



**CITY OF NOVI**  
**Administrative ePacket**  
**June 11, 2026**

**Council Action/Attention**

[Plante Moran Realpoint Update](#)

[Green Initiatives and Sustainability Report for Public Safety Buildings - HED](#)

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

[Dog Park Concerns - Muck & Loose](#)

[Mayor's Youth Forum Recap - Walsh-Molloy](#)

**Departmental Updates**

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(6/9 - 6/15\)](#)

[2026 Assessment Data Report - Ziozios](#)

[2026 Battle of the Badges Blood Drive - Elsen](#)

**For Your Information**



# City of Novi - Project Status Overview

<b>Status Summary</b>	Novi City Council Weekly Update #69
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<b>As of:</b>	<b>6/10/2026</b>	<b>Overall Status</b>	<b>In progress</b>
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## PMR Previous Activities (October 2024 – June 2026)

- Design**
- Bi-weekly design meetings continue to occur on Mondays
- Other**
- ~~Open House meeting notes distributed by the City~~
  - ~~FAC meeting held on June 1, 2026. FAC did not object to FS 2 and FS 3 schematic design and approved moving forward with original PSB “one building” concept.~~
  - City Council approved Schematic Design for FS 2 and FS 3 at its 6/8/26 meeting.
  - FS 2 and FS 3 site plan comments expected by the City the week of 6/8

## Upcoming Activities

- Governance**
- City Council’s remaining approvals consist of ~~schematic design~~; design development; furniture vendor; contractor bid packages; change orders (CO’s) that exceed project contingency or program budget
  - FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency
- Design**
- ~~HED/BRW Fire Station 2 and 3 Schematic Design presentation scheduled for 6/8/26 City Council meeting~~
  - HED list of green elements sent to City Manager for distribution to Council and the Environmental Sustainability Committee for further discussion
  - PMR recommendation for Commissioning Agent/Building Envelope consulting services to be placed on June 22 City Council Agenda
  - Approval of FS 2 and FS 3 Design Development to occur in a late August or early September 2026 City Council meeting, with an FAC meeting to be scheduled prior
- Other**
- PMR continues to meet with City Finance Dept. to review financial reporting
  - PMR Project Dashboard to be sent to City Manager this week for final approval
  - The next PMR’s Owner’s Meeting with Novi will be on 7/13/26 ~~6/1/26~~

## Areas for Discussion

- Site Due Diligence / Budget Items Checklist:**
- City of Novi will address any necessary survey and treatment of invasive species for public safety sites
- City of Novi Road Project**
- Approx. \$18 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 Summer 2026 ~~Spring 2026~~.
  - ~~City seeking approval of DTE duct bank relocation work at June 8 City Council meeting reviewing high-level timeline and budget for utility relocation due to the Road Project; DTE revised estimate submitted 4/24 of \$2.3 million.~~
- Procurement and Contracts**
- Site work/land clearing for FS 2 and 3 to occur 4<sup>th</sup> Quarter 2026
  - Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
  - PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 3<sup>rd</sup> Quarter 2026.
  - Future procurement services will include Materials Testing.

**“Green Initiative”  
&  
Sustainability Report  
for  
City of Novi  
Public Safety Building  
&  
Fire Stations**



**June 9, 2026**

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## **EXECUTIVE SUMMARY: SUSTAINABILITY & RESILIENCY**

The City of Novi Public Safety Facilities Program is founded on the principle that sustainability and resiliency are inseparable from operational excellence. As essential public safety infrastructure designed to serve the community for the next fifty years and beyond, these facilities are to provide long-term value through durability, energy efficiency, adaptability, occupant wellness, and responsible stewardship of public resources.

The sustainability strategy for the Public Safety Campus and Fire Stations is guided by a practical, performance-based approach that prioritizes lifecycle value over short-term gains. Rather than pursuing sustainability as a checklist of individual features, the project integrates environmental responsibility, operational resiliency, and fiscal stewardship into the fundamental planning, design, construction, and operation of each facility.

The design emphasizes passive building strategies as the first and most enduring means of reducing energy consumption and operational costs. Building orientation, while limited, along with enhanced thermal envelopes, high-performance glazing systems, daylight harvesting, solar control, and durable low-maintenance materials work together to reduce energy demand while improving occupant comfort and long-term building performance.

Mechanical and electrical systems are being evaluated through a lifecycle cost framework that balances initial cost, energy performance, reliability, maintainability, and future adaptability. The preferred design approach incorporates Dedicated Outdoor Air Systems (DOAS), high-efficiency zone-based heating and cooling systems, energy recovery technologies, advanced building controls, LED lighting, daylight-responsive controls, and low-flow plumbing fixtures. Geothermal heat pump systems and future renewable energy opportunities have been evaluated as part of the project's commitment to reducing operational energy consumption and carbon emissions, but is a cost driver impacts budget, operational and programmatic needs.

The project also recognizes the critical relationship between occupant wellness and facility performance. Public safety professionals face unique physical and mental demands. Accordingly, the design prioritizes natural daylight, views of nature, enhanced indoor air quality, contaminant control strategies, fitness and wellness amenities, individual environmental controls, and indoor-outdoor connections that support physical health, mental wellbeing, recruitment, retention, and overall organizational resilience.

Site design strategies seek to preserve and enhance the ecological character of each property while responsibly managing stormwater and protecting natural resources. Native and adaptive plantings, such as "low-to-no" maintenance drought tolerant xeriscaping requiring minimal irrigation, preservation of existing woodlands where feasible, low-impact development practices, bioretention opportunities, and stormwater management systems are incorporated to reduce environmental impacts and improve long-term site performance.

Material selection is guided by durability, maintainability, embodied carbon reduction, and lifecycle value. The project prioritizes long-lasting materials that can withstand intensive public safety operations while minimizing replacement cycles and maintenance costs. Opportunities for low-carbon concrete, recycled-content materials, responsibly sourced products, and mass timber applications in select public spaces will be evaluated throughout design development.

Resiliency remains a central sustainability objective. As Risk Category IV essential facilities, these buildings must continue to operate during severe weather events, utility disruptions, and emergency situations. Enhanced building envelopes, hardened emergency operations spaces, backup power systems, redundant infrastructure, and future-ready building systems contribute to a comprehensive resiliency strategy that supports uninterrupted public safety operations under a wide range of conditions.

Collectively, these initiatives support the City's commitment to creating facilities that are environmentally responsible, operationally resilient, economically sustainable, and supportive of the people who protect and serve the community every day. The resulting facilities will serve as long-term civic assets that demonstrate responsible stewardship of public investment while establishing a new benchmark for sustainable public safety infrastructure in Southeast Michigan.

