



CITY OF NOVI
Administrative ePacket
February 12, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Additional Updates on the Public Safety Building Project - Cardenas](#)

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

[Final Quota Liquor License Update - Morris](#)

[Camelot Parc Townhomes Update - Bell](#)

Departmental Updates

[The Buzz Report](#)

[Unfit/Unsafe Dwelling Units - Boulard](#)

[2023-25 Fleet Report](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #52

As of:

2/11/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – February 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays.
- In-person design workshop ~~may be~~ rescheduled to the week of 2/23.

Other

- ~~Owner's Meeting between City and PMR occurred on 2/2/26.~~
- Interviews with three technology firms occurred on 2/11/26 with recommendation forthcoming.

Upcoming Activities

Governance

- City Council's remaining approvals consist of Program budget; Schematic design; Design development; Furniture vendor; Contractor bid packages; Change orders in excess of \$100,000 and/or CO's that exceed project contingency or program budget.
- ~~FAC approved governance documents to be on a February City Council agenda.~~

Design

- Program Validation & Concept Design: Dec 2025 – March 2026
- Schematic Design: March 2026 – August 2026
- ~~Design Development: August 2026 – January 2027~~
- ~~Construction Documents: February 2027 – June 2027~~
- PMR/HED presentation to Council and FAC scheduled for 3/23/26 for project update and Fire Station design/schedule review
- HED to coordinate a community Neighbors Meeting for FS 2 and FS 3 sites in Spring/Summer 2026.
- HED to coordinate engineering meeting to discuss City site plan approval the week of 2/23.

Other

- PMR to present revised budget to FAC for discussion/approval on 2/19/26.
- The next PMR Owner's Meeting with Novi will be on 3/2/26.
- City and A/E to tour Lansing Public Safety project with Christman on 2/27/26.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- 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
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.
- PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
- City planning on bidding road project in Spring 2026.

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)
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB to follow in 2028
- PMR seeking approval of Technology Consultant in February or March, and Furniture, Fixtures and Equipment (FFE) in 1st Quarter 2026.

MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: ADDITIONAL UPDATES ON PUBLIC SAFETY BLDG. PROJECT
DATE: FEBRUARY 12, 2026

In addition to the regular updates from Plante Moran, I wanted to provide some broader occurrences as they relate to the Public Safety Bond Projects:

Land Clearing

You'll notice from the latest pictures/drone shots that significant progress has been made at the site of the Public Safety Headquarters. The clearing activities have gone smoothly, except for some hiccups with Consumers Energy and the connection to the building/shed. Thankfully, that has finally been resolved, clearing our path to bring down the structure as well. Some debris in base of "Mt. Novi not identified in geo-tech (tires, cars parts, etc.) will need to be hauled off-site. Current change orders are within contingency values of the contract, but some additional costs could be seen when land balancing is complete.

Bond Issuance

Accompanying this correspondence is a letter from the City's Bond Advisor (PFM) to the Bond Counsel (Miller Canfield) as it relates to the forthcoming bond issuance/sale, with the specifications for a resolution that will appear on Council's agenda at your February 23rd meeting. Below is a schedule of the bond issuance

- | | |
|----------------------------------|---|
| • Wk. of Jan. 19 th | PFM to issue RFP for Underwriter |
| • Feb. 5 th | Underwriter Proposals Due |
| • By Wk of Feb. 16 th | Underwriter selected |
| • Feb. 23rd | City Council to Adopt Bond Authorizing Resolution at not to exceed bond amount |
| • Early March | Preliminary Official Statement prepared |
| • Early March | Apply for credit rating |
| • Mid-March | Due diligence call to review Preliminary Official Statement |
| • Late-March | Call with rating agency |
| • Early April | Rating released & Preliminary Official Statement published |
| • Late April | 2026 taxable value available |
| • Mid/Late April | Bond Pricing / Interest Rates & Repayment Schedule Finalized |
| • Mid/Late April | City signs Bond Purchase Agreement with Underwriter |
| • Late April | Final Official Statement Published |
| • Mid/Late May | Bond Closing / Receive Bond Proceeds |

Technology Consultant

We received four bid packages for the technology and security design consultants. It was narrowed down to three firms (Howell Design Group, Convergent, and Commtech). This past week representatives from PMR, city staff, and the Public Safety Executive team participated in the interviewing the three firms. This is currently under review

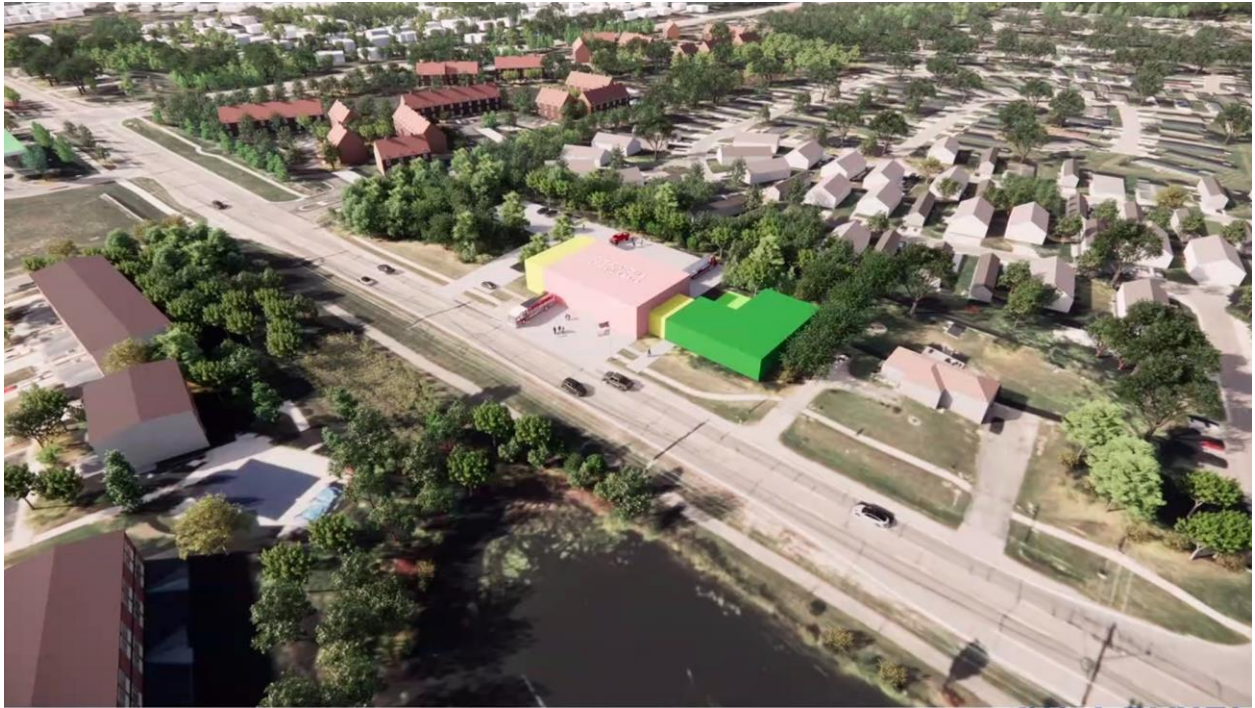
Architect/Design

Representatives from BRW and HED Architects will be back in Novi next week to meet with Public Safety leadership to further refine space placement in the respective buildings. Once the architects have more input, they'll dive into robust building designs. To date, they have developed the following rough sketches of facility placement at each of the three sites. **Please note that these are only initial concepts.** The teams from BRW and HED plan on presenting to Council on March 23rd to provide a status update on their efforts.

Furthermore, the plan is to separate them into two efforts by the building teams. The first is to move forward with the Fire Stations to get a shovel in the ground by next fall, with substantial completion by December 2027. The second effort is the Public Safety Headquarters, following soon after.

Station #2





Station#3



Public Safety HQ





January 29, 2026

Patrick McGow
Miller, Canfield, Paddock & Stone, P.L.C.
150 West Jefferson, Suite 2500
Detroit, MI 48226

RE: City of Novi, County of Oakland, State of Michigan, 2026 Unlimited Tax General
Obligation Bonds

Dear Pat:

Pursuant to the instructions given to us by the City, below are the specifications for your
use in drafting the necessary legal documents for adoption at the City's Council meeting
on February 23, 2026.

pfm

555 Briarwood Circle
Suite 333
Ann Arbor, MI 48108
734.994.9700

pfm.com

Sales Method:	Negotiated Sale	
Bond Amount:	Not to exceed \$35,000,000 (First series of total voter authorized UTGO bonds in the amount of \$120,000,000)	
Bond Details:	Dated:	Date of Delivery
	First Interest Payment:	November 1, 2026
	Capitalized Interest:	None
	Interest Payments:	May 1 and November 1
	Principal Maturity:	May 1 and/or November 1, amounts to be determined
Term Bonds:	To be determined	
Prior Redemption:	To be determined	
Bank-qualification:	The bonds are not anticipated to be designated as qualified tax-exempt obligations (i.e. "bank qualified").	
Transfer Agent:	To be determined	
Insurance:	Please authorize the City to obtain municipal bond insurance, if it is deemed to be cost effective (although not anticipated).	
Appointments:	Bond Attorney:	Miller, Canfield, Paddock & Stone, P.L.C.
	Municipal Advisor:	PFM Financial Advisors LLC
	Underwriter:	To be determined
Delegation:	Please delegate authority to the City Manager to sign the bond purchase agreement under the following parameters:	
	Maximum TIC%:	5.50%
	Maximum Underwriting Discount	0.75%
	Maximum Bond Term:	25 years



The City's Municipal Finance Qualifying Statement was approved for fiscal year ended June 30, 2025.

Please forward us a copy of the legal documents when they are available. In the meantime, if you have any questions or require additional information, please contact us. Thank you.

