



CITY OF NOVI
Administrative ePacket
November 26, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

Departmental Updates

[The Buzz Report](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #42

As of:

11/26/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – November 2025)

PMR Procurement Activities

- PMR working with Novi's City Attorney to finalize the CM contract; ~~City Council approved Christman as CM on 11/17/25.~~

Upcoming Activities

PMR Procurement Activities-

- PMR drafting RFP for Technology Consultant with review by R. Petty. PMR added a firm for consideration per Petty and Chief Zinser.
- PMR working with City/HED to procure outstanding due diligence items for sites.
- City ordering topographic surveys for fire station sites.

Governance

- City Council's anticipated approvals consist of ~~1) Owner's Rep; 2) A/E firm; 3) CM firm (complete)~~; 4) Technology firm; 5) Governance Documents/Program budget; 6) Schematic design; 7) Design development; 8) Furniture vendor; 9) Contractor bid packages; 10) Change orders in excess of \$100,000 and/or CO's that exceed project contingency or program budget.
- Per Mayor, this discussion item will likely occur at a FAC meeting in January '26.
- PMR reviewing updated RASIC provided by City Manager

Design

~~HED kick-off meeting held on 11/18/25.~~

- HED on site for Novi site tours 12/1 – 12/3;
- City of Novi to travel to Dallas week of December 8th for public safety tours.
- Design team is planning to return to City of Novi week of December 15th
- Bi-weekly design meetings will occur on Mondays
- City Manager proposed an HED update to FAC in January
- City Council approval of conceptual design will be in March 2026 (tentative)

Budget

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

Other

- City to tour Lansing Public Safety project with Christman in January 2026.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- HED will react and design a solution based on the Phase 1 & 2 reports. This item is TBD.
- City / PMR to review any outstanding due diligence items for all three sites and to begin coordinating site analysis.

City of Novi Road Project

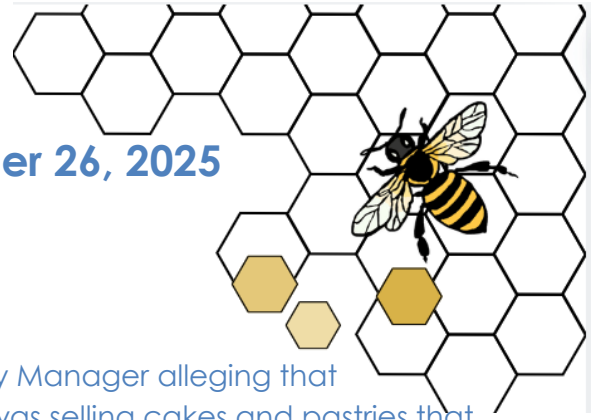
- Approx. \$20 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.
- PMR has advised the City contact DTE and other utilities as soon as possible. HED on site 12/1 - 12/3 to assess site utilities.

Procurement and Contracts

- One year of design leading to a package for bid in Fall 2026 and construction in 2027.
- Site work/land clearing to occur 3rd Quarter 2026
- Fire Stations to be completed before PSB
- PMR working with PFM to further refine construction timeline in response to alternate bond issuance timeline(s).
- PMR seeking approval of Technology Consultant in December or January, and Furniture, Fixtures and Equipment (FFE) in 1st Quarter 2026.

Buzz Report

November 26, 2025



Hot Topics:

- **Her Zakka Market & Onezo Café Food Safety Complaint**

On November 24th a resident expressed concerns to the City Manager alleging that En Café, located within the recently opened Onezo Café, was selling cakes and pastries that were not prepared in compliance with the proper licensing or health certification, potentially in an off-site non-commercial kitchen. The Community Development Department was able to confirm that Her Zakka Market & Onezo Café had met the requirements to receive a Special Land Use Permit and a Certificate of Occupancy, including an approved plan review from the Oakland County Health Department (OCHD). Community Development contacted OCHD to inform them of the complaint and a Health Inspector made a site visit on November 25th and did not observe any evidence of unlicensed or unapproved food sources. There are two certified food service managers affiliated with the business and, per the business, all pastries are made at the licensed food service establishment. As such, **no violations were cited at the time of the inspection, and the business remains open to the public.**

- **Health Code Violations**

The Novi Fire Marshal, along with representatives from the Code Compliance and Building Divisions, visited the Twelve Oaks Food Court. Two restaurants received six violations: Suki Hana and Lotus Express. This matter was also referred to the Oakland County Health Department. ~~The businesses are closed until further notice. The Kitchen Hood Suppression test at Suki Hana passed inspection on November 17th and cleaning observed as improved, though still in need of professional cleaning. Both locations still require an Air Capture Test before they are allowed to re-open.~~ As of November 25th all fire code violations have been corrected and both Suki Hana and Lotus Express have re-opened to the public. The owners has assured our Fire Marshal that the new hood cleaning service is scheduled to attend the locations on 3-month intervals going forward, to ensure ongoing compliance.