**END of SUMMARY**

## SUMMARY: GREEN INITIATIVE

Based on the revised/updated Concept Design Report [CDR] dated May 4, 2026 issued at 35% progress design, the project identifies several sustainability approaches, including DOAS + Water Source VRF, daylighting, low-flow fixtures, native landscaping, stormwater management, geothermal evaluation, low-VOC materials, and durable construction.

For a 50+ year Public Safety facility, see the following sustainability strategies separated into four categories:

### 1. PASSIVE DESIGN STRATEGIES

These provide the highest ROI because they reduce energy demand before any equipment is added.

#### Building Orientation & Solar Control

##### Solution

- Orient occupied spaces north/south where possible
- Minimize east/west glazing
- Exterior sunshades
- Deep window recesses
- Light shelves / "eyebrow" canopies

##### Pros

- ✓ No maintenance
- ✓ 50+ year life expectancy
- ✓ Reduces cooling loads
- ✓ Improves occupant comfort
- ✓ Improves daylight harvesting

##### Cons

- ✗ Must be incorporated early
- ✗ Site constraints may limit effectiveness

##### Alternative

Dynamic façade studies during early design phases to optimize glazing percentages by elevation.

#### Enhanced Building Envelope

##### Solution

- Continuous exterior insulation
- Triple-pane glazing
- Thermally broken framing
- Air barrier commissioning
- Reduced thermal bridging

##### Pros

- ✓ No moving parts
- ✓ Reduces heating and cooling loads

- ✓ Improves resiliency
- ✓ 50+ year lifespan

**Cons**

- ✗ Higher first cost

**Alternative**

Passive House-level envelope on administration and dormitory portions while keeping apparatus bays more conventional.

**Daylighting**

**Solution**

- Clerestories
- Light shelves
- Dormitory daylight access
- Office daylight access

**Pros**

- ✓ No maintenance
- ✓ Wellness benefits
- ✓ Reduced lighting loads

**Cons**

- ✗ Potential glare

**Alternative**

Electrochromic glazing in high-value spaces. This option may be cost prohibitive.

**Thermal Mass**

**Solution**

- Exposed concrete floors
- CMU
- Concrete shear walls

**Pros**

- ✓ No maintenance
- ✓ Stabilizes temperature swings
- ✓ Long life

**Cons**

- ✗ Limited impact if HVAC controls aren't optimized

## 2. HIGH-PERFORMANCE MECHANICAL SYSTEMS

For Novi's climate, mechanical systems are likely the largest sustainability opportunity.

The report currently identifies:

- DOAS + Water Source VRF
- Geothermal (alternate) - This option may be cost prohibitive.
- VAV RTU (alternate)

### Option A: DOAS + Water Source VRF

#### Pros

- ✓ Good zone control
- ✓ Excellent dormitory control
- ✓ Good energy performance
- ✓ Scalable

#### Cons

- ✗ Refrigerant management
- ✗ Moderate maintenance
- ✗ Complex controls

#### Recommendation

Good baseline system.

### Option B: Geothermal + Water Source Heat Pumps

#### Pros

- ✓ Lowest operating cost
- ✓ Longest life-cycle value
- ✓ Lowest carbon footprint
- ✓ No cooling towers
- ✓ Excellent resiliency
- ✓ Stable Michigan ground temperatures

#### Cons

- ✗ Highest first cost
- ✗ Requires site area
- ✗ Longer payback

#### Recommendation

For a 50-year public safety facility, this is the strongest long-term sustainability solution. The report already identifies this as the "Gold Standard." However, this option may be cost prohibitive that the budget will not allow.

### Option C: Air Source VRF

#### Pros

- ✓ Lower cost than geothermal

- ✓ High efficiency
- ✓ Excellent control

**Cons**

- ✗ Lower winter efficiency
- ✗ Outdoor equipment exposure

**Recommendation**

Good compromise if geothermal is rejected.

**3. SITE & LANDSCAPE SUSTAINABILITY**

**Native Landscaping**

**Solution**

- "Xeriscaping"
- Native Michigan species
- Pollinator habitats
- Reduced turf

**Pros**

- ✓ Drought tolerant
- ✓ Minimal irrigation
- ✓ Low maintenance
- ✓ Ecological value

**Cons**

- ✗ Different aesthetic than traditional landscape.

**Recommendation**

Strongly support.  
Already identified in the report.

**Rain Gardens & Bioswales**

**Pros**

- ✓ Improves water quality
- ✓ Reduces stormwater infrastructure
- ✓ Enhances site ecology

**Cons**

- ✗ Some seasonal maintenance

**Alternative**

Bioretention cells integrated into parking islands.

### **Tree Canopy Strategy**

#### **Pros**

- ✓ Reduced heat island
- ✓ Reduced cooling loads
- ✓ Increased site value

#### **Cons**

- ✗ Long establishment period

#### **Recommendation**

Attempt to preserve mature trees at each Fire Station project site.

### **Permeable Pavement**

#### **Pros**

- ✓ Reduced runoff
- ✓ Groundwater recharge

#### **Cons**

- ✗ Not ideal for apparatus routes

#### **Recommendation**

Use only for staff parking.

## **4. MATERIALS & CONSTRUCTION**

These are often overlooked but have major carbon impacts.

### **Mass Timber**

The report identifies interest in mass timber.

#### **Pros**

- ✓ Major embodied carbon reduction
- ✓ Warm aesthetic
- ✓ Wellness benefits
- ✓ Excellent for public spaces

#### **Cons**

- ✗ Cost
- ✗ Limited contractor familiarity

#### **Recommendation**

Use in:

- Public lobby
- Community room
- Training spaces

## **Low Carbon Concrete**

### **Solution**

- Fly ash
- Slag
- Carbon cured concrete

### **Pros**

- ✓ Significant carbon reduction
- ✓ No operational impact

### **Cons**

- ✗ Slightly longer curing times

### **Recommendation**

Strongly recommended.

## **Brick & Masonry**

### **Pros**

- ✓ 75-100 year life
- ✓ Minimal maintenance
- ✓ Durable

### **Cons**

- ✗ Higher embodied carbon

### **Recommendation**

A best lifecycle material option for municipal buildings.

## **Metal Roofing**

### **Pros**

- ✓ 50-70 year life
- ✓ Recyclable
- ✓ Solar-ready

### **Cons**

- ✗ Higher initial cost

### **Recommendation**

Highly recommended.

## **TPO / EPDM Roofing**

### **Pros**

- ✓ 25-year lifespan

- ✓ Energy efficient
- ✓ Durability
- ✓ Solar reflecting avoid heat gain to spaces below.

**Cons**

- ✗ QA/QC concerns
- ✗ Limited longevity

**Recommendation**

Highly recommended.

## 5. ELECTRICAL & ENERGY SYSTEMS

### LED Lighting + Controls

Already proposed.

