GE, Gateway East zoning district. The subject property totals 6.77 acres and is located on the northeast corner of Grand River Avenue and Meadowbrook Road (Section 24). The applicant is proposing a 4,174 square foot building addition, expand the parking lot, and update the building façade and signage.

Figure 4: Cadillac of Novi Rendering, as provided by the applicant

11. SAKURA EAST JSP25-09 **Approval Granted**

Consideration of the request of Sakura Novi Residential LLC for Preliminary Site Plan and Storm Water Management Plan. The subject property is zoned TC-1 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The applicant is proposing to develop 45 multifamily residential units.

12. RAISING CANE'S JSP25-14 **Approval Granted**

Public Hearing at the request of Raising Cane's to consider Special Land Use and Preliminary Site Plan approval to convert a former Wendy's to a Raising Cane's restaurant. The applicant is proposing modifications to accommodate improved drive-through and by-pass lanes, modifications to the building façade, and providing covered patio seating. The subject property is within the TC, Town Center Zoning District, which lists Fast Food Drive-Through Restaurants as a Special Land Use.

Figure 5: Raising Cane's Rendering, as provided by the applicant

13. LITTLE SEEDS JSP25-23 **Request Postponed**

Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA, Residential Acreage Zoning District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 72 students and increase the parking lot by six parking spaces.

14. FELDMAN KIA JSP25-24 **Approval Granted**

Consideration of the request of Feldman Automotive for Preliminary Site Plan and Stormwater Management Plan. The subject property is zoned B-3 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The applicant is proposing to develop a Kia dealership.

Figure 6: Feldman Kia Rendering, as provided by the applicant

15. LITTLE SEEDS JSP25-23 **Approval Granted**

Public Hearing at the request of Little Seeds for consideration of a Special Land Use Permit and Preliminary Site Plan approval. The subject property is an existing daycare center within the RA, Residential Acreage Zoning District. The applicant is proposing to expand enrollment at the daycare center from 60 students to 75 students and increase the parking lot by six parking spaces.

16. GRAND BECK DEVELOPMENT JSP25-05 **Approval Granted**

Public hearing at the request of Gratus, LLC for consideration of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject properties, located at 47277 Grand River Avenue, comprise approximately 3.70 acres. The site is located east of Beck Road, south Grand River Ave (Section 16), and is zoned B-3 District. The applicant proposes to develop the site with a fuel station, convenience store, and car wash.

Figure 7: Grand-Beck Development Rendering, as provided by the applicant

REZONINGS:

1. CITY-INITIATED REZONING OF 45241 GRAND RIVER AVENUE 18.751 **Recommended to City Council**

Public hearing for Planning Commission's recommendation to City Council regarding the City initiated request to rezone property in Section 15, located on the south side of Grand River Avenue, east of Taft Road from I-2 (General Industrial) to I-1 (Light Industrial). The subject property is approximately 7.61 acres.

2. FELDMAN KIA PRO PLAN WITH REZONING 18.746 JZ24-32 **Recommended to City Council**

Public hearing at the request of Feldman Automotive for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Non-Center Commercial to General Business with a Planned Rezoning Overlay. The subject site is approximately 4.88-acres and is located west of Joseph Drive, south of Grand River Avenue (Section 24). The applicant is proposing to develop an automotive dealership with outdoor vehicle inventory.

3. **THE GROVE PRO PLAN WITH REZONING 18.745 JZ24-31** **Recommended to City Council**
   Public hearing at the request of Ivanhoe Development for a Zoning Map Amendment from Office Service Technology to Low-Density Multiple Family with a Planned Rezoning Overlay. The subject site is approximately 62 acres and is located east of Meadowbrook Road, south of Twelve Mile Road (Section 13). The applicant is proposing to develop a 232-unit townhome development.

3. **MARIELLA ESTATES PRO PLAN WITH REZONING 18.750 JZ24-43** **Motion Not Required**
   Public hearing at the request of Braciole Brothers, LLC for initial submittal and eligibility discussion for a Zoning Map Amendment from RA Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay. The subject site is approximately 9.4 acres and is located west of Garfield Road, on the north side of Eight Mile Road (Section 31). The applicant is proposing to develop 10 single family lots.