Sincerely,
PFM Financial Advisors LLC

Kari L. Blanchett
Managing Director

Sean Wahl
Director

Enclosure

cc: Victor Cardenas, City of Novi
Karen Lancaster, City of Novi
Nathan Thomas / Jacob Murphy, PFM Financial Advisors LLC



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RACHAEL EUBANKS
STATE TREASURER

December 22, 2025

Approval

Municipality Code: 632130
Fiscal Year Ended: 6/2025
Report ID Number: 174848

Dear Chief Administrative Officer:

Thank you for submitting a Qualifying Statement for City of Novi to the Michigan Department of Treasury on December 22, 2025. Based upon the information provided in the Qualifying Statement, we have determined that the municipality is in material compliance with the criteria identified in Section 303(3) of Public Act 34 of 2001.

The municipality is now authorized to issue municipal securities under this Act without further approval from Treasury. This authorization will remain in effect for six months plus 30 business days after the end of your next fiscal year, or when Treasury has made a new determination, whichever occurs first.

Within 15 business days after the issuance of a municipal security, you will need to upload with the Department a [Treasury Website \(Security Report\)](#) and the documents required in [Michigan Legislature Website \(Section 319\)](#) of Public Act 34 of 2001.

If you would like to speak with a member of our team, please email our office at Treas_MunicipalFinance@Michigan.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "CJ Vaughn".

Cary Jay Vaughn, CPA, Administrator
Local Audit and Finance Division

Option C2

	Series 2026	Series 2027	Series 2028
\$120,000,000	Amount: \$35,000,000	\$40,000,000	\$45,000,000
CITY OF NOVI	TIC: 4.50%	4.50%	4.55%
COUNTY OF OAKLAND, STATE OF MICHIGAN	Dated Date: May 1, 26	May 1, 27	May 1, 28
2026, 2027, 2028 UNLIMITED TAX GENERAL OBLIGATION BOND	First Payment: 1, 26 < 6 Months	Nov 1, 27	Nov 1, 28
	First Levy: Jul 1, 26	Jul 1, 27	Jul 1, 28
	Capitalized Int: \$0	\$0	\$0
ESTIMATED MILLAGE NEEDED TO RETIRE BONDED DEBT	Bond Term: 25 yrs., 0 mo.	25 yrs., 0 mo.	25 yrs., 0 mo.
	1:5 Ratio: TRUE	TRUE	TRUE
	Average Life: 14.98	16.83	18.12

Ballot Information	
Election Date	August 5, 2025
First Yr. Millage	1.00
Avg. Millage	0.95

Levy Cycle July Only	
Millage Impact	
Projected	1.00
Current	0.00
Net Increase	1.00

Interest Factor
0.76

Tax Year	Fiscal Year	Series 2026					Series 2027		Series 2028		Delinquency Allowance	Use of Funds on Hand	Proposed and Existing UT Debt	Projected Tax Base ^[1]	Growth Rate	Estimated Mills Needed
	End	Interest Due Nov 1	Interest Due May 1	Interest Rate	Principal Due May 1	Total Debt Service	Principal Due May 1	Total Debt Service	Principal Due May 1	Total Debt Service	10.00%	\$0				
2025	2026	\$0	\$0	4.500%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,236,499,815	5.24%	0.00
2026	2027	787,500	787,500	4.500%	3,275,000	4,850,000	0	0	0	0	544,596	51,364	5,445,960	5,445,959,808	4.00%	1.00
2027	2028	713,813	713,813	4.500%	500,000	1,927,625	1,900,000	3,700,000	0	0	0	36,173	5,663,798	5,663,798,200	4.00%	1.00
2028	2029	702,563	702,563	4.500%	300,000	1,705,125	325,000	2,039,500	200,000	2,247,500	0	(87,537)	5,904,588	5,890,350,128	4.00%	1.00
2029	2030	695,813	695,813	4.500%	400,000	1,791,625	375,000	2,074,875	250,000	2,288,400	0	0	6,154,900	6,125,964,133	4.00%	1.00
2030	2031	686,813	686,813	4.500%	550,000	1,923,625	425,000	2,108,000	280,000	2,307,025	0	0	6,338,650	6,309,743,057	3.00%	1.00
2031	2032	674,438	674,438	4.500%	700,000	2,048,875	510,000	2,173,875	285,000	2,299,285	0	0	6,522,035	6,499,035,349	3.00%	1.00
2032	2033	658,688	658,688	4.500%	850,000	2,167,375	510,000	2,150,925	390,000	2,391,318	0	0	6,709,618	6,694,006,409	3.00%	1.00
2033	2034	639,563	639,563	4.500%	935,000	2,214,125	610,000	2,227,975	485,000	2,468,573	0	0	6,910,673	6,894,826,601	3.00%	1.00
2034	2035	618,525	618,525	4.500%	1,025,000	2,262,050	710,000	2,300,525	610,000	2,571,505	0	0	7,134,080	7,101,671,399	3.00%	1.00
2035	2036	595,463	595,463	4.500%	1,095,000	2,285,925	830,000	2,388,575	730,000	2,663,750	0	0	7,338,250	7,314,721,541	3.00%	1.00
2036	2037	570,825	570,825	4.500%	1,165,000	2,306,650	980,000	2,501,225	855,000	2,755,535	0	0	7,563,410	7,534,163,188	3.00%	1.00
2037	2038	544,613	544,613	4.500%	1,235,000	2,324,225	1,130,000	2,607,125	1,005,000	2,866,633	0	0	7,797,983	7,760,188,083	3.00%	1.00
2038	2039	516,825	516,825	4.500%	1,330,000	2,363,650	1,280,000	2,706,275	1,140,000	2,955,905	0	0	8,025,830	7,992,993,726	3.00%	1.00
2039	2040	486,900	486,900	4.500%	1,405,000	2,378,800	1,430,000	2,798,675	1,295,000	3,059,035	0	0	8,236,510	8,232,783,538	3.00%	1.00
2040	2041	455,288	455,288	4.500%	1,485,000	2,395,575	1,580,000	2,884,325	1,525,000	3,230,113	0	0	8,510,013	8,479,767,044	3.00%	1.00
2041	2042	421,875	421,875	4.500%	1,565,000	2,408,750	1,730,000	2,963,225	1,730,000	3,365,725	0	0	8,737,700	8,734,160,055	3.00%	1.00
2042	2043	386,663	386,663	4.500%	1,625,000	2,398,325	1,880,000	3,035,375	2,015,000	3,572,010	0	0	9,005,710	8,996,184,857	3.00%	1.00
2043	2044	350,100	350,100	4.500%	1,710,000	2,410,200	2,035,000	3,105,775	2,325,000	3,790,328	0	0	9,306,303	9,266,070,402	3.00%	1.00
2044	2045	311,625	311,625	4.500%	1,775,000	2,398,250	2,180,000	3,159,200	2,600,000	3,959,540	0	0	9,516,990	9,544,052,515	3.00%	1.00
2045	2046	271,688	271,688	4.500%	1,840,000	2,383,375	2,305,000	3,186,100	2,790,000	4,031,240	0	0	9,600,715	9,830,374,090	3.00%	0.98
2046	2047	230,288	230,288	4.500%	1,910,000	2,370,575	2,430,000	3,207,375	2,910,000	4,024,295	0	0	9,602,245	10,125,285,313	3.00%	0.95
2047	2048	187,313	187,313	4.500%	1,980,000	2,354,625	2,565,000	3,233,025	3,035,000	4,016,890	0	0	9,604,540	10,429,043,872	3.00%	0.92
2048	2049	142,763	142,763	4.500%	2,060,000	2,345,525	2,700,000	3,252,600	3,160,000	4,003,798	0	0	9,601,923	10,741,915,188	3.00%	0.89
2049	2050	96,413	96,413	4.500%	2,135,000	2,327,825	2,820,000	3,251,100	3,325,000	4,025,018	0	0	9,603,943	11,064,172,644	3.00%	0.87
2050	2051	48,375	48,375	4.500%	2,150,000	2,246,750	2,940,000	3,244,200	3,565,000	4,113,730	0	0	9,604,680	11,396,097,823	3.00%	0.84
2051	2052	0	0	4.500%	0	0	3,820,000	3,991,900	4,035,000	4,421,523	0	0	8,413,423	11,737,980,758	3.00%	0.72
2052	2053	0	0	4.500%	0	0	0	0	4,460,000	4,662,930	0	0	4,662,930	12,090,120,181	3.00%	0.39
2053	2054	0	0	4.500%	0	0	0	0	0	0	0	0	0	12,452,823,786	3.00%	0.00
		\$11,794,725	\$11,794,725		\$35,000,000	\$58,589,450	\$40,000,000	\$70,291,750	\$45,000,000	\$82,091,600	\$544,596	\$0	\$211,517,396			

[1] Includes \$22,992,565 of equivalent IFT valuations & less Veteran Exemptions of \$9,269,930 for 2025.

NT/KB



City of Novi – Strategic Plan Status Update

As of: 2/12/2026

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

Recent Progress	Upcoming Efforts / Engagements
• Long Range Strategic Planning Committee and Staff Leadership Team Workshops: ○ Discussed Trends and Environmental Scan ○ Reviewed Forthcoming Questionnaires • Updated Process Diagram with Tentative Dates for all Future Events and Engagements	• Invitations to Sounding Board members • Launch digital engagement hub (City website page) • Launch initial questionnaires: ○ Community Vision Survey ○ Council/Board/Commission Members Questionnaire

Input Needed
• Finalized dates for all in-person events (workshops, presentations, pop-ups, plan reveal/celebration) • Finalize Sounding Board members and contact information

Novi 2050: Trends Shaping our Future

Strategic Planning Workshop

Methodology

Foresight Methodologies

TREND SCANNING

Researching existing, emerging, and potential future trends (including societal, technological, environmental, economic, and political trends, or STEEP) and related drivers of change.

SIGNAL SENSING

Identifying developments in the far future and in adjacent fields outside of the conventional planning space that might impact planning.

FORECASTING

Estimating future trends.

SENSE-MAKING

Connecting trends and signals to planning to explore how they will impact cities, communities, and the way planners do their work.

Source: [PAS QuickNotes No. 94, "Planning with Foresight."](#)

Global Trends

Global Trend #1

Communities are growing older and more diverse

- Populations are aging while racial and ethnic diversity continues to increase.
- Communities must plan for a wider range of household types and generational needs.

Global Trend #2

Housing demand and preferences are shifting

- Housing demand is rising as affordability and production challenges grow.
- Preferences are shifting toward walkable, mixed-use, and flexible housing options.