**Recommendation**

Continue with:

- Occupancy controls
- Daylight harvesting
- Circadian lighting

### Solar PV

Current report mentions solar readiness only.

**Pros**

- ✓ Reduces utility costs
- ✓ Public sustainability statement

**Cons**

- ✗ Maintenance
- ✗ Roof coordination

**Recommendation**

At minimum:

- Design roof structure for future PV
- Conduit pathways
- Electrical capacity

### Battery Storage

**Pros**

- ✓ Resilience
- ✓ Demand reduction
- ✓ Emergency support

**Cons**

✗ Cost

**Recommendation**

Evaluate with dispatch/EOC operations.

**6. BEST "NO-MAINTENANCE" SUSTAINABILITY ITEMS**

The following allows the project to maximum durability and minimum maintenance:

1. Enhanced building envelope
2. High-performance glazing
3. Continuous insulation
4. Thermal mass
5. Building orientation
6. Native landscaping
7. Durable masonry
8. Metal roofing
9. Daylighting
10. Low-carbon concrete

These provide sustainability benefits with virtually no operational burden.

**7. MY PRIORITIZED RECOMMENDATION FOR NOVI**

For a Risk Category IV public safety facility with a 50-year service life, I would prioritize:

**Tier 1 (Must Have)**

- Enhanced envelope
- Daylighting
- Native landscape
- DOAS
- High-performance controls
- Low-flow fixtures
- Metal roof
- Solar-ready infrastructure

**Tier 2 (Strongly Recommended)**

- Geothermal
- Low-carbon concrete
- Mass timber public spaces
- Rain gardens and bioretention
- Battery-ready infrastructure

**Tier 3 (If Budget Allows)**

- Photovoltaics
- Battery storage

- Electrochromic glass
- Greywater reuse
- Net-zero operational energy study

For these facilities, the single biggest lifecycle improvement would be moving from DOAS + Water Source VRF with cooling tower to DOAS + Geothermal Water Source Heat Pumps, combined with an enhanced envelope package. That combination will likely outperform almost every other sustainability investment over the next 50 years while supporting resilience, occupant wellness, and operational continuity. However, the initial costs are much higher than the budget may allow.

## **END OF SUMMARY**

## **SUSTAINABILITY APPROACH SUMMARY**

The project's sustainability strategy is framed around "common sense sustainability," emphasizing long-term resilience, operational efficiency, occupant wellness, environmental stewardship, and lifecycle value rather than pursuing formal certification such as LEED.

### **1. Overall Sustainability Vision**

The sustainability framework was developed during a Design Excellence Workshop using the AIA Framework for Design Excellence.

The project goals focus on creating facilities that are:

- Resilient and future-ready
- Energy efficient
- Healthy for occupants
- Environmentally integrated
- Operationally durable
- Cost-effective over the building lifecycle

The City specifically prioritizes:

- Long-term operational value
- Reduced environmental impact
- Staff wellness
- Community integration
- Carbon-conscious mechanical systems
- Adaptability over a 50-year building lifespan

### **2. Energy & Mechanical Sustainability Strategy**

#### **High-Efficiency HVAC Systems**

The preferred base mechanical strategy uses:

- Dedicated Outside Air Systems (DOAS)
- Water Source VRF (Variable Refrigerant Flow) systems
- Energy recovery ventilation (ERV)
- Zoned controls for occupant comfort and efficiency

Key sustainability benefits include:

- Reduced energy consumption
- Simultaneous heating/cooling efficiencies
- Smaller ductwork requirements
- Improved indoor air quality
- Individual room temperature control
- Lower lifecycle operational costs

The systems are intended to exceed baseline energy code performance by 20–30%.

### **Geothermal Evaluation**

The project is evaluating geothermal heat pump systems as a high-performance alternate. Benefits identified include:

- Reduced fossil fuel dependence
- Elimination/reduction of gas-fired boilers
- Lower cooling tower water use
- Improved winter efficiency using stable ground temperatures
- Enhanced decarbonization potential

The report identifies geothermal WSHP systems as the “Gold Standard” sustainability option.

### **3. Building Energy Efficiency Measures**

The project includes multiple building-wide energy conservation measures:

#### **Lighting & Controls**

- LED lighting throughout
- Daylight harvesting systems
- Occupancy-based lighting controls
- Circadian-supportive lighting strategies
- Advanced dimming systems
- Warm nighttime lighting to reduce circadian disruption

#### **Building Envelope & Orientation**

The design team identified:

- Solar orientation optimization
- Natural daylighting
- Views to nature
- Reduced heat gain/loss strategies

#### **Operational Controls**

- Individual HVAC zoning
- Operable window monitoring tied to energy code compliance
- Demand management strategies
- High-efficiency equipment selection based on lifecycle cost analysis

### **4. Water Conservation & Stormwater Management**

#### **Water Efficiency**

The plumbing systems emphasize reduced water consumption through:

- Low-flow plumbing fixtures
- Touchless lavatory faucets
- Reduced GPM shower systems

- Water-efficient fixtures throughout the facilities

The project also considers:

- Greywater reclamation opportunities
- Water conservation strategies for high-occupancy fire station use

### **Stormwater & Low Impact Development**

Stormwater design emphasizes:

- Low impact development principles
- Underground detention systems
- Rain gardens and bioswales where feasible
- Bioretention strategies at FS-03
- Water quality treatment systems
- Integration with Bishop Creek and wetlands

Stormwater systems are designed for:

- 100-year storm events
- Environmental contamination mitigation
- Controlled runoff discharge
- Reduced downstream impacts

## **5. Environmental Site Integration**

The project strongly emphasizes integration with existing natural systems.

### **Wetlands & Woodland Preservation**

The design intentionally:

- Preserves woodland buffers
- Protects wetlands where possible
- Maintains greenbelt easements
- Minimizes ecological disruption
- Incorporates native landscaping strategies

### **Native Planting & Ecology**

Landscape goals include:

- Native plant species
- Habitat-supportive landscaping
- Stream restoration integration
- Erosion reduction
- Tree preservation and replacement
- Reduced irrigation demand

The PSB site specifically integrates:

- A daylighted stream corridor

- Ecological restoration opportunities
- Nature-focused site experiences

## **6. Health, Wellness & Indoor Environmental Quality**

A major sustainability focus is occupant health and wellness.