4. **MARIELLA ESTATES PRO PLAN WITH REZONING 18.750 JZ24-43** **Recommended to City Council**
   Public hearing at the request of Braciole Brothers, LLC for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay. The subject site is approximately 9.4 acres and is located west of Garfield Road, on the north side of Eight Mile Road (Section 31). The applicant is proposing to develop 10 single family lots.

SITE PLAN EXTENSIONS:

1. **HOME2 SUITES JSP22-56** **Approval Granted**
   Approval of the request of Novi Elite Hospitality, LLC for the one-year extension of the Preliminary Site Plan approval of a 141-room, 5-story hotel. The subject property is located in the Adell Center Development, south of I-96 and west of Novi Road. The Preliminary Site Plan was approved by the Planning Commission on January 11, 2023.

2. **NOBLE VILLAGE JSP22-26** **Approval Granted**
   Approval of the request by Noble Village Group for the one-year extension of the approved Final Site Plan. The subject property is located on the south side of Grand River Avenue, east of Novi Road, in the Town Center (TC-1) zoning district. The project area is approximately 3.85 acres. The Preliminary Site Plan was approved by the Planning Commission on September 28, 2022 for a range of improvements to the current site of One World Market and the former Library Pub.

3. **MAPLE MEDICAL OFFICE JSP21-33** **Approval Granted**
   Approval of the request of AJSS Property, LLC for the first one-year extension of the Final Site Plan approval. The subject property is located east of Novi Road and south of Fourteen Mile Road, in the RA, Residential Acreage District, with a Planned Unit Development. The applicant is proposing to construct a 2558 square foot medical office building. The Planning Commission approved the Preliminary Site Plan on June 8, 2022. Final Site Plan approval was granted August 2, 2023.

4. **ARMENIAN CULTURAL CENTER JSP17-37** **Approval Granted**
   Approval of the request of Zeimet Wozniak & Associates, on behalf of the Armenian Community Center of Greater Detroit, for the third one-year extension of the Final Site Plan and Special Land Use approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in the Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. A revised Special Land Use Permit was granted by the Planning Commission on October 14, 2020 to permit a Place of Worship, a daycare in a residential district, and a proposed Armenian Genocide Memorial structure within the courtyard.

5. **LUXOR ESTATES JSP20-09** **Approval Granted**
   Approval of the request for a one-year extension of the Preliminary Site Plan approval. The subject property is located east of Beck Road, south of Nine Mile Road on a 1.82-acre parcel in the RM-1 District. The Preliminary Site Plan was approved by the Planning Commission on November 9, 2022 for six units in two-family attached buildings. The first extension was granted November 13, 2024.

SINGLE FAMILY WOODLAND USE PERMITS:

1. **51270 NINE MILE ROAD WOODLAND PERMIT PBR25-0258** **Approval Granted**
   Public Hearing at the request of Kensington Family Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

2. **22685 EVERGREEN COURT WOODLAND PERMIT PBR25-0284** **Approval Granted**
   Public Hearing at the request of Cranbrook Custom Homes for consideration of a Woodland Permit to remove 12 regulated woodland trees to build a single-family home.

SECTION 9 FAÇADE WAIVERS:

1. **FOUNTAIN VIEW – BUILDING C JF25-03** **Approval Granted**
   Consideration of the request of JRJ Group Inc. for a Revised Section 9 Façade Waiver. The subject property contains 5.45 acres and is located in Section 10, on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing to modify the façade of Building C of a previously approved site plan.

2. **POTTERY BARN FACADE JF25-04** **Approval Granted**
   Approval at the request of Ashley Montague of Rebecca Olson Architect, LLC, on behalf of Pottery Barn, for a Section 9 Façade waiver. The subject site is on a portion of the 18.74-acre parcel located at 27500 Novi Road at Twelve Oaks Mall (Section 14). The site is zoned R-C: Regional Center. The applicant requests approval to paint the existing brick on the east (front) façade of the former California Pizza Kitchen space as part of the Pottery Barn storefront modification.