Global Trend #3

The economy is restructuring

- Job growth is shifting toward service, healthcare, and knowledge-based work.
- Automation and AI are changing how work is done.
- Talent attraction is a growing competitive factor.

Global Trend #4

Mobility, energy, and technology are converging

- Transportation and energy systems are becoming more electric, connected, and diverse.
- Infrastructure must adapt to rapidly evolving technologies.

Global Trend #5

Climate pressures are increasing infrastructure risk

- Extreme heat, heavy rainfall, and climate variability are becoming more common.
- Resilience and adaptation are now core planning considerations.

What this Means for Novi

- These global forces are already influencing Novi's growth, development, and investment decisions.
- Local data shows where these trends are strongest and where they present the greatest opportunities and challenges.

The following section explores how these trends are playing out in Novi today, and what they mean for future planning priorities.

Five Trend Categories

Five trend categories are at the foundation of American Planning Association's (APA) foresight research: societal, technological, environmental, economic, and political trends (STEEP).

Through these five categories, APA connects emerging and potential trends to plan and create guidance on how communities can get future-ready.

Trend Timeframes

Identified trends are grouped depending on their urgency:

ACT NOW

Existing trends planners need to act on today.

PREPARE

Emerging trends planners need to prepare for.

LEARN AND WATCH

Potential future trends or signals planners need to learn more about and keep watching.



Sources & Data

Trend Framework

- American Planning Association (APA), *STEEP Foresight Framework*

Population, Housing, & Schools

- SEMCOG, *2050 Forecasts*
- U.S. Census Bureau
- Novi Community School District projections

Economy & Workforce

- SEMCOG, *Regional Economic Outlook*
- Lightcast, *Talent Attraction Score*
- Michigan Center for Data & Analytics
- Michigan Department of Labor & Economic Opportunity

Technology, Energy, & Transportation

- U.S. Department of Energy (DOE)
- National Renewable Energy Laboratory (NREL)
- McKinsey Global Institute
- APA Foresight Reports

Climate & Environment

- Great Lakes Integrated Sciences + Assessments (GLISA)
- U.S. Climate Resilience Toolkit
- SEMCOG flood risk and infrastructure guidance
- Michigan Department of Environment, Great Lakes, and Energy (EGLE)
- Oakland County CISMA/Michigan Invasive Species Coalition

Policy

- State of Michigan, *MI Healthy Climate Plan*
- State climate, energy, and infrastructure legislation

Societal Trends

Novi is Growing Faster than the Region

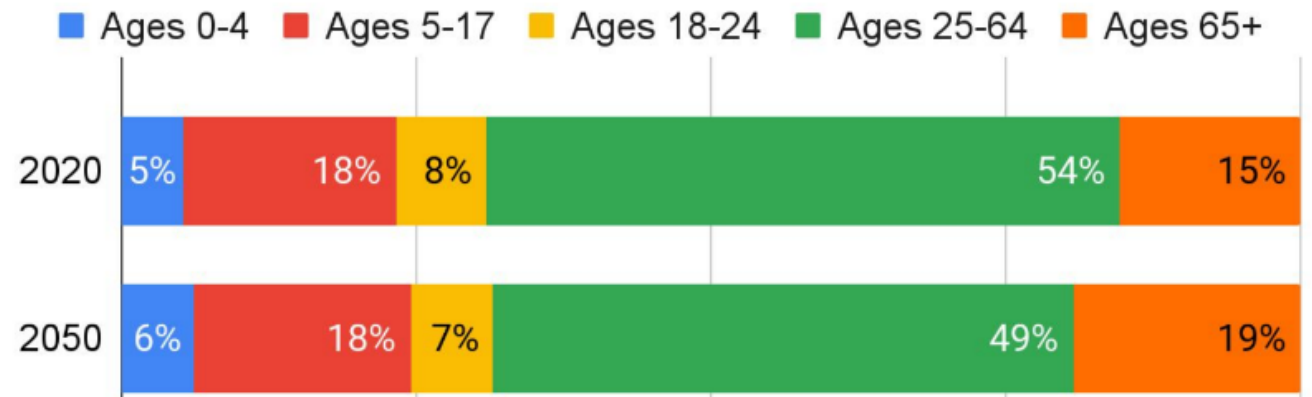
- Novi's population and households are projected to grow faster than Oakland County through 2050, reinforcing its role as a regional growth center.
- Sustained household growth will increase demand for housing, services, infrastructure, and long-term capital investment.

	2020	2050	2020-50 Number Change	2020-50 Percent Change
City of Novi				
Total Pop	66,243	74,081	7,838	11.8%
Household Pop	65,639	73,318	7,689	11.7%
Oakland County				
Total Pop	1,274,395	1,387,838	113,443	8.9%
Household Pop	1,258,123	1,365,814	107,691	8.6%

Novi's Population is Aging

- By 2050, older adults will make up a larger share of Novi's population, while the working-age population declines as a share of residents.
- This shift will increase demand for age-responsive housing, services, mobility, and facilities, as the share of working-age residents declines.

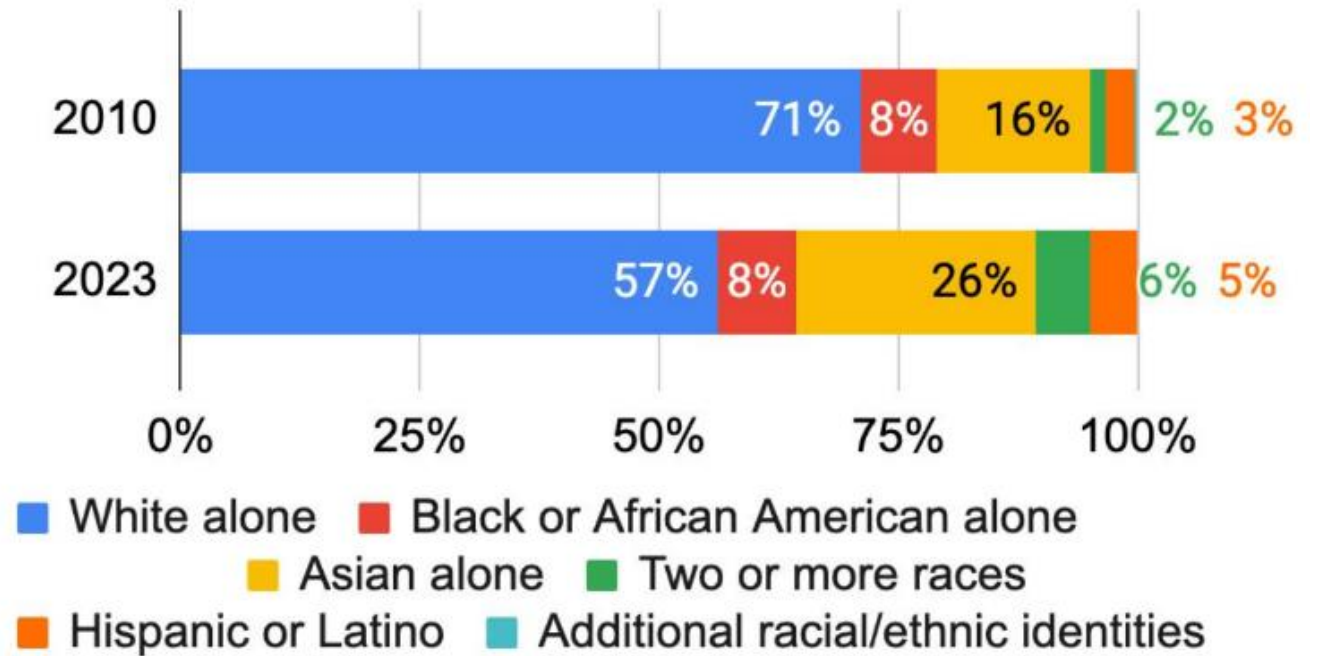
Share of Novi Population by Age Group in 2020 vs. 2050



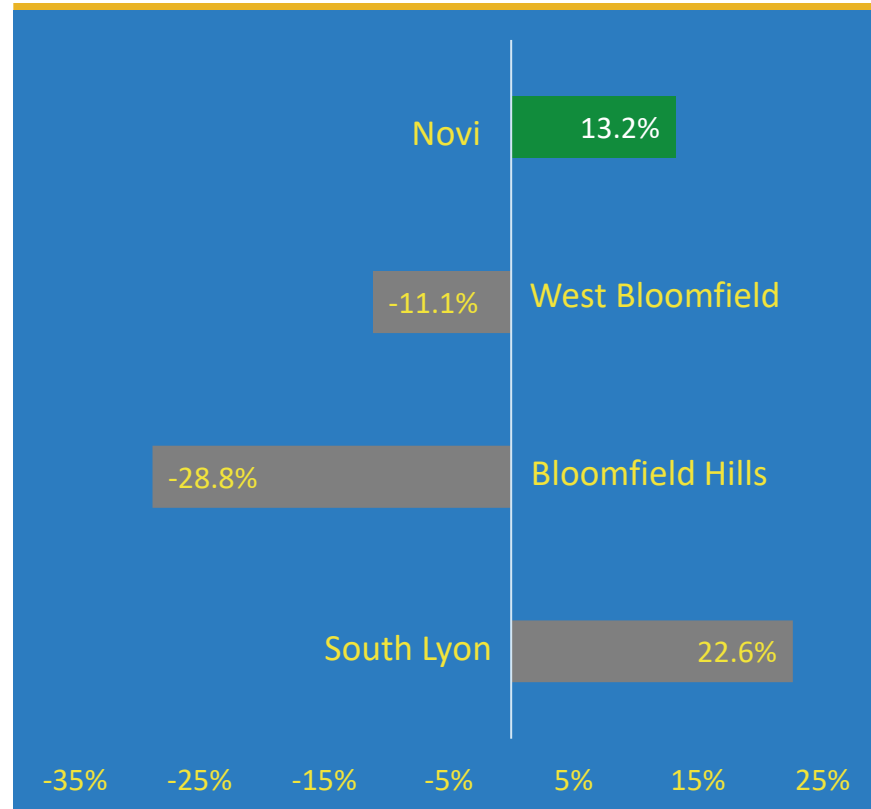
Novi is Becoming More Diverse

- Novi's population has become significantly more racially and ethnically diverse over the past decade, with people of color now representing a substantial share of residents.
- Increasing diversity will shape housing needs, service delivery, community engagement, and how public spaces and amenities are designed.