### **Indoor Air Quality**

The facilities include:

- Dedicated outside air systems
- Increased ventilation rates
- MERV-13+ filtration goals
- Negative pressure contaminant zones
- Apparatus bay air purification systems
- Enhanced exhaust systems in contaminated areas

### **Firefighter Contamination Control**

The fire stations use:

- Hot / Warm / Cold zoning
- Airlocks between apparatus bays and living spaces
- Dedicated decontamination rooms
- Separate contaminated laundry systems
- Exhaust-controlled gear storage areas

### **Wellness-Oriented Design**

The report prioritizes:

- Natural daylight
- Views to nature
- Outdoor decompression areas
- Quiet rooms
- Wellness rooms
- Fitness spaces
- Biophilic design strategies
- Water feature considerations

## **7. Material & Resource Sustainability**

The project includes material sustainability goals such as:

- Low-VOC materials
- Local material sourcing
- Durable long-life materials
- Potential use of reclaimed materials
- Interest in mass timber applications
- Reduced maintenance materials selections

The design also emphasizes:

- Lifecycle durability
- Reduced maintenance burden
- Long-term operational efficiency

### 8. Resilience & Future Readiness

Sustainability is closely tied to resilience in the project.

Strategies include:

- Full-building generator backup
- Storm-hardened ICC-500 shelters
- Redundant systems
- Flexible infrastructure
- Solar readiness
- EV readiness
- Adaptable building systems
- Future expansion capability

The project explicitly connects sustainability with:

- Emergency continuity
- Climate resilience
- Long-term municipal value
- Reduced operational vulnerability

### Key Sustainability Themes

The sustainability approach can be summarized into six primary themes:

<b>Theme</b>	<b>Strategy</b>
Energy Efficiency	DOAS + VRF systems, LED lighting, energy recovery
Decarbonization	Geothermal evaluation, electrification readiness
Water Stewardship	Low-flow fixtures, stormwater management
Ecological Integration	Wetland preservation, native landscapes
Occupant Wellness	Daylighting, IAQ, contamination control
Long-Term Resilience	Backup power, adaptable infrastructure, lifecycle durability

The result is a public safety campus intended to function as a resilient, healthy, efficient, and future-ready civic infrastructure investment for the City of Novi.

## END OF SUMMARY



# City of Novi – Strategic Plan Status Update

As of: 6/11/2026

<b>Launch</b>	<b>Discovery</b>	<b>Visioning</b>	<b>Scenarios / Strategies</b>	<b>Crafting the Plan</b>
Completed	Completed	Underway	Underway	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
<ul style="list-style-type: none"> <li>Created draft materials (agendas, facilitator guides, worksheets) for next in-person visit – June 22-24</li> <li>Conducted Sounding Board Workshop (6/9)</li> <li>Finalized topic-specific surveys – Community Identity &amp; Housing</li> <li>Hosted pop-up engagement event at Novi Community Fest</li> </ul>	<ul style="list-style-type: none"> <li>Share Agenda Packet for June workshops               <ul style="list-style-type: none"> <li>LRSPC (6/23)</li> <li>SLT (6/24)</li> <li>Community (6/24)</li> </ul> </li> <li>Launch of topic-specific surveys – Community Identity &amp; Housing</li> <li>Executive Team Briefing (6/16)</li> </ul>

Input Needed
<ul style="list-style-type: none"> <li>Details on outreach via school/district newsletters</li> </ul>

# MEMORANDUM



**TO:** VICTOR CARDENAS, CITY MANAGER  
**FROM:** JEFF MUCK, PRCS DIRECTOR  
MILAH LOOSE, RECREATION SUPERVISOR  
**SUBJECT:** DOG PARK MEMBER CONCERNS  
**DATE:** JUNE 11, 2026

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A new drinking fountain for the Novi Dog Park was ordered at the end of April to replace the original unit installed when the park opened in fall 2014.

Over the past several years, Parks Maintenance staff have extended the life of the existing fountain by replacing push buttons, hoses, and other components as needed. However, this spring, replacement parts for that model were no longer available, making continued repairs impossible.

An order for a new unit was placed on April 27<sup>th</sup>. The replacement fountain is manufactured by a different company and includes a drinking bowl for dogs, as well as a water bottle filling station for people. Both features include water filtration.

At the time of purchase, staff were advised that delivery would take approximately 6–8 weeks. This lead time has become common for many park amenities, including benches, trash receptacles, and similar equipment. Staff contacted the manufacturer on Monday, June 8<sup>th</sup>, to request an update and were informed that the unit is now expected to ship on June 26<sup>th</sup>. Installation will occur as soon as the fountain is received.

Most park fixtures including benches, trash cans, bike repair stations, shade structures, and the like are custom orders due to the wide range of colors, styles, and finishes they often have long lead times and require payment. The replacement fountain unit is likewise made to order and already paid in full, so order cannot be cancelled at this stage. Attempting to purchase a comparable unit from another manufacturer would likely result in a similar 6–8 week delivery timeframe (another [manufacturer](#) is quoted at 10-12 weeks).

Dog park members were notified of the fountain outage and replacement via email on May 19<sup>th</sup>, and signage was posted at the park. Members were encouraged to bring their own water during the interim period. PRCS will send a follow-up communication to all members regarding the delay and will again remind them to bring water for themselves and their pets.

To date, PRCS has been contacted by approximately five of the three hundred and thirty-eight members regarding the drinking fountain outage.

Additionally, PRCS received a complaint in May regarding construction contractor vehicles parking at the dog park. City staff identified the contractor and contacted them immediately. Staff have not observed, nor have they received reports of, any additional occurrences since that time.



NEW WATER  
FOUNTAIN  
COMING  
SOON!



Link: <https://wsf-usa.com/products/cwbf-4ada/>

Quoted Pricing for order:

Fixture - \$5,250.00

Estimate Freight - \$360.00

**Novi Parks, Recreation and Cultural Services**  
45175 10 Mile Road  
Novi, MI 48375  
248-347-0400  
[noviparks@cityofnovi.org](mailto:noviparks@cityofnovi.org)  
<http://www.cityofnovi.org>

Good afternoon Novi Dog Park Members,

Thank you all for your patience as we are waiting for the delivery of our new water fountain. Please continue to bring water for your pups during your dog park visits, especially as the weather continues to get warmer and warmer! We are anticipating the new fountain to be delivered by mid/late June, and installation to be completed by the end of the month.

An update will be sent out once the new fountain is installed. Feel free to email me directly at [mloose@cityofnovi.org](mailto:mloose@cityofnovi.org) with any questions or concerns!

Thank you again for your patience and we are looking forward to a great summer!

All the best,

Milah Loose  
Novi PRCS

Note: some communication is not accessible as it was sent out via the registration software portal.

Signage posted by City staff at the Novi Dog Park on May 19<sup>th</sup> and an example of communication that has been sent out to dog park members.

# MEMORANDUM



**TO:** SHERYL WALSH-MOLLOY, DIRECTOR OF COMMUNICATIONS  
**FROM:** DAMON PARNELL, DEPUTY DIRECTOR OF COMMUNICATIONS  
**SUBJECT:** MAYOR'S YOUTH FORUM  
**DATE:** JUNE 11, 2026

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Seventeen local high school students attended the Mayor's Youth Forum on April 30, 2026, at the Novi Public Library. Mayor Fischer opened the meeting with a summary and highlights of his State of the City Address, including the Police & Fire Buildings Bond, property tax allocation, and the Novi 2050 Strategic Vision. Students then participated in a discussion on infrastructure, mobility, housing, and community development.