Figure 8: Pottery Barn Façade Rendering, as provided by the applicant

OTHER:

1. **2025-2031 CAPITAL IMPROVEMENT PROGRAM** **Approval Granted**
   Consideration to approve the CIP document for Manager’s Office Use in the City budget.

2. **2025 MASTER PLAN FOR LAND USE** **Master Plan Adopted**
   Public Hearing for Planning Commission’s consideration for adoption of the 2025 Master Plan for Land Use in order to fulfill the requirements of the Michigan Planning Enabling Act and to provide a plan for the future development in the City of Novi.

3. **CAMELOT PARC TOWNHOMES JSP25-02** **Recommended to City Council**
   Public hearing at the request of Avalon Park Development, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay provisions. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 22 townhome units in five two-story buildings.

PLANNING COMMISSION COMMITTEES

Planning Commission Committees that met in 2025:

- Capital Improvement Plan (CIP) Committee (2/12)
- Mobility Committee (2/20, 5/15, 6/26, 8/21, 11/20)

The CIP Committee met to discuss proposed capital improvement projects for the fiscal year 2025-2026. The 2025-2031 Capital Improvement Plan was adopted by the Planning Commission on February 26, 2025.

The Mobility Committee held five meetings in 2025. The committee was chaired by City Council Member Brian Smith through November; City Council Member David Staudt was appointed chairperson at the November 20th meeting.

Key discussion items included:

- The Northville Non-Motorized Connection
- E-Bike Regulations
- The Citywide Sidewalk Survey
- Active Mobility Review
- Regional Trail Connections
- Road Report Updates
- Safe Streets for All Grant
- Design and Placement of Transit Stops
- ITC Trail to Bosco Fields Pathway Connection – TAP Grant Update
- Villa Barr Pathway Project
- Roundabout Projects
- 9Line Multi-Community Pathway Update

LOOKING AHEAD TO 2026

The Planning Commission can look forward to the following objectives in 2026:

Planned Unit Development (PUD) Ordinance Update:
Review and recommend a new PUD Ordinance to the City Council, consistent with the 2025 Master Plan recommendations, to support mixed-use PUD districts and facilitate the redevelopment of existing retail centers and remaining undeveloped properties.

Zoning Ordinance Landscape Standards:
Evaluate and update landscaping requirements within the Zoning Ordinance to increase planting percentages in large parking lots to mitigate heat island effects, and to revise landscape standards for select higher-density residential districts.

Active Mobility Plan Implementation:
Advance the Active Mobility Plan's Near-Term Network goals by supporting the completion of key sidewalk gaps and crosswalks, and by identifying opportunities to implement recommended improvements through the site plan review and approval process.

Professional Development:
Continue participation in relevant training and professional development opportunities to enhance Planning Commission knowledge and effectiveness.

MEMORANDUM

cityofnovi.org

TO: VICTOR CARDENAS, CITY MANAGER

FROM: JEFF MUCK, PRCS DIRECTOR

SUBJECT: 329 ELM CT DEMOLITION UPDATE

DATE: JANUARY 22, 2026

In May 2025 the City contracted with ASTI Environmental (ASTI) to conduct a Pre-Demolition Asbestos Inspection and Hazardous Materials/Universal Waste Survey on 329 Elm Ct (aka the Shawood Lake Island property) The fee for the service was $4120. ASTI has completed multiple Phase 1 and 2 environmental assessments for the city in the past.

The City received the final report in May 2025 and incorporated it into the bid documents for demolition of the building. Reese Contracting (the low bidder) was awarded the demolition contract in the amount of $19,500. Staff had budgeted $50,000 for demolition based on a pre-bid quote and with a high probability of the need for contingency funds for unanticipated costs in the demolition.

In preparation for the demo, Reese Contracting's abatement contractor (Environmental Specialty Services, Inc.) discovered potential Vermiculite (asbestos) in the attic and other areas of the building that were not noted on ASTI's survey. The survey also showed that ASTI did not take samples from the areas of concern. The City was given a quote of $20,037 to fully complete the abatement.