Share of Novi Population by Race & Ethnicity



More Children, More Demand on Schools



- Novi Community School District enrollment is projected to grow by over 900 students by 2050, standing out among nearby districts that are expected to decline.
- As some surrounding districts shrink, continued enrollment growth in Novi will increase demand for school space, staffing, and education-related infrastructure.

Rising Childcare Costs

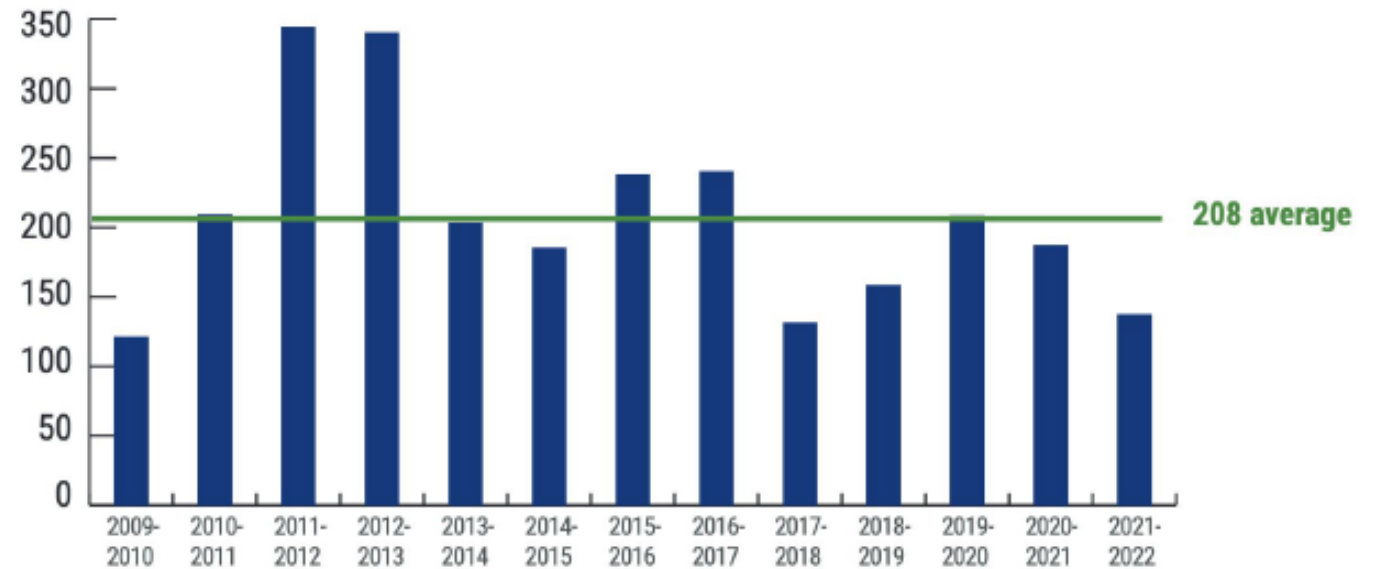
- Average monthly childcare costs rose from \$786 to \$1,061 (2019–2024), creating growing affordability and access challenges as Novi's population grows.
- A minimum-wage worker earning \$10.56/hour would spend about 58% of monthly income on childcare, while reliance on \$24M in state grants and \$33M in federal funding highlights ongoing uncertainty.

Economic Trends

Housing Demand is Rising Faster Than Production

- By 2050, Novi is projected to need approximately 29,000 housing units, an 11% increase from about 26,000 units in 2020, driven by population and job growth.
- Between 2009 and 2022, Novi added an average of 208 housing units per year, a pace that would take more than a century to meet projected housing needs if unchanged.

Combined Housing Units Added



Mixed-Use Redevelopment is Increasing

The Trend

- Retail centers are being redeveloped into mixed-use environments
- Driven by e-commerce pressure and changing consumer behavior
- Demand is rising for walkable, integrated places

What This Means for Novi

- Supports housing growth without large greenfield expansion
- Revitalizes aging commercial areas and strengthens the tax base
- Already visible locally (e.g., Sakura Novi mixed-use project)

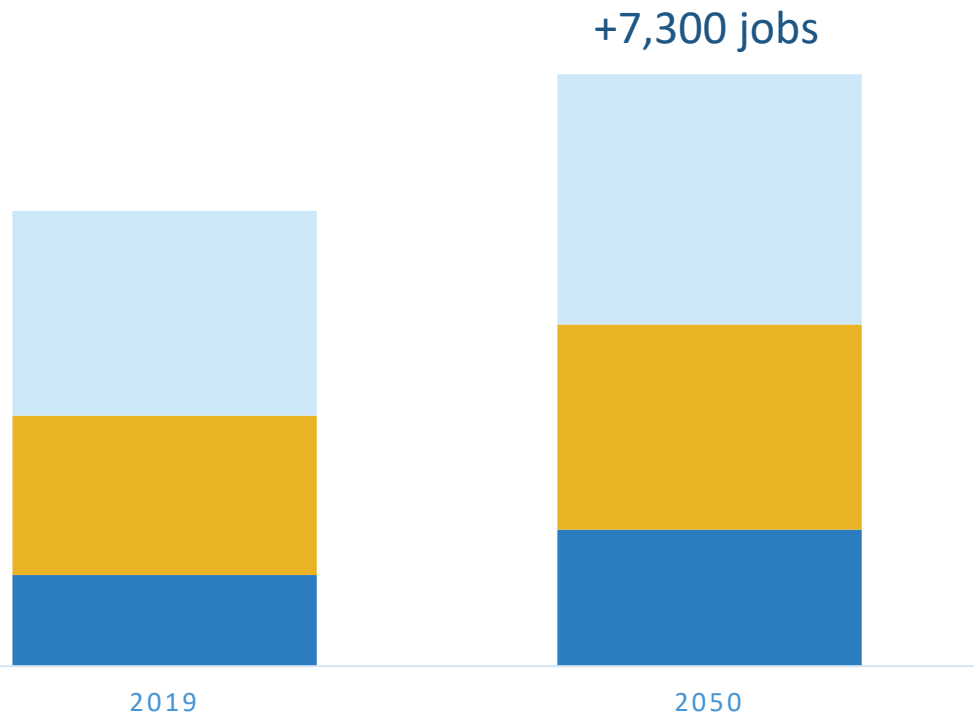
Planning Implications

- Greater need for zoning flexibility and redevelopment-ready standards
- Increased pressure on aging retail centers and corridors

Employment is Growing & Shifting

EMPLOYMENT SHIFTS BY SECTOR

■ Healthcare ■ Service/Knowledge ■ Other



The Trend

- +12.7% employment growth by 2050 (7,300 jobs)
- Growth concentrated in service, healthcare, and knowledge-based sectors

What This Means for Novi

- Job growth increases demand for housing, transportation, and services
- Flexible employment areas matter more than single-purpose districts

Planning Implications

- Support flexible, mixed employment districts
- Coordinate land use and mobility with job growth

Healthcare is a Major & Growing Employer

The Trend

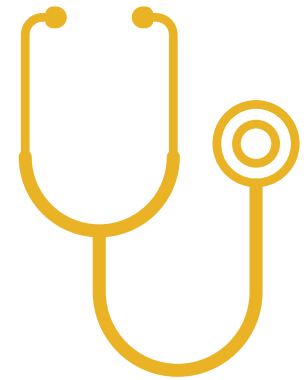
- Healthcare accounts for 18% of regional employment
- Demand is increasing as Novi's population ages

What This Means for Novi

- Healthcare is a stable, long-term job base
- Growth increases demand for nearby housing and mobility access

Planning Implications

- Support healthcare districts with housing, transit, and services
- Plan for workforce needs tied to aging residents



Talent Attraction is Becoming More Competitive

Trend

- Oakland County's talent attraction ranking has declined since 2017
- Peer Michigan counties now rank higher in attracting and retaining talent

What This Means for Novi

- Growth alone does not guarantee access to skilled workers
- Housing choice, transportation, and quality of place influence competitiveness

Planning Implications

- Talent attraction is shaped by land use and community design
- Livability investments support long-term economic resilience

Foreign Investment Remains Strong

The Trend

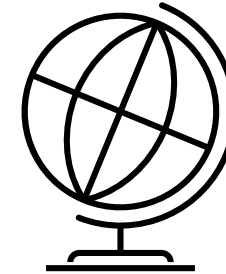
- Michigan remains a national leader in foreign direct investment
- Novi is home to 130+ foreign-owned businesses

What This Means for Novi

- Foreign firms support high-skill jobs and innovation
- Global investment strengthens Novi's economic resilience

Planning Implications

- Predictable regulations and modern infrastructure matter
- Global firms value access to talent, housing, and mobility



Economic Growth is Positive but Slower than the Nation

The Trend

- Southeast Michigan's economy is projected to grow steadily through 2050
- Regional GDP growth is expected to trail the national average