## ***Key Discussion Themes***

### **Urban Planning and Community Connectivity**

Students expressed concerns about Novi's car-dependent design, noting that separated residential and commercial areas make it difficult for non-driving residents to access jobs, shopping, and social opportunities. Participants also described Novi as feeling fragmented, with neighborhoods often identifying more closely with surrounding communities than with the city as a whole.

#### **Student Recommendations**

- Encourage neighborhood-scale retail and services closer to residential areas.
- Repurpose vacant or underutilized properties for parks, mixed-use development, or community gathering spaces.

### **Transportation and Mobility**

Students were largely unaware of the People's Express (PEX) transit service and cited limited awareness and advance reservation requirements as barriers to use. Participants also discussed sidewalk and trail gaps that affect walkability.

#### **Student Recommendations**

- Improve promotion of existing transit services to younger residents.
- Explore a fixed-route local shuttle connecting major destinations such as Twelve Oaks Mall, West Market Square, and Fountain Walk.

## **Housing Affordability**

Students discussed rising housing costs and concerns that young adults may be unable to live in Novi after graduation. They supported additional housing options that balance affordability with responsible growth.

### **Student Recommendations**

- Encourage mixed-use and multifamily developments.
- Incentivize projects that include workforce housing and more efficient land use, such as structured parking.

## **Commercial Development**

Students questioned the concentration of similar retail and restaurant uses throughout the city. Staff explained the role of private property ownership and zoning regulations in shaping commercial development.

## **Communications and Engagement**

Participants indicated that traditional print communications are not effective for their demographic.

### **Student Recommendations**

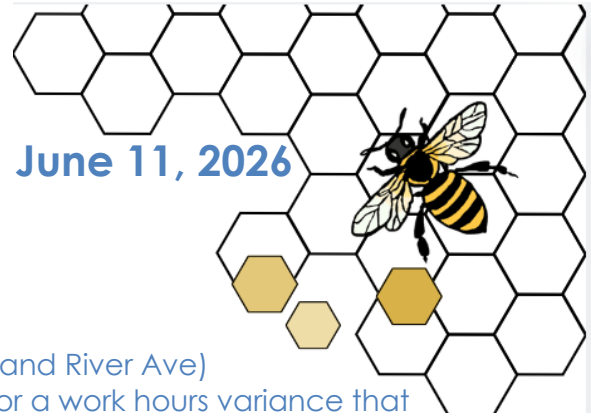
- Expand outreach through social media platforms such as Instagram and TikTok.
- Partner with local schools to share city updates through existing digital communication channels.

## **Next Steps**

Students expressed strong interest in meeting again during the summer rather than waiting until fall. The next Mayor's Youth Forum was scheduled for Friday, August 7 at 11am.

# Buzz Report

June 11, 2026



## Hot Topics:

- **Work Hours Variance for Beck Rd Construction**

The contractors for the Beck Road (between 11 Mile and Grand River Ave) construction project recently applied and were approved for a work hours variance that allows their construction crews to perform concrete roadway operations from at 6:00am to 9:00pm, and concrete saw relief operations from 7:00pm to 7:00am. This variance allows them to circumvent some of the hurdles presented by high-volume/rush-hour traffic and forecasted severe weather and high heat. Ultimately, it will help maintain consistent concrete delivery, avoid quality impacts and complete the paving operations within the safest and most efficient time frame

- **Villa Barr Pathway Project**

Due to the dry Spring, the contractor is planning to begin the Villa Barr pathway paving and extension project the week of June 17th. It is anticipated to take 1-2 weeks to complete. As a reminder, the extension of the pathway in a full loop that Council preferred will likely require the removal of two of the existing willow trees on site.

[4/24/25 Admin. Packet Item](#)

[5/5/25 City Council Item \(Design Award\)](#)

- **Power Park featured in Detroit PBS Video**

Detroit PBS recently filmed a segment for the Michigan Learning Channel show "The Planning Period" at Ella Mae Power Park. The short segment show is aimed primarily at teachers and educators, with this particular episode focused on stopping summer learning loss.

If you'd like to see the episode you can find it on [YouTube](#). They also noted that they recorded 4 shorts that will be posted on the Michigan Learning Channel Instagram throughout the month.

- **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.

## Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. Mainline pipe is now installed, tested and officially back on line. Crews are now focused on preparations for the 14 Mile Road restoration. The new concrete curb and gutter have been poured between East Lake Drive and Novi Road. This week, the contractor will be alternating construction of the entrances to the Maples of Novi (Centennial and Wakefield Drives), closing one at a time. Also, they will begin reconstruction of the Haverhill Farms entrance, Kingswood Boulevard, by building and closing one-half at a time.

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

## Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public <https://cityofnovi.org/betterroadsahead/>

## Community and Economic Development Project Updates:

### Map of Development projects

- **Townes at Haggerty** – Haggerty Road just south of 9 Mile  
175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public hearing was held before the Planning Commission on May 6<sup>th</sup>, for their initial review. The hearing was continued and City Council will most likely see the project sometime in June/July if the applicant intends to proceed.
- **Hotels at the Adell Center**  
The two remaining hotels at the Adell Center are working to post financial guarantees and schedule pre-construction meetings. A Home 2 Suites (5-story hotel with 141 rooms) and a TownePlace (5-story hotel with 129 guest rooms)
- **Supra Revolving Sushi** (Former Bar Louie) – 12 Mile Crossing  
The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Permits have been issued and rough inspections are underway. There is not yet a 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. Awaiting submission of Final Site Plan for 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. At the January 14<sup>th</sup> Planning Commission meeting this project received initial feedback (no votes were taken) and went before Council on May 4<sup>th</sup> for their initial input. The applicant is now deciding on next steps.
- **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. Awaiting submission of a revised Final Site Plan for review. 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.

- **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. Permits have been issued and work is underway. *Estimated Completion Date: Summer 2026*
- **Novi 10** - 10 Mile and Novi Road  
The applicant for the proposed development at 10 Mile and Novi Road has returned with a revised concept for their proposal. The drafting of their PRO agreement is underway.
- **Novi Acres (FKA Station Flats)**  
The owners of the property between Target and Sam's recently submitted a new Preliminary Site Plan (61 townhome units and a 6,529-square-foot retail building) under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled. The current project is anticipated to be before Planning Commission in July.
- **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). They last went before City Council on [February 23<sup>rd</sup>](#) for a tentative approval of their PSLR Agreement and Concept plan. Drafting of the agreement is underway.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96  
Permits have been issued. *Estimated Completion Date: July 1, 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. Permits issued and rough inspections are underway. *Estimated Completion Date: **Late 2026***
- **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. Construction continues for all 3 future tenants. *Estimated Completion Date: August 1, 2026* (for Dicks House of Sport)

### Ordinance Enforcement Updates:

- **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.