City staff called a joint meeting at the property with ASTI, Reese Contracting and Environmental Specialty Services, Inc. in December to resolve the discrepancies between the ASTI report and the observations from Environmental Specialty Services, Inc. At the meeting it was clear to staff that vermiculite was prominent and instructed ASTI to sample several areas to confirm. ASTI Environmental confirmed with their sampling data it was present in the eaves, ceiling joists, on the ceiling over the utility room and has also contaminated all of the exterior wall insulation and carpeting.

Based on this information. We are required to complete the asbestos abatement per federal guidelines and are contracting with Environmental Specialty Services, Inc. for $20,037. They are required to submit a 10 day notice before proceeding. After the abatement, Reese Contracting can complete the building demolition and site restoration.

The City's concerns with ASTI's initial assessment have been communicated and we are awaiting a resolution from their representative.

c:

Environmental Specialty Services, Inc.
300 East Seven Mile Road • Detroit, MI 48203 • Office: 313.891.2710 • Fax: 313.891.2715 • www.essdirect.com
• Asbestos, Lead and Mold Remediation • Concrete Floor Grinding and Polishing

January 20, 2026

Jeffery Muck
CPRP Director
Parks Recreation & Cultural Services
City of Novi
45175 Ten Mile Rd
Novi, MI 48375

RE: Pre Demolition ACM Removal
Change Order Request #1 Vermiculite removal
329 Elm Ct
Novi, MI

Mr. Muck,

Thank you for your interest in Environmental Specialty Services (ESS). Per your request, we are pleased to submit the following lump sum proposal for the removal of vermiculite discovered at the site during the initial asbestos abatement at the site referenced above. Vermiculite is present in the eaves, ceiling joists, on the ceiling over the utility room and has also contaminated all of the exterior wall insulation and carpeting. This material is confirmed positive in the sampling data provided to us dated January 8, 2026 performed by ASTI Environmental.

OUR LUMP SUM ESTIMATED PRICE WILL BE:

$20,037.00-TWENTY THOUSAND THIRTY SEVEN DOLLARS

Our pricing is predicated in part upon the following:

- ESS will provide labor, materials, and equipment to complete the project.
- ESS has provided for disposal and manifesting of vermiculite, and vermiculite contaminated items.
- ESS has provided for 3rd party air and OSHA monitoring.
- ESS has provided for water and power as engineering controls to complete this project.
- This work will require a 10 business day notification.
- ESS will perform a full HEPA vacuuming of the interior of the building.

Project Conditions/Exclusions

- ESS's quote is based on quantities and locations of discovered material.
- ESS has not included any TSCA waste.
- ESS has not provided for removal of roofing materials.
- ESS has not provided for any testing of unidentified materials.

- ESS has not provided for the disposal of any unidentified hazmat or universal waste in this quote.

Terms

Invoicing will be issued upon completion.
NET 30 DAYS

Should you have any questions feel free to call me directly.

Sincerely,

Michael D Berg Jr

Michael D Berg Jr
Estimator/Project Manager

United States Environmental Protection Agency

Protect Your Family from Asbestos-Contaminated Vermiculite Insulation

This page provides important information on how to protect yourself and your family if you suspect that you might have vermiculite insulation from Libby, Montana.

- What is Vermiculite
- Concerns About Asbestos-contaminated Vermiculite Insulation
- Identifying Insulation That is Made From Vermiculite
- Risk of Exposure to Asbestos If You Have Vermiculite Insulation
- Concerns About Exposure If Your Family Removed or Handled Insulation That Contained Asbestos
- If You Have Vermiculite Insulation

What is Vermiculite

Vermiculite is a naturally-occurring mineral composed of shiny flakes, resembling mica. When heated to a high temperature, flakes of vermiculite expand as much as 8-30 times their original size. The expanded vermiculite is a light-weight, fire-resistant, and odorless material and has been used in numerous products, including insulation for attics and walls. Sizes of vermiculite products range from very fine particles to large (coarse) pieces nearly an inch long.

Concerns about Asbestos-contaminated Vermiculite Insulation

A mine near Libby, Montana, was the source of over 70 percent of all vermiculite sold in the United States from 1919 to 1990. There was also a deposit of asbestos at that mine, so the vermiculite from Libby was contaminated with asbestos. Vermiculite from Libby was used in the majority of vermiculite insulation in the United States and was often sold under the brand name Zonolite. If you have vermiculite insulation in your home, you should assume this material may be contaminated with asbestos and be aware of steps you can take to protect yourself and your family from exposure to asbestos.