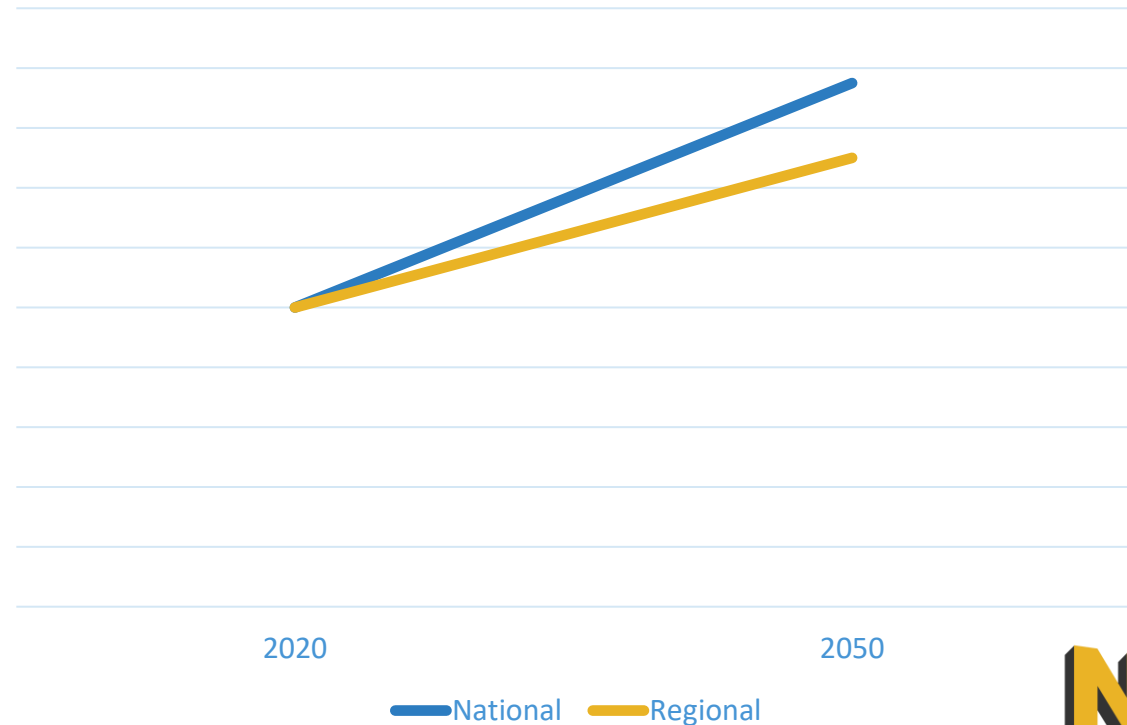
What This Means for Novi

- Growth will continue, but competition for talent and investment remains strong
- Long-term success depends on diversification and productivity

Planning Implications

- Strategic land use and infrastructure investments matter
- Economic resilience requires intentional planning, not passive growth

Regional Growth Trails National Trend



Technological Trends

Transportation Options Are Diversifying

The Trend

- Transportation is expanding beyond private vehicles
- Shared, micromobility, and integrate systems are growing

What This Means for Novi

- Residents may expect more travel choices

Planning Implications

- Streets and infrastructure must support multiple modes



Electrification Is Accelerating

The Trend

- Electricity use is increasing across transportation, buildings and industry
- Non-electric energy use is declining as systems electrify

What This Means for Novi

- Energy demand is shifting, even as efficiency improves
- Electrification affects vehicles, buildings, and infrastructure

Planning Implications

- Charging, grid capacity, and land use must adapt
- Coordination across utilities and development is critical

Energy System Shift



Electric Use
Increasing



Non-Electric Energy
Declining

NOVI
2050

SHAPING TOMORROW, TOGETHER

Auto Industry Transformation is Reshaping the Region

The Trend

- The auto industry is shifting toward electric, automated, and software-driven systems

What This Means for Novi

- Novi's economy is closely tied to automotive R&D and advanced manufacturing

Planning Implications

- Employment areas must support innovation, testing, and collaboration

Traditional Auto



Next-Gen Auto



Environmental Trends

Extreme Heat is Increasing in Novi

The Trend

- Extreme heat is becoming more frequent across Southeast Michigan
- Novi is part of a region experiencing more days over 90°F

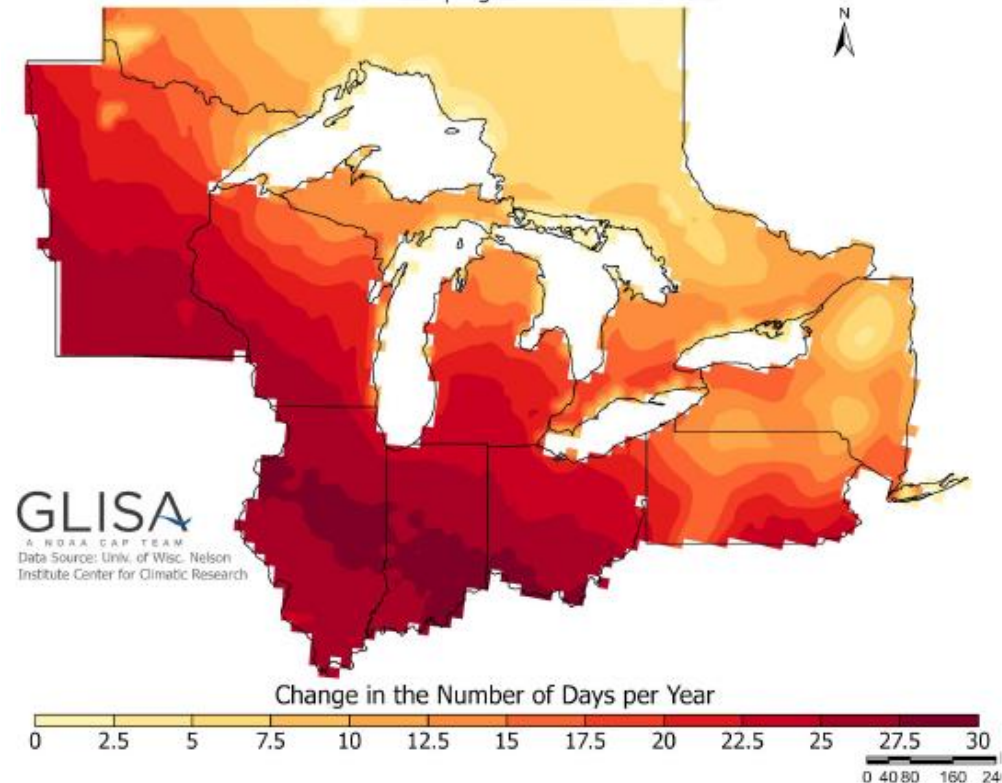
What This Means for Novi

- Hot days are shifting from occasional events to regular summer conditions
- Increased heat affects public health, energy demand, and infrastructure

Planning Implications

- Heat resilience is now a core planning consideration
- Shade, cooling, and building design matter more citywide

Projected Change in the Number of Days over 90°F by Mid-Century
Period: 2040-2059 | Higher Emissions: RCP 8.5



Heavier Rainfall is Increasing Infrastructure Risk

The Trend

- Heavy rainfall events are becoming more frequent and more intense
- Stormwater systems designed for past conditions face increasing stress

What This Means for Novi

- Roads, bridges, and culverts face higher flood and damage risk
- Disruptions are more likely during major storm events

Planning Implications

- Infrastructure design standards must adapt
- Capital planning increasingly requires climate-informed assumptions

Aging Infrastructure Faces Rising Costs

The Trend

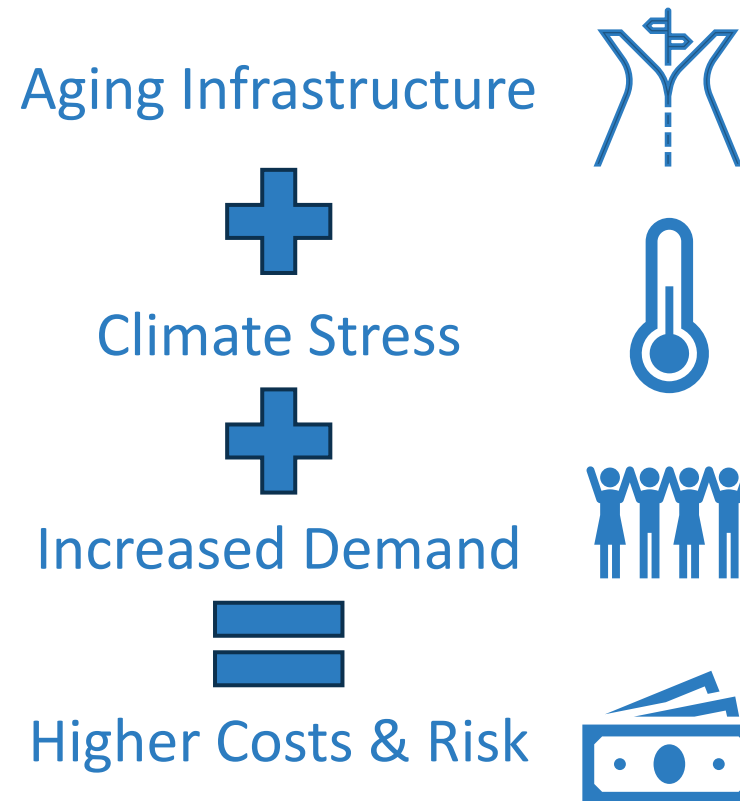
- Much of Novi's infrastructure is aging and nearing replacement cycles
- Climate stress increases wear, maintenance needs, and failure risk

What This Means for Novi

- Infrastructure costs are rising faster than routine budgets
- Deferred maintenance increases long-term costs

Planning Implications

- Capital planning must account for compounding stress and cost
- Prioritization and phasing become increasingly important



Managing Natural Systems Is Becoming More Complex

The Trend

- Changing temperature and precipitation patterns are altering local ecosystems
- Invasive species and environmental stressors are becoming more common

What This Means for Novi

- Parks, natural areas, and stormwater systems require more active management
- Maintenance and operations demands are increasing and evolving

Planning Implications

- Management strategies must become more adaptive and flexible
- Long-term plans must account for ongoing operational impacts, not just capital needs

Frogbit



Stiltgrass

NOVI
2050

SHAPING TOMORROW, TOGETHER

Political Trends

State Climate Policy Is Shaping Local Planning Choices

The Trend

- Michigan has committed to carbon neutrality by 2050
- State policies increasingly guide energy, transportation, and development decisions

What This Means for Novi

- Local plans and investments must align with evolving state requirements
- State funding and incentives influence what projects move forward

Planning Implications

- Flexibility is needed to respond to changing policy frameworks
- Coordination across land use, energy, and transportation is increasingly important



State Policy
(climate goals, laws, funding)



Local Planning
(zoning, infrastructure,
investment)

Let's Discuss

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: MELISSA MORRIS, DEPUTY CITY CLERK
SUBJECT: QUOTA LIQUOR LICENSES – FINAL LICENSE APPLICATIONS
DATE: FEBRUARY 12, 2026

The City is down to its last available Quota Liquor License. In 2022, Novi was granted seven (7) licenses based on population growth between the 2010 and 2020 census. Two (2) previously issued licenses were returned to the City for non-renewal in 2025. Of those nine (9) licenses, City Council has approved the issuance of eight (8), leaving just one (1) available. Once this is allocated, Novi will not be eligible for additional quota licenses until after the 2030 census.