- **2025 Road Construction Updates**

Meadowbrook Road (10 to 11 Mile) - Roadway is painted up and officially open

West Park Drive (12 Mile to Pontiac Trail) - **Roadway is painted up and officially open**

Novi Road (8 to 9 Mile) - All work from 8 Mile to Allen Drive is now complete and the roadway was fully reopened on Wednesday, November 19th. **Roadway is painted up and officially open**

- GLWA Transmission Main Break**

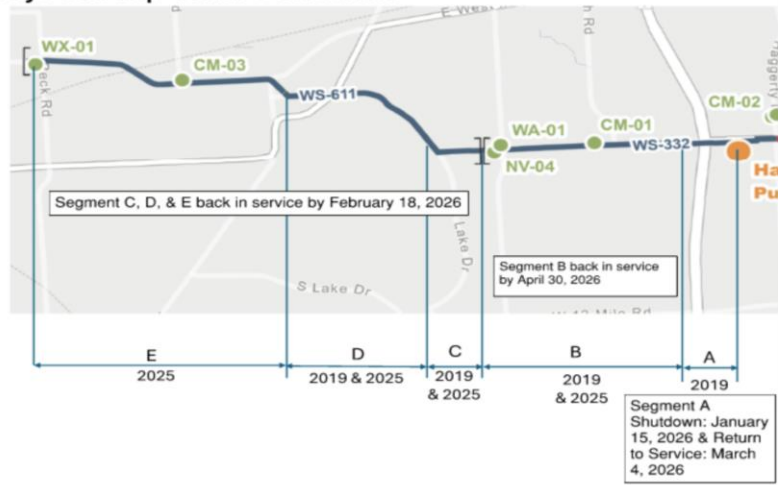
GLWA continues to work on their 42" water main to get it repaired and back in service. 14 Mile Road is currently open from East Lake Drive to M-5. We continue to urge the conservation of water usage until we are back to normal operation on the 42" water main (especially turning off irrigation systems, unless supplied by a well). Based on

extensive data garnered from the recent inspection the transmission main GLWA has developed an action plan, which involves both water main replacement and renewal, will occur in three phases over the next seven months, spanning mid-January 2026 through late April, with road restoration expected to be completed by the end of June. It is anticipated Novi will remain on the 24" bypass main until spring 2026 while this critical work is completed. Traffic will be impacted along 14 Mile Road due to the construction. GLWA is working with the Road Commission for Oakland County to finalize the plan and determine detour routes before the end of the year so that they can be shared with the public well in advance of work beginning in mid-January. More information on the project can be found at

<https://www.glwater.org/14milemainproject/>

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

Project Map with Schedule



Development Project Updates:

[Map of Development projects](#)

- **Chubby Cattle Wagyu Shabu House**

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

- **Grand-Beck Development – Grand River east of Beck Road**

Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Next steps are Zoning Board of Appeals for building height and loading zone variance, then Final Site Plan submittal. Estimated Completion Date: Unknown

- **CAVA Restaurant (Former Boston Market) -**

A popular fast-casual Mediterranean restaurant is under construction at the Novi Town Center, in the former location of Boston Market. The brand's first location in Michigan recently opened in [Canton](#). **Completed and opened.**

- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**

The Site plan for a Single-Family Residential Development of 13 new homes is now under construction. <https://cityofnovi.org/media/ryralv4p/241211jsp19-34.pdf>

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

Building and site improvements are underway, **[a Temporary Certificate of Occupancy has been issued and picked up by Culvers' representatives.](#)**

- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September.
Estimated Completion Date: Unknown

- **The Grove**

~~Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.~~

~~<https://cityofnovi.org/media/qyrmlaxj/241216matter6.pdf>~~

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

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

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

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

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

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

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

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

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

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

Building and sitework nearly complete.

*Estimated Completion Date: **Fall 2025***

- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**

The residential development [proposed by Toll Brothers](#) (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at this time. It would appear this is a result of a property dispute between the owners of the parcel.

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road

The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date: **Fall 2025***

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave

The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Planning Commission and Zoning Board of Appeals case are both now complete, finishing up final site plan. Anticipating a 2026 start and completion later in the year.

*Estimated Completion Date: **Late 2026***

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road

The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is [now completed](#).

- **Transformco (Former Sears at Twelve Oaks)**

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

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

Residential Enforcement Updates:

- **24698 Bashian Drive:** Posting of unfit/unsafe home in coordination with Novi Fire and Adult Protective Services. Resident under care at another location. Unit has been cleaned up and is available for re-occupancy when the resident is able to do so with a couple ongoing correction needs.
- **121 Faywood:** Posting of residential expansion/extensive remodel proceeding without permits

Frequently Asked Questions:

None at current