Identifying Insulation That is Made From Vermiculite

Look at the photos on this website and then look at the insulation without disturbing it. Vermiculite insulation is a pebble-like, pour-in product and is usually gray-brown or silver-gold in color.

The following photographs show typical vermiculite insulation.

<https://epa.gov/sites/production/files/2013-06/vermiculite1.jpg>

Typical vermiculite insulation <https://epa.gov/sites/production/files/2013-06/vermiculite1.jpg>

<https://epa.gov/sites/production/files/2013-06/vermiculite2.jpg>

Vermiculite insulation between attic joists <https://epa.gov/sites/production/files/2013-06/vermiculite2.jpg>

<https://epa.gov/sites/production/files/2013-06/vermiculite3.jpg>

Vermiculite insulation particle size relative to paper clip <https://epa.gov/sites/production/files/2013-06/vermiculite3.jpg>

<https://epa.gov/sites/production/files/2013-06/vermiculite4.jpg>

Different sizes of vermiculite particles <https://epa.gov/sites/production/files/2013-06/vermiculite4.jpg>

<https://epa.gov/sites/production/files/2013-06/vermiculite5.jpg>

Typical vermiculite insulation <https://epa.gov/sites/production/files/2013-06/vermiculite5.jpg>

You should assume that vermiculite insulation is from Libby and treat the material as if it contained asbestos by not disturbing it or by using a trained professional if it needs to be removed. Since the Libby mine was estimated to be the source of over 70 percent of all vermiculite sold in the United States from 1919 to 1990 and vermiculite from Libby was contaminated with asbestos, further testing is not necessary to take the appropriate precautions. While you can hire a trained professional to test your attic for asbestos, this may be expensive and, depending on the methods used, might give you erroneous results. We do not recommend that you open your walls to check for vermiculite.

Risk of Exposure to Asbestos If You Have Vermiculite Insulation

Asbestos causes cancer and other diseases. There is no known safe level of asbestos exposure. Asbestos fibers must be airborne to cause a health risk through inhalation, so the first step is not to disturb the material, which would release more fibers into the air. If you remove or disturb the insulation, it is probable that you may inhale some asbestos fibers - the degree of health risk depends on how much and how often this occurred. If you do not go into your attic, handle, or disturb the insulation, it is likely that you will not be exposed to asbestos fibers from vermiculite insulation.

Also, you need to consider if any disturbance of the insulation - possibly by a contractor doing work in your attic - may result in the fibers being deposited into other areas of your house where an exposure might be possible.

Concerns About Exposure If Your Family Removed or Handled Insulation That Contained Asbestos

It is not possible to say whether your exposure may result in disease. Exposure to asbestos increases your risk of developing lung diseases including asbestosis, lung cancer, or mesothelioma, and disease may not occur until decades after exposure. The risk of disease increases as the level, duration, and frequency of exposure increases. That risk is made worse by smoking.

If you are concerned about possible exposure, talk to your doctor and consider consulting a physician who specializes in lung diseases, also known as a pulmonologist. For more information on asbestos-related diseases see the Agency for Toxic Substances & Disease Registry Web site <https://www.atsdr.cdc.gov/asbestos/index.html>.

If You Have Vermiculite Insulation

YOU SHOULD ASSUME THE VERMICULITE CONTAINS ASBESTOS AND DO NOT DISTURB IT! Any disturbance could potentially release asbestos fibers into the air. If you absolutely have to go in your attic and it contains vermiculite insulation, you should limit the number of trips you make and shorten the length of those trips in order to help limit your potential exposure.

We recommend that you:

- Leave vermiculite insulation undisturbed in your attic or in your walls.
- Do not store boxes or other items in your attic if it contains vermiculite insulation.
- Do not allow children to play in an attic with vermiculite insulation.
- Do not attempt to remove the insulation yourself.
- Hire a professional asbestos contractor if you plan to remodel or conduct renovations that would disturb the vermiculite in your attic or walls to make sure the material is safely handled and/or removed.