The Clerk's Office has received two applications for the final quota license: K-Bunsik who offers Korean street food options in Pine Ridge and Shake Shack, a roadside burger and shake restaurant in Town Center. These applications will be presented to City Council for consideration at the February 23, 2026 Council meeting. **Council must select one of the following options:**

Option A: Approve the issuance of the final quota license to **K-Bunsik** and deny the application submitted by **Shake Shack**.

Option B: Approve the issuance of the final quota license to **Shake Shack** and deny the application submitted by **K-Bunsik**.

Option C: Deny both applications and do not issue the final quota license to either applicant.

Quota liquor licenses issued by the City are provided at minimal cost to the applicant. This creates a significant economic advantage for businesses compared to the alternative, purchasing a license transfer on the open market which can range from an estimated \$35,000 to \$100,000 or more based on location and demand. Once the City's remaining quota licenses are allocated, this open-market purchase will be the only option for establishments seeking a license until the next census update.

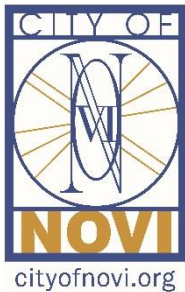
Because of this, the City's remaining quota license represents a valuable economic incentive tool. When aligned with Novi's Council goals and the Novi 2050 Strategic Plan, these licenses can be used strategically to:

- Encourage targeted investment in priority growth areas, particularly along Main Street and in the downtown core.

- Attract unique, high-quality dining and entertainment options that enhance Novi's identity as a regional destination.
- Leverage private investment by reducing startup costs for businesses willing to contribute to the City's long-term vision.

By issuing quota licenses in a way that complements broader redevelopment and economic growth efforts, the City can maximize both the immediate and long-term benefits, ensuring that today's decisions help shape a thriving, vibrant community well into the future.

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: CAMELOT PARC TOWNHOMES UPDATE
DATE: FEBRUARY 12, 2026

Mayor and Council –

FYI, as this (Camelot development proposal) will most likely appear on your February 23rd agenda

- Victor

KEY HIGHLIGHTS:

- City Council postponed a decision on this matter on December 1, 2025, asking the applicant to address issues raised at the meeting, including deviations for open space and the Stonebrook Drive maintenance agreement.
- A revised plan dated January 9, 2026, includes public access to the nature trail from an entrance on Wixom Road, additional active open space, private green space available behind each unit, and a proposal to contribute 15% to the maintenance of Stonebrook Drive.
- The revisions also impact an additional wetland area (0.04 acre), which is not accounted for in the on-site wetland mitigation plan. During site plan review, the applicant will need to either reduce wetland impacts, provide additional mitigation area on-site, or construct mitigation on another site in the City.
- The applicant states they have had several meetings with Villas at Stonebrook regarding their revised offer to contribute to the maintenance of Stonebrook Drive. They hope to have an agreement finalized in the near future.

BACKGROUND INFORMATION:

The applicant is proposing a Planned Suburban Low-Rise Overlay (PSLR) Concept Plan to construct 22 for-sale townhome units on the east side of Wixom Road, north of Eleven Mile Road. The homes will be in five low-rise (2-story) buildings with a proposed density of 2.7 units per acre. The concept plan indicates the main entrance to the development off of Stonebrook Drive, with secondary emergency-only access provided on the west side connecting directly to Wixom Road. The applicant is proposing a trail for residents through the open space areas and proposes wetland preservation and mitigation on-site. Low rise multiple family is considered a Special Land Use in the PSLR overlay.

In the PSLR Overlay, low-rise multiple-family residential uses are permitted as a special land use up to 6.5 dwellings per acre. The PSLR district requires a Development Agreement between the property owner and the City of Novi, which may be approved by City Council following a recommendation from the Planning Commission. This is the same type of development agreement that the Villas of Stonebrook was approved under.



The access easement to the property from Stonebrook Drive was a condition of approval in the PSLR Agreement for the Villas at Stonebrook in order to limit the number of driveways with direct access to Wixom Road, in the interest of safety. The applicant had originally proposed to contribute 8% to the maintenance costs for Stonebrook Drive.

Since the last Council meeting, the applicant states they have been in communication with members of the Villas at Stonebrook HOA to come to an agreement on the road maintenance. The applicant revised their calculation for road maintenance to include the area of Stonebrook Drive up to the entrance of Wildlife Woods Park, which increased Camelot's calculated pro rata share to 12.7% of the total road maintenance costs. The applicant states he has suggested a fair contribution of 15%.

The proposed development is largely in conformance with ordinance requirements, with requested minor deviations needed to reduce disturbance of natural features. As shown in an attached exhibit, over 50% of the property will be preserved in a conservation easement.

The most recent revisions to the plan add more active open space so that the project now meets the requirement for 10% of the total site. They have also added the required private open space behind each unit, which removes a previously requested deviation.

BENEFITS TO THE PUBLIC

Following the discussion by the Planning Commission at the September 10th public hearing, the applicant agreed to provide a conservation easement over the wetland and woodland areas to be preserved (4.25 acres), and to propose an additional public benefit prior to consideration by the City Council. Given the proximity of Wildlife Woods Park and the likelihood that new residents will utilize the park, the applicant reached out to Director Muck to inquire about needs for the park. In a letter to the City dated November 17, 2025, the applicant proposes to provide funding (\$30,000) to put toward a list of improvements to Wildlife Woods Park pavilion and restrooms, which were identified as needed:

- New roofing
- Seal and paint the pillars and exterior gutters
- 2 new steel picnic tables
- Improve the lighting and add security cameras
- Epoxy bathroom floor
- Paint restrooms
- Install new faucets
- Repair concrete behind pavilion
- Install bathroom partition wraps

In addition, the developer states they will enhance the habitat of the remaining natural features to be preserved on the property by removing invasive species, providing native plant seeding to promote the growth of desirable wetland species, placing habitat structures within the emergent wetland areas, and planting additional trees in the mitigation areas.

Based on comments from City Council, the applicant has added a trail connection to Wixom Road, and has proposed to allow public access over most of the nature trail on the property via an easement, which is an additional public benefit.

The applicant requests to be placed on the next available agenda for consideration for tentative approval of the proposed PSLR Plan and Agreement.

Attachments:

1. Applicant Letter, dated January 9, 2026
2. Exhibit showing preservation and open space area of the site



ONE COMPANY.
INFINITE SOLUTIONS.

January 9, 2026

Lindsay Bell, AICP, Senior Planner
City of Novi
45175 W. Ten Mile
Novi, MI 48375

Re: Camelot Parc – PSLR Overlay Plan Revisions

Dear Ms. Bell:

Please allow this letter to serve as an explanation of the PSLR plan revisions that have been made pursuant to feedback received from City Council and our follow-up meeting with city staff and consultants on December 22nd.

1. A connection has been added from the internal walking path to the Wixom Rd ROW and a public access easement provided over the pathway that is located within the preservation area. An additional extension of path was added near the detention pond extending north to an additional observation area with bench. Adding these additional pathways has increased the amount of active open space to meet the ordinance requirement and thus removed a previous deviation request.
2. The preservation area has been defined and reflected on a new plan sheet (sheet 8) within the plan set. This area (4.25 acres) equates to over 50% of the net site area.
3. At the request of City Council and further discussion with city staff and consultants, the grading north of units 19-22 has been further extended into the existing wetland to provide for rear yard space and buffer behind the building. The grading has been adjusted to provide a 10' wide private open space area followed by a 15' buffer to the wetland. A similar adjustment along the north side of the road was reviewed and discussed with city staff but ultimately determined that impacting wetland to create a larger wetland buffer along the roadway was counter to the goals of the city and exacerbated the discrepancy between required mitigation and the available space on site to provide such mitigation. The hybrid result presented in this plan reflects only a minor deficiency in on-site wetland mitigation of 0.04 acres. As such, a deviation request has been added to allow for this discrepancy to be constructed elsewhere within the city.



ONE COMPANY.
INFINITE SOLUTIONS.

4. The wetland protection signs along the roadway have been moved along the curb line to reinforce the space between the curb and wetland is a buffer and should not be mowed. The shrubs were left at the wetland line as a delineator of the wetland and to minimize impacts to the shrubs from winter maintenance. Similar adjustments were made behind units 19-22, where the signs and shrubs we located just behind the private open space limits to preserve the buffer space.
5. The grading revision behind units 19-22 has allowed each unit to exceed the private open space requirement and therefore the previous associated deviation request has been removed.
6. 26 additional trees have been added in the northern area along the property line as well as around the detention basin to reduce the number of tree mitigation credits to be paid into the tree fund. This number is further reduced by another 14 trees per the city's ordinance allowance for tree credit for shrubs and native seeding areas that are not otherwise required by ordinance. The previous payment for 53 trees has been reduced to 13 trees.
7. The developer has expanded the area of maintenance contribution for the shared Stonebrook Drive to include roadway up to Wildlife Woods Park, which now calculates out to 12.61% and is rounded up to a proposed 15% contribution. We feel this is a mathematically supported contribution amount that is fair to both the current City residents of Stonebrook Villas and the future City residents of Camelot Parc. The developer has scheduled a meeting with the HOA to discuss the amount and language of the agreement. A draft copy will be provided to the City following these discussions.
8. Note 9 on sheet 4 has been modified to reflect that the emergency gate must be closed prior to the issuance of the first certificate of occupancy rather than the first building permit in order to allow construction traffic to utilize the emergency access drive as long as possible.

If you have any questions, please do not hesitate to contact my office. We look forward to being scheduled for the next available City Council meeting.

Sincerely,
ATWELL, LLC

A handwritten signature in black ink, appearing to read "Jared M. Kime".