### Frequently Asked Questions:

None at current



# 2026 WEEKLY CONSTRUCTION UPDATE

June 9 through June 15

\*Please note: Any indication of a project's schedule is only an estimate.  
Construction work could be delayed by many factors, such as inclement weather.



## PROJECT STATUS

<b>YELLOW</b>	- NOT STARTED	<b>GREEN</b>	- ACTIVE
<b>RED</b>	- STOPPED OR DELAYED	<b>BLACK</b>	- COMPLETE

## COUNTY PROJECTS

**Project:** **NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)**

**Prime Contractor:** Dan's Excavating, Inc.  
**Start:** April 15, 2025  
**End:** November 15, 2026  
**Consultant:** RCOC - In-House Project Management

**Description:** See attached link to the right for RCOC construction updates <https://www.rcocweb.org/598/Novi-Road-8-Mile-Road-to-9-Mile-Road>  
 The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - **COMPLETE**; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - **COMPLETE**; and Phase 3 - **rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Galway Drive.**

**Traffic Control/Detours:** Pg 4 of 9 - Detour map attached as an appendix  
 Phase 3 - the contractor will maintain one-way, southbound traffic only. Northbound traffic will be detoured to Beck, 10 Mile, and back to Novi Road.

**Work Status:**  
 Construction, closure and detour started on Monday, March 30th. Contractor is working on the southbound side first and have shifted southbound traffic on the northbound side for the first stage. A bulk of the storm sewer has been installed on the west side. The contractor is running into several underground utility conflicts that is significantly slowing progress.

**Project:** **BASE LINE OR 8 MILE ROAD/CSX RAILROAD BRIDGE DECK REPLACEMENT**

**Prime Contractor:** E.C. Kornefel Co.  
**Start:** March 2, 2026  
**End:** August 15, 2026  
**Consultant:** In-House WCDPS Project Management Staff

**Description:** See attached link to the right for WCDPS construction updates <https://www.rcocweb.org/213/12-Mile-Road-Nowi-Road-to-Farmington-Road>  
 The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.

**Traffic Control/Detours:** Pg 5 of 9 - Detour map attached as an appendix  
 8 Mile Road will be completely closed in both directions at the CSX/Lake State Railway bridge for the full duration of the project. The detour for westbound traffic will be Haggerty Road, south to 6 Mile Road, to Beck Road, and back to 8 Mile Road. Eastbound traffic will be in the reverse.

**Work Status:**  
 The closure and construction began on Monday, March 2nd. The contractor is progressing well.

**Project:** **12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)**

**Prime Contractor:** Cadillac Asphalt, LLC  
**Start:** July 1, 2026  
**End:** October 30, 2027  
**Consultant:** Internal RCOC Design and Inspection Staff

**Description:** <https://www.rcocweb.org/213/12-Mile-Road-Nowi-Road-to-Farmington-Road>  
 The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.

**Traffic Control/Detours:** Pg 6 of 9 - Staging plan attached as an appendix  
 The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.

**Work Status:**  
 Contractor has been selected and RCOC will be scheduling a pre-construction meeting soon to discuss specifics regarding Stage 1.

**Project:** **GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT**

**Prime Contractor:** Ric-Man Construction, Inc.  
**Start:** January 12, 2026  
**End:** August 15, 2026  
**Consultant:** Brown & Caldwell and DLZ Corporation

**Description:** <https://www.glnw.org/14-mile-replacement>  
 The Great Lakes Water Authority (GLWA) in cooperation with the Road Commission for Oakland County (RCOC) and the cities of Novi, Walled Lake, Commerce Township, Wixom, and Farmington Hills will be replacing and/or rehabilitating the 42-inch water transmission main along 14 Mile Road from roughly East Lake Drive to M-5. This construction will constitute rehabilitation of certain portions with a Carbon Fiber Reinforced Polymer (CFRP) repair, mainly through the Walled Lake and Wixom areas. All other areas will be an outright replacement pipe.

**Traffic Control/Detours:** Pg 7 of 9 - Closure and Detour plans attached as an appendix  
 14 Mile Road (East Lake Drive to M-5) is still currently closed to eastbound traffic while maintaining westbound traffic.

**Work Status:**  
**Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road.** Mainline pipe is installed, tested and officially back on line. Crews are now focused on preparations for the 14 Mile Road restoration. The new concrete curb and gutter has been poured between East Lake Drive and Novi Road. Mid this week, the contractor will be alternating construction of the entrances to the Maples of Novi (Centennial and Wakefield Drives), closing one at a time. Also, they will begin reconstruction of the Haverhill Farms entrance, Kingswood Boulevard, by building and closing one-half at a time.

**Project:** **2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD**

**Prime Contractor:** TBA  
**Start:** July 15, 2026  
**End:** August 15, 2026  
**Consultant:** Internal RCOC Design and Inspection Staff

**Description:** See attached link to the right for RCOC construction updates <https://www.rcocweb.org/668/Bridges-Preventative-Maintenance>  
 The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.

**Traffic Control/Detours:** N/A - Detour map is attached as an appendix  
 The County's contractor will maintain one lane in each direction for the duration of the project.

**Work Status:**  
 The contract will go out to bid in June. Construction is slated for mid-summer (July to September).

## CITY PROJECTS

**Project:** **BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)**

**Prime Contractor:** Dan's Excavating, Inc.  
**Start:** April 6, 2026  
**End:** November 1, 2026  
**Consultant:** AECOM-Great Lakes

**Description:**

Through MDOT's Local Agency Project office and federal funding program (\$3.6 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.

**Traffic Control/Detours:** Pg 8 of 9 - Detour map attached as an appendix

Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. **Local traffic will still be able to use northbound Beck Road north of 10 Mile, but there is a hard closure just south of 11 Mile Road.**

**Work Status:**

The contractor has milled out the existing asphalt in the southbound lanes as well as finished construction of the new 43" X 45" elliptical cross culvert just south of Heritage Drive. Traffic has been shifted over to the east side. Construction of the new storm sewer and placement of aggregate base along the west side of Beck Road is complete. Over the next week, the contractor will be fine grading the stone grade in preparation for the new concrete pavement this week.

**Project:** **NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)**

**Prime Contractor:** TBD  
**Start:** July 15, 2026  
**End:** September 1, 2026  
**Consultant:** Spalding DeDecker

**Description:**

The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.

**Traffic Control/Detours:** N/A - Detour map attached as an appendix

One lane of traffic in each direction (outer lanes) will be provided at all times during construction. No closures or detours are expected for this work.