Find frequent questions on vermiculite <https://epa.gov/asbestos/what-vermiculite>

Last updated on April 24, 2025

Is my health at risk from previous exposures to the asbestos in the insulation?

If you removed or disturbed the insulation, it is possible that you inhaled some asbestos fibers. Also the disturbance may have resulted in the fibers being deposited into other areas of the home. Exposure to asbestos increases your risk of developing lung disease. That risk is made worse by smoking. In general, the greater the exposure to asbestos, the greater the chance of developing harmful health effects. Disease symptoms may take several years to develop following exposure. If you are concerned about possible exposure, consult a physician who specializes in lung diseases (pulmonologist).

Where can I get information on testing or removal of the insulation?

EPA and ATSDR strongly recommend using a trained and certified professional to conduct removal work. Removing the insulation yourself could potentially spread asbestos fibers throughout your home, putting you and your family at risk of inhaling these fibers.

For certified asbestos removal professionals in your area, refer to your local Yellow Pages. Your State Environmental Agency can confirm that the company's credentials are current.
You can find your State Agency at:
http://www.epa.gov/epahome/whereyoulive.htm

Currently, there are specific technical issues involving vermiculite sampling that can complicate testing for the presence of asbestos fibers and interpreting the risk from exposure. EPA and ATSDR are not recommending at this time that homeowners have vermiculite attic insulation tested for asbestos. As testing techniques are refined, EPA and ATSDR will provide information to the public on the benefits of testing that produce more definitive and accurate test results.

What if I have work-related exposure to vermiculite?

Workers who have had significant past exposure, or have significant ongoing exposure to asbestos, to vermiculite from Libby, or to other asbestos-contaminated materials should consider getting a medical exam from a physician who knows about diseases caused by asbestos. For more information and to obtain a fact sheet concerning occupational exposure to vermiculite, contact the **National Institute for Occupational Safety and Health (NIOSH) at: 1-800-35-NIOSH, or http://www.cdc.gov/niosh/homepage.html**

Where can I get more information?

Information on the Agency's guidance on asbestos and vermiculite, including insulation and horticultural products, has previously been available on EPA's website. Additional information on vermiculite and asbestos is available from the following sources:

General Information
EPA's Toxic Substances Control Act (TSCA) Assistance Information Service: **Asbestos Line:**
1-800-471-7127

EPA Asbestos Ombudsman
1-800-368-5888

EPA's Asbestos Home Page
http://www.epa.gov/asbestos/

Health Information
Agency for Toxic Substances and Disease Registry (ATSDR) http://www.atsdr.cdc.gov

Worker Safety
Occupational Safety and Health Administration (OSHA) http://www.osha.gov

National Institute for Occupational Safety and Health (NIOSH) http://www.cdc.gov/niosh/homepage.html

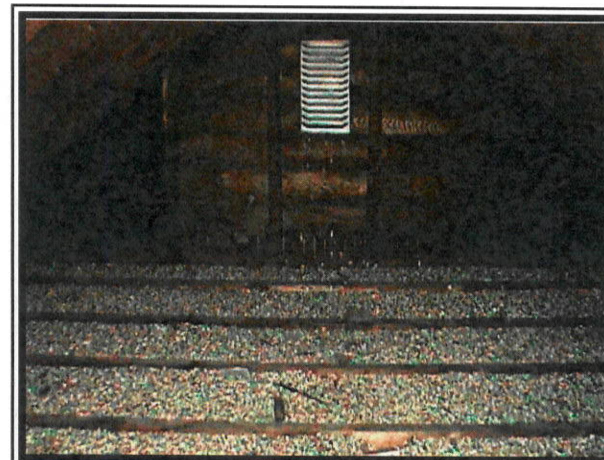
Consumer Products
Consumer Product Safety Commission (CPSC)
http://www.cpsc.gov

Mineralogy
United States Geological Survey (USGS)
http://minerals.usgs.gov/minerals/

EPA
United States Environmental Protection Agency

ATSDR
AGENCY FOR TOXIC SUBSTANCES AND DISEASE REGISTRY
Agency for Toxic Substances and Disease Registry

Current Best Practices for Vermiculite Attic Insulation



EPA 747-F-03-001

May 2003

What is vermiculite insulation?