Jared M. Kime, PE
Project Manager

\\MS02\2\Civil\20004113\DWG\PLAN SETS\EXHIBITS\20004113EX-04 - GREENSPACE EXHIBIT.DWG 1/8/2026 1:46 PM MATTHEW AYERS



LEGEND

	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	EXISTING RIGHT OF WAY
	EXIST. CURB AND GUTTER
	PROP. DETENTION BASIN BUFFER
	PROP. SETBACK
	PROP. BUILDING
	PROP. BACK OF CURB
	EXIST. WETLAND
	PROP. WETLAND MITIGATION

	PRESERVATION AREA	4.25 ACRES	51.6% OF SITE
	GENERAL COMMON AREA (GREEN SPACE)	1.92 ACRES	23.4% OF SITE
	LIMITED COMMON PRIVATE OPEN SPACE	0.14 ACRES	1.7% OF SITE
	DEVELOPED AREA (BUILDINGS, ROADS DRIVEWAYS, ETC)	1.93 ACRES	23.3% OF SITE
TOTAL AREA		8.24 ACRES	100% OF SITE



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTORS. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 17
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

AVALON PARK DEVELOPMENT, LLC
CAMELOT PARC TOWNHOMES
PSLR OVERLAY CONCEPT PLAN
GREENSPACE EXHIBIT

DATE
JAN 7, 2026

REVISIONS

SCALE: 1" = 40 FEET

DRAWN BY: MM

CHECKED BY: JK

P.M.: JKIME

JOB #: 20004113

FILE CODE: -

SHEET NO.

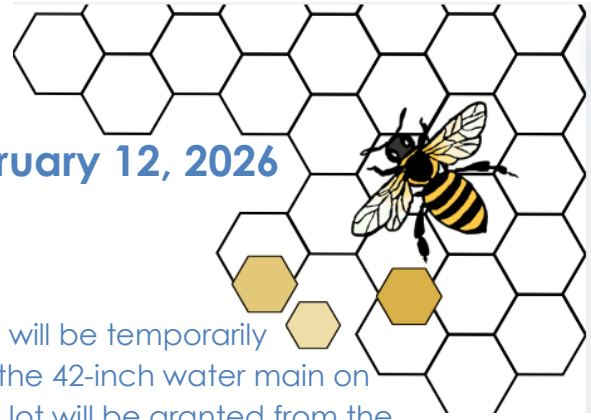
NOT FOR CONSTRUCTION

EX-01

CAD FILE: 20004113EX-04 - GREENSPACE EXHIBIT.DWG

Buzz Report

February 12, 2026



Hot Topics:

- **GLWA 42" Water Main Project Update**

The Wakefield Dr entrance to the Maples of Novi subdivision will be temporarily closed while construction continues on the replacement of the 42-inch water main on 14 Mile Rd. Access to the Maples of Novi Clubhouse parking lot will be granted from the interior streets of the subdivision, not from 14 Mile Rd. This closure is expected to be in place on Wednesday February 11, 2026. The closure is expected to be in place for 1-2 weeks while Contractors install the new pipeline across the intersection. Residents within the Maples of Novi communities are advised to use the Centennial Drive entrance to access 14 Mile Road or the Waverly Drive entrance to access Novi Road. Representatives from GLWA have spoken to the Property Management/Condo Associations for the Maples of Novi community about the upcoming road closure so that notice can be further shared with the property occupants.

- **Senator Bayer**

State Senator Rosemary Bayer will be hosting a Coffee Hour/Community Conversation event in the Civic Center Gateway Quarter on February 26 from 6:30 – 7:30 p.m.

- **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

- **Supra Revolving Sushi** (Former Bar Louie)
The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. 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>
- **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

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: CHARLES BOULARD, COMMUNITY DEVELOPMENT
SUBJECT: UNFIT/UNSAFE DWELLING UNITS
DATE: FEBRUARY 4, 2026

Mayor and Council –

FYI, our team from Community Development is seeing a trend across the city (not centered in one specific area).

- Victor

Background:

Over the last 8 months, the Community Development team has become aware of and has or is currently addressing a number of unfit and/or unsafe occupied dwelling units. These units are owner-occupied homes, attached condominiums, or mobile homes and are typically occupied by mature adults. While many of these residents have health or mobility challenges, some do not.

Dwellings with potential issues may be referred for follow-up from Novi Public Safety staff responding to welfare checks, emergency medical response visits, and/or concerned neighbors.

Response:

Regardless of the source of the concern, Code Compliance staff have made contact and have been granted access. Assuming the conditions are not immediately hazardous to life, occupants receive a correction notice specifying a completion date and a reinspection date.

Depending on the severity of the concerns, the inspection date may be scheduled out anywhere from 3 days to 2 weeks. Where resources may be an issue, our team works to provide occupants with all available potential options. Next steps up to and including posting of the premises as unfit/unsafe for occupancy are also carefully explained. Novi Public Safety teams are kept informed of hoarding situations due to the increased risk in responding to incidents with high fire load.

Unfortunately, many situations do not improve measurably, and dwellings are posted as unfit/unsafe, requiring occupants to find housing elsewhere for their safety. Once again, residents are provided with available resources and Adult and Child Protective Services (APS/CPS) are kept up to date where appropriate.

Recent situations include the following:

- An attached condominium with hoarding, some non-functioning plumbing, an unsanitary kitchen, and human waste due to the resident being unable to access bathroom facilities due to mobility challenges. The occupant agreed to be transported to the hospital for evaluation and was referred to a rehab facility. A local church assisted with donations toward the owner hiring a contractor to clean

out the unit, replace damaged finishes, install working appliances and restore operation of utilities. The resident is currently back in the home with some work still to be completed.

- A mobile home with pet and human waste, filth, trash, plumbing leaks and severely damaged floor structure. The resident agreed to be transported for evaluation, is currently in rehab, and will not be returning to the unit while actively working to secure housing elsewhere. The home will be demolished and removed by the park management.
- Single-family home occupied by an individual with mobility issues that was filled with apparent hoarding, filth, and pet waste. The owner agreed to be admitted to the hospital, spent time in rehab, and is currently back in the home with the intention to sell and move out of state with family. Friends and a local church cleaned out and repaired the home.
- Single-family home with an inoperable furnace and no hot water, being heated with kerosene heaters. The home is filled with stacked trash, rubbish, hoarding and combustibles. Owner is currently residing with friends until the hazards can be abated.
- Mobile home with pet waste, hoarding, filth, inoperable plumbing fixtures, compromised wiring and insect infestation. Novi PD assisted in arrangements for shelter. The home was demolished and removed by the park.
- Attached condominium with pet feces, trash, and debris, as well as a significant pest infestation. Occupants remain in the unit as significant clean up progress has been made.

The Novi Public Safety team has been extremely helpful in both identifying and documenting areas of need as well as assisting by transporting at-risk residents for medical evaluation, identifying excessive fire loads and testing of potentially hazardous environments. The problem dwellings are typically owner-occupied as opposed to rentals, and most do not exhibit more than minor maintenance issues from a street view perspective.

Resources:

The following potential sources of assistance are shared with occupants depending on needs:

- Minor home Repair Program: City CDBG Funds administered by McKenna. These are currently exhausted except for limited emergencies and applications are in the queue when funding becomes available.
- APS/CSP: APS can help with hoarding issues provided individuals recognize the problem and agree to counseling in conjunction with clean out assistance. APS also can provide assistance and potential guardianship for those individuals

unable to manage their affairs but typically decline to get involved until an individual hospitalized and unable to return home.

- Oakland County programs: Depending on the situation, some temporary shelter assistance may be available. Interest free home repair loans also available for actual repairs.
- Lighthouse of Oakland County: Rehousing
- Ageways Non-profit Senior Services (fka Area Agency on Aging 1-B): Caregiver assistance, meals on wheels, home care resources
- OLSHA: Utility assistance and weatherization assistance, connection to Community Housing Network
- PACE (Program of All-Inclusive Care for the Elderly) Southeast Michigan: Medical support for seniors
- Samaritas: Emergency Housing

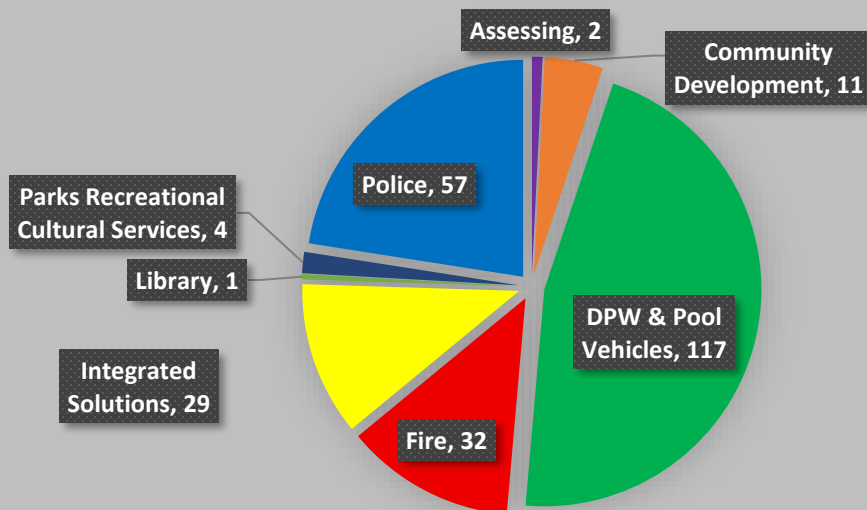
MEMORANDUM



TO: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
FROM: MICHAEL RHATIGAN, FLEET ASSET MANAGER
SUBJECT: FLEET DIVISION REPORT FROM FY 2023-2025
DATE: FEBRUARY 5, 2026

This memorandum provides an update on the Fleet Division operations for the last two Fiscal years- FY 2023-24 and 2024-25. The Fleet Division is responsible for the maintenance and repair of over 253 vehicles and pieces of equipment in the City's fleet.

Fiscal Years 2023-2025 Vehicles (Total Assets 253)



The Fleet has increased by 25 units over the last two years for various reasons listed below:

New Equipment/ Vehicles:

1. #679 a new 2023 Bobcat mini excavator (E-42) was added to DPW Field operations crew to complete additional roadside work from spring to fall instead of renting a unit each year.
2. #691 a new 2024 Bandit Woodchipper was purchased after the ice storm in 2024, which GFL was called in to assist with the removal of tree debris.