**Work Status:**

The City of Novi had to terminate the contract with the previous awarded contractor, Santos Cement, for they were unable to supply the required bonds and insurance. We are currently looking into the second lowest bidder. We will be taking a new contract award to City Council for approval at the June 22nd meeting.

**Project:** **VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE DRIVE TO HAGGERTY ROAD)**

**Prime Contractor:** Fanson Company, Inc.  
**Start:** June 8, 2026  
**End:** September 30, 2026  
**Consultant:** AECOM-Great Lakes

**Description:**

The City's contractor, Fanson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.

**Traffic Control/Detours:** Pg 9 of 9 - Detour map attached as an appendix

Eastbound traffic will be maintained at all times, no matter which side of the roadway is being worked on. Westbound traffic will be detoured south on Haggerty Road, west on 9 Mile Road, north on Cranbrooke Drive, and back to Village Wood Road for the duration of the project.

**Work Status:**

The contractor began setting up the westbound detour and demolition work on Monday, June 8th. It should take about a week for the pavement removals on the eastbound side and then the contractor will begin installation of new storm sewer. Overall, construction is expected to take approximately 4 months to complete.

**Project:** **2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS (CONTRACT #1)**

**Prime Contractor:** TBD  
**Start:** July 1, 2026  
**End:** November 15, 2026 (Overall Program Completion)  
**Consultant:** OHM-Advisors

**Description:**

This will be the first contract and the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) on the following asphalt street segments: **full list of streets forthcoming.**

**Traffic Control/Detours:** N/A - detour map attached as appendix

**Work Status:**

**Project:** **2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS (CONTRACT #2)**

**Prime Contractor:** TBD  
**Start:** July 1, 2026  
**End:** November 15, 2026 (Overall Program Completion)  
**Consultant:** OHM-Advisors

**Description:**

This will be the second contract and the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation and/or repair) on the following street segments: **full list of streets forthcoming.**

**Traffic Control/Detours:** N/A - Detour map attached as an appendix

**Work Status:**

## CITY PROJECTS

**Project:** CEDAR SPRING ESTATES WATER MAIN LINING

**Prime Contractor:** FER-PAL Construction USA, LLC  
**Start:** June 15, 2026  
**End:** August 15, 2026  
**Consultant:** OHM-Advisors

**Description:**

The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.

**Traffic Control/DeTours:** N/A - Detour map attached as an appendix

Depending on the locations of work which will vary, there may be some minor lane closures, but two-way traffic will be maintained at all times.

**Work Status:**

Once a contract is formally executed, the contractor will begin setting up the temporary water services which could be this week.

**Project:** SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)

**Prime Contractor:** TBD  
**Start:** June 15, 2026  
**End:** October 15, 2026  
**Consultant:** OHM-Advisors

**Description:**

The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a "looped" water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.

**Traffic Control/DeTours:** N/A - Detour map attached as an appendix

No detours will be necessary for this project, but will involve a moving or 'rolling' lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.

**Work Status:**

Plans are currently being finalized and still negotiating easements with a few property owners. Plan is still to go out to bid this summer.

**Project:** 2026 CONCRETE PANEL REPLACEMENT PROGRAM

**Prime Contractor:** TBD  
**Start:** July 1, 2026  
**End:** October 15, 2026  
**Consultant:** OHM-Advisors

**Description:**

The City has identified several neighborhood concrete streets with discrete areas or singular panels exhibiting severe cracking or deterioration that is need of replacement, rather than rehabilitating or reconstructing the roadway at great costs.

**Traffic Control/DeTours:** N/A - Detour map attached as an appendix

No detours will be necessary for this project, but may involve a small, distinct lane closure at the specific work area. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.

**Work Status:**

The approved list of streets are being finalized and the project will go out to bid in the coming months.

**Project:** VILLA BARR PARK CONCRETE PATHS

**Prime Contractor:** Mattioli Cement Company, Inc.  
**Start:** June 17, 2026  
**End:** June 30, 2026  
**Consultant:** AECOM-Great Lakes

**Description:**

City Council requested the paving of the pathways of Villa Barr Park to increase accessibility. Concrete will be placed over the existing aggregate paths as well as providing a new concrete loop around the existing pond.

**Traffic Control/DeTours:** N/A

No detours will be necessary for this work. The park will be closed during the duration of this project which is approximately 30 to 45 days.

**Work Status:**

The contractor will mobilize to the site as soon as the weather allows and the ground conditions warrant construction equipment which is likely to be around mid to late June.

**Project:** ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS

**Prime Contractor:** L.J. Construction Company  
**Start:** April 25, 2026  
**End:** July 31, 2026  
**Consultant:** AECOM-Great Lakes

**Description:**

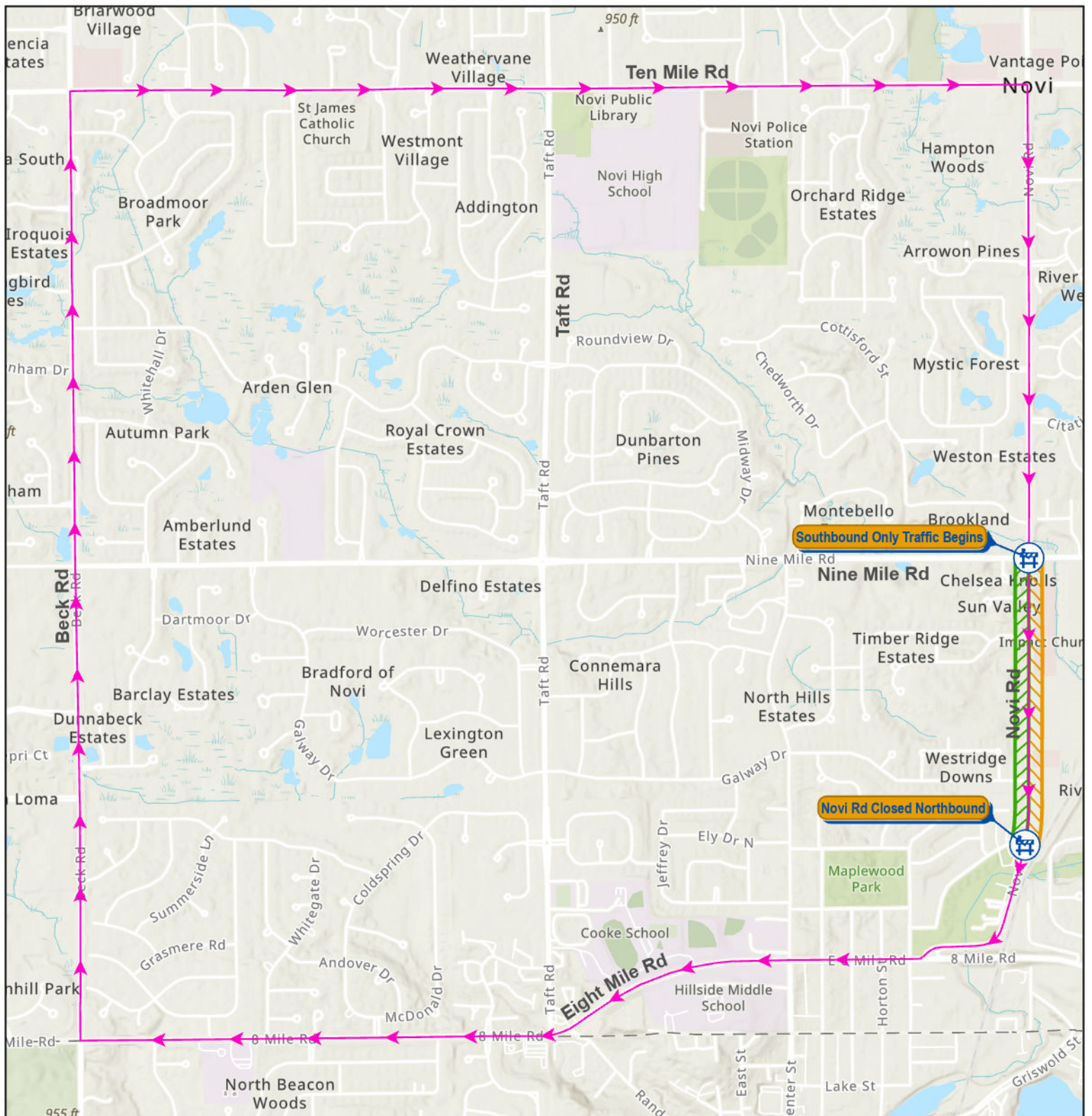
Through MDOT's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.