Vermiculite is a naturally occurring mineral that has the unusual property of expanding into worm-like accordion shaped pieces when heated. The expanded vermiculite is a light-weight, fire-resistant, absorbent, and odorless material. These properties allow vermiculite to be used to make numerous products, including attic insulation.

Do I have vermiculite insulation?

Vermiculite can be purchased in various forms for various uses. Sizes of vermiculite products range from very fine particles to large (coarse) pieces nearly an inch long. Vermiculite attic insulation is a pebble-like, pour-in product and is usually light-brown or gold in color. The pictures in the center of this pamphlet and on the cover show several samples of vermiculite attic insulation.

Is vermiculite insulation a problem?

Prior to its close in 1990, much of the world's supply of vermiculite came from a mine near Libby, Montana. This mine had a natural deposit of asbestos which resulted in the vermiculite being contaminated with asbestos. Attic insulation produced using vermiculite ore, particularly ore that originated from the Libby mine, may contain asbestos fibers. Today, vermiculite is mined at three U.S. facilities and in other countries which have low levels of contamination in the finished material.

How does asbestos cause health problems?

Asbestos can cause health problems when inhaled into the lungs. If products containing asbestos are disturbed, thin, lightweight asbestos fibers are released into the air. Persons breathing the air may breathe in asbestos fibers. Continued exposure increases the amount of fibers that remain in the lung. Fibers embedded in lung tissue over time may result in lung diseases such as asbestosis, lung cancer, or mesothelioma. Smoking increases your risk of developing illness from asbestos exposure.

What should I do if I have vermiculite attic insulation?

DO NOT DISTURB IT. Any disturbance has the potential to release asbestos fibers into the air. Limiting the number of trips you make to your attic and shortening the length of those trips can help limit your potential exposure.

EPA and ATSDR strongly recommend that:

- Vermiculite insulation be left **undisturbed** in your attic. Due to the uncertainties with existing testing techniques, it is best to assume that the material may contain asbestos.
- You should not store boxes or other items in your attic if retrieving the material will disturb the insulation.
- Children should not be allowed to play in an attic with open areas of vermiculite insulation.
- If you plan to remodel or conduct renovations that would disturb the vermiculite, hire professionals trained and certified to handle asbestos to safely remove the material.
- You should **never attempt** to remove the insulation yourself. Hire professionals trained and certified to safely remove the material.

What if I occasionally have to go into my attic?

EPA and ATSDR strongly recommend that homeowners make every effort **not to disturb** vermiculite insulation in their attics. If you occasionally have to go into your attic, current best practices state you should:

1. Make every effort to stay on the floored part of your attic and to not disturb the insulation.
2. If you **must** perform activities that may disturb the attic insulation such as moving boxes (or other materials), do so as gently as possible to minimize the disturbance.
3. Leave the attic immediately after the disturbance.
4. If you need work done in your attic such as the installation of cable or utility lines, hire trained and certified professionals who can safely do the work.
5. It is possible that vermiculite attic insulation can sift through cracks in the ceiling, around light fixtures, or around ceiling fans. You can prevent this by sealing the cracks and holes that insulation could pass through.
6. Common dust masks are **not effective** against asbestos fibers. For information on the requirements for wearing a respirator mask, visit the following OSHA website: **http://www.osha-slc.gov/SLTC/respiratoryprotection/index.html**

What are the next steps?

The guidance provided in this brochure reflects the current testing technology and knowledge of precautions one may take regarding vermiculite attic insulation. EPA is initiating further studies on vermiculite attic insulation and pursuing other asbestos related issues. Additional information will be provided to the public via the EPA and ATSDR websites and through additional outreach materials as it becomes available.

https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=91022L7L.txt (https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=91022L7L.txt)
(https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=91022L7L.txt)

RECENT DEVELOPMENTS IN ANALYTICAL METHODS FOR FIBROUS AMPHIBOLE IN VERMICULITE ATTIC INSULATION | Science Inventory | US EPA (https://cfpub.epa.gov/si/si_public_record_report.cfm?Lab=NRMRL&dirEntryId=94769)