3. #SP-5 is a new 2024 Ford Expedition for the two Commander positions to share, which were created in April 2022.
4. #553 2024 Open Trailer & M-4 a 2023 Enclosed trailer are new to transport equipment for Parks Maintenance and the Police ATV / Motorcycles.
5. #301 a new 2024 Sutphen Custom Fire Engine- The Public Safety Chiefs decided to keep the oldest one for training and backup use, which brings our fire trucks fleet to seven.

The other 20 vehicles have been held for the last two years are due to the vehicle purchasing market, reduction of vehicle replacements to prolong the vehicle life cycle and more vehicles needed for new full-time positions or seasonals. The Fleet Division will be looking to auction off at least 17 units over the next fiscal year that have been held onto, under-utilized, or in a transition process of being built for service. The following is a list of vehicles to be auctioned or repurposed.

Vehicle ID #	Year	Make	Model	Department	Primary Usage	Notes
142	2016	Chevrolet	Colorado	Com. Dev.	Inspections	To be auctioned FY 25-26
326	2011	Ford	Expedition	Fire	Utility	Replacing with Equinox, then Auction FY 25-26
335	2011	Ford	Expedition	Fire	Utility	Replacing with Escape, then Auction FY 25-26
342	2005	Seagrave	Pumper Class A	Fire	Front-line	Auctioning once the newest truck arrives
641	2014	Ford	F-350	IS-Parks Maintenance	Seasonal/PT/FT	Seasonal/ Backup
647	2014	Ford	F-350	IS-Parks Maintenance	Seasonal/PT/FT	Seasonal/ Backup
651	2014	Ford	F-350	IS-Parks Maintenance	Seasonal/PT/FT	Seasonal/ Backup
655	2016	Ford	F-350	IS-Parks Maintenance	Seasonal/PT/FT	Seasonal/ Backup
676	2005	Bandit	Chipper (Large)	DPW Equipment	General	To be auctioned FY 25-26
692	2011	Ford	F-350	DPW - FO light duty	Seasonal/PT/FT	To be auctioned FY 25-26
693	2011	Ford	F-350	IS-Parks Maintenance	Seasonal/PT/FT	Seasonal/ Backup
694	2013	Ford	F-350	IS-Parks Maintenance	Seasonal/PT/FT	Seasonal/ Backup
696	2013	Ford	F-350	IS-Parks Maintenance	Seasonal/PT/FT	Seasonal/ Backup
697	2013	Ford	F-350	IS-Parks Maintenance	Seasonal/PT/FT	Seasonal/ Backup
704	2020	Ford	F-350	DPW - W&S	Seasonal/PT/FT	Seasonal/ Backup
728	2013	Ford	F-350	DPW - W&S	Seasonal/PT/FT	Seasonal/ Backup

733	2016	Ford	F-350	DPW - W&S	Seasonal/PT/FT	Seasonal/ Backup
734	2017	Ford	F-350	DPW - W&S	Seasonal/PT/FT	Seasonal/ Backup
851	2021	Ford	Explorer Hybrid	Police	Patrol	To be auctioned FY 25-26
853	2021	Ford	Explorer Hybrid	Police	Patrol	To be auctioned FY 25-26
854	2022	Ford	Explorer Hybrid	Police	Patrol	Keeping as Pool vehicle for PD until new vehicles arrive
861	2020	Ford	Explorer Hybrid	Police	Patrol	To be auctioned FY 25-26
862	2021	Ford	Explorer Hybrid	Police	Patrol	To be auctioned FY 25-26
865	2020	Ford	Explorer Hybrid	Police	Patrol	To be auctioned FY 25-26
866	2021	Ford	Explorer Hybrid	Police	Patrol	To be auctioned FY 25-26
868	2020	Ford	Explorer Hybrid	Police	Patrol	Keeping as Pool vehicle for PD until new vehicles arrive
871	2020	Ford	Explorer Hybrid	Police	Patrol	To be auctioned FY 25-26
877	2015	Ford	Explorer	Police	VIPS	Auctioning (bad transmission); replacing with Escape
SP-1	2015	Chevrolet	Tahoe	Police	K-9 Take Home	Auctioning once backup K-9 Tahoe is finished
SP-2	2016	Ford	Explorer	Police	K-9 Take Home	To be auctioned FY 25-26
SP-3	2017	Chevrolet	Tahoe	Police	SRT Training	To be auctioned FY 25-26

Vehicles Still on Order:

Since 2021, the City has been waiting longer than originally anticipated for a few orders to be fulfilled.

Division	Qty.	Year	Make	Model	Cost Per Vehicle	Total	Notes
Fire	1	2026	Sutphen	Custom pumper PA-17	\$990,423	\$990,423	Ordered 2022: EST date of delivery 4/2026
Fire	1	2027	Sutphen	Custom pumper PA-17	\$1,324,169	\$1,324,169	Ordered 2023: EST date to receive 3/2027
DPW Field Ops	3	2025	International	Single-Axle RDS Snow Truck	\$309,206	\$927,618	Ordered 2022, 2023, and 2024: EST date to receive 2 in 3/2026 and one in 11/2026.

Total: \$3,242,210

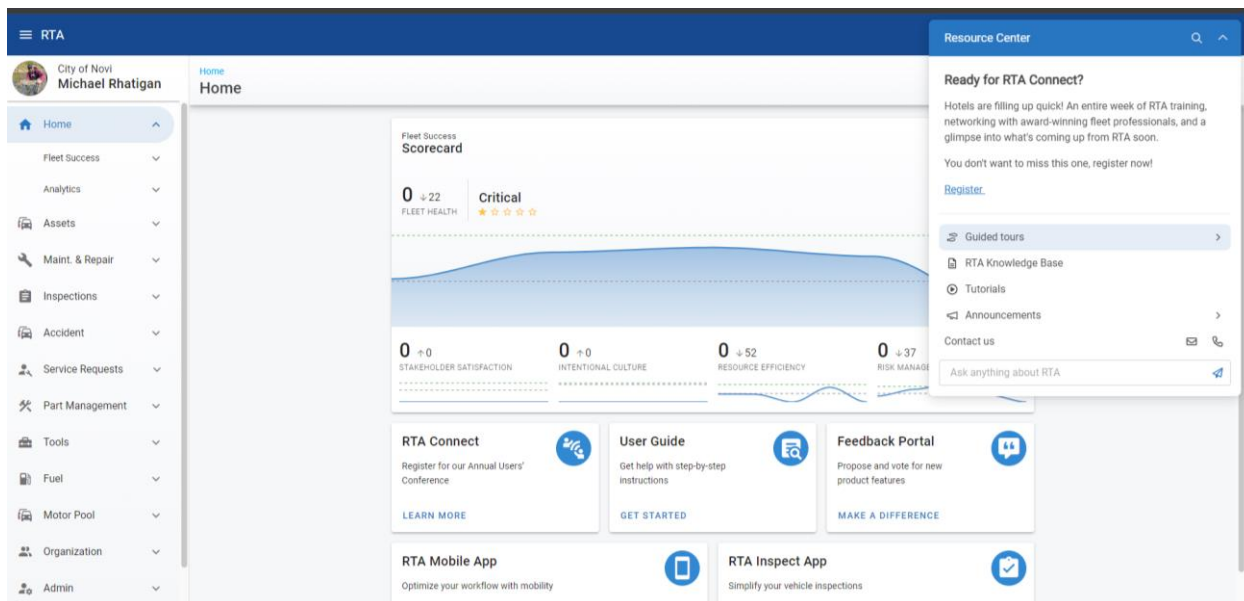
Special Projects:

In March 2023, the Police Department formed a Vehicle Committee to review the current patrol vehicle functionality and public appearance. After several meetings over two years, many hours of refining and feedback on the vehicle build and equipment, the committee agreed on a standard build for patrol vehicles moving forward. Here are some of the bulletins from the committee:

- New vehicle build committee evaluated the current patrol vehicles to be a safety hazard for officers when outside of their vehicles due to inadequate lighting. This is why 85% of the new builds have new lights around the vehicles.
- All equipment was added to help promote officer safety through visibility and quick reaction functions, such as the takedown lights and low-frequency sirens to clear intersections safely.
- Staff prioritize the reuse of equipment from the old vehicles to the new builds, but if the equipment is in poor condition or if the manufacturer has changed the vehicle dimensions, some new equipment needs to be purchased.
- Upfitters-ABS storage, Priority One, and Canfield have been used over the last 10 years to build police vehicles. All started off with quick and well-built vehicles; however, overtime they all have fallen short in build timing and placement of the equipment in the vehicles, which is why staff is pursuing new build options that sell the Whelen packages in our vehicles.

Fleet Management Software Upgrades

In 2024, our fleet management software was upgraded to a cloud-based system known as RTA Fleet360. We have been working to familiarize staff with the new interface system. Some features we are working on implementing are: 1) going to a paperless shop, where mechanics put orders directly into the system (eliminating paperwork orders), and 2) the ability for operators to input service requests directly in the application from their phones and track the repairs via the app (eliminating paper service requests).



Outlook

DPW Fuel Island & Tank Replacement

The DPW fuel station provides gas to all city vehicles with three 10,000-gallon tanks: two for unleaded and one for diesel. By purchasing gas directly, fuel costs less and is more efficient than private gas stations.

The existing tanks were installed in 1985. At over 40 years old, the fiberglass tanks have reached/are at their useful life. If the tanks are not proactively replaced, there is a risk of a leak, which would lead to a costly environmental cleanup. A proactive replacement is expected to take 6 to 9 weeks. If the tanks started leaking, it could be a 6-to-9-month cleanup and replacement process. In the upcoming budget cycle, recommendation for replacement of the island and tanks are recommended in the six-year CIP.

Total Cost of Ownership (TCO)

Since COVID changes to government purchasing contracts, lead times, and inflation have all impacted asset management and TCO models for Fleet. Buying light duty vehicles at reduced government rates and flipping them before maintenance costs are greater than resale value has changed. Staff continue to evaluate all asset TCO and adjust CIP purchases in relation to budget impact. More simply put, assets are being retained longer, which will likely result in an increase of maintenance costs.