The U.S. Environmental Protection Agency has developed a test method for the analysis of fibrous amphibole in vermiculite attic insulation. This method was developed to provide the Agency with monitoring tools to study the occurrence and potential for exposure to fibrous amphibole associated primarily with vermiculite attic insulation produced from mines in the Libby, Montana area. The method is based upon information provided by several experts who have been active in monitoring these materials, and it is being considered by the Agency for use in an assessment of the exposure potential to fibrous amphibole from such insulation materials. The method employs a separation of amphibole from vermiculite using a flotation procedure. Vermiculite will float in a water suspension while the denser amphibole will sink. Fibrous amphibole particles will be separated from the material that sinks. The presence of fibrous amphibole is then confirmed using available polarized light microscopy, scanning electron microscopy, or transmission electron microscopy protocols. The liquid used for the flotation may also be analyzed for fine fibrous amphibole using either scanning electron microscopy or transmission electron microscopy. To inform the public

Hide text

https://cfpub.epa.gov/si/si_public_record_report.cfm?Lab=NRMRL&dirEntryId=94769 (https://cfpub.epa.gov/si/si_public_record_report.cfm?Lab=NRMRL&dirEntryId=94769)
(https://cfpub.epa.gov/si/si_public_record_report.cfm?Lab=NRMRL&dirEntryId=94769)

Collection, Analysis and Characterization of Vermiculite Samples for Fiber Content and Asbestos Contamination: Final Report (https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=9101JY8V.txt)

https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=9101JY8V.txt (https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=9101JY8V.txt)
(https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=9101JY8V.txt)

What are some uses of Vermiculite? (https://www.epa.gov/asbestos/what-are-some-uses-vermiculite)

Vermiculite has been used in various industries for over 80 years. It is used in the construction, agricultural, horticultural and industrial markets. Examples of products that contain vermiculite include potting soil mixes, loose fill insulation, and pack

Show more

Buzz Report

January 22, 2026

Hot Topics:

- **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.

- **Emergency Assistance Food Distribution**
  The City of Novi serves as a front-line distribution site for emergency food assistance through organizations like Focus: HOPE and the USDA's TEFAP (The Emergency Food Assistance Program). Food assistance programs overall have been significantly impacted by the recent federal government shutdown. Staffing reductions, transportation disruptions, and delivery delays have slowed operations. In addition, the federally allocated program budget has decreased, despite rising food costs and increased community need. As a result, sites (including Novi) are receiving fewer food items per distribution. This is a widespread issue affecting all participating locations.

- **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

- **Economic Development Efforts**
  This week, staff met with the following companies:

- **KML Computer Service - 24371 Catherine Industrial Dr.**
  https://kmlcs.com/
  KML Computer Services helps small businesses make more money and be more profitable by assisting them with their technology. This allows the business owner to do their job and not become imprisoned by that technology. KML relieves the burden of dealing with technology day to day and allows them to focus on what they do best – running their business.

- **Daifuku - 30100 Cabot Dr**
  https://www.daifuku.com/
  Daifuku is the world's leading provider of automated material handling solutions. They design, manufacture, install, and service logistics systems and equipment for various industries, including manufacturing, distribution, semiconductors, and airports.

- **Paradise Entertainment Resort**
  Many staff members and Council members have received a correspondence from Chief David Tomby regarding a potential substantial development that would include an Amphitheater/ Convention Center, two luxury hotels attached to the opposite sides of the amphitheater, and a modest-sized "Virtual Theme Park. Chief Tomby says he has been working with the Whitmer Administration for the last 7 years and needs to get the project across the line prior to the Governor's term ending. The land he has identified in Novi is in the Haggerty Corporate park where the zoning is not conducive and has some significant wetland implications. All of this has been shared with Chief Tomby this week. If you have any questions regarding this matter, please reach out to Victor.

- **Former Bar Louie**
  The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant, called **Supra Revolving Sushi**. The developers of this space continue to work with Community Development personnel to obtain the necessary permits for this new use, currently non-structural interior demolition only is approved and underway. No 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

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

- **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. 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)**
  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 received for review. *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.

- **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.

Frequently Asked Questions:

None at current