**Traffic Control/DeTours:** N/A - Detour map attached as appendix

No detours or closures will be necessary for this project. A small area of the southwestern portion of Bosco Fields will be quartered-off for staging of contractor equipment.




**Work Status:**

The tree subcontractor has completed the removal of all trees, stumps and roots within the proposed pathway/boardwalk limits. This week, the helical pier subcontractor will begin drilling-in boardwalk piers. This process should take about a week.



Novi Rd is **closed to northbound traffic** from Allen Dr to 9 Mile Rd for the duration of this project.

Northbound traffic should navigate around this closure using 8 Mile Rd to Beck Rd to 10 Mile Rd and back to Novi Rd.

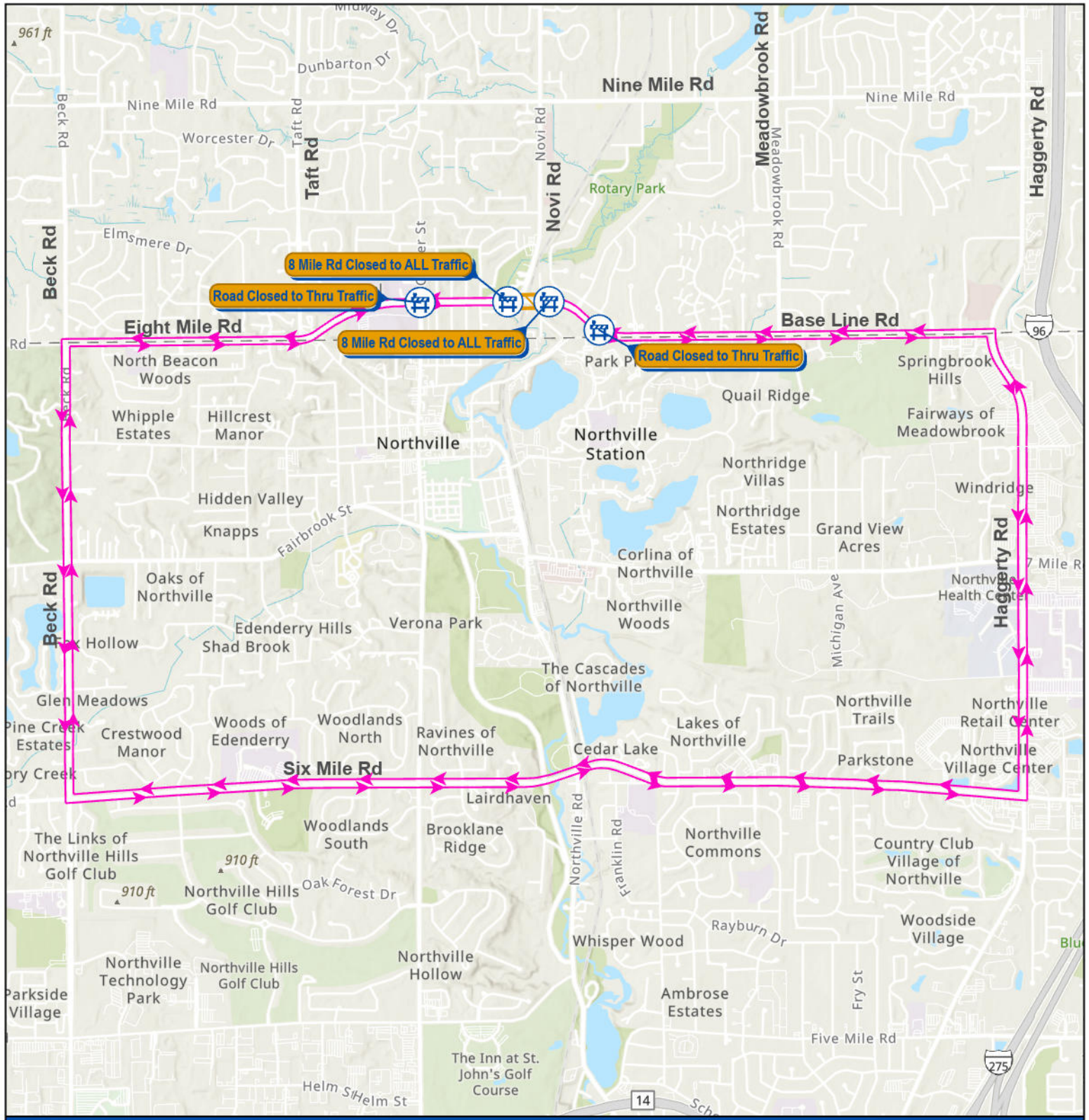
-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



# Novi Rd Reconstruction Allen Dr to Nine Mile Rd





Map Print Date: 2/24/26  
Map Author: K. Blough



8 Mile Rd/Base Line Rd over the CSX railroad tracks will be **closed to ALL traffic** for the duration of the project while the bridge repairs are underway.

The designated detour is 8 Mile Rd to Haggerty Rd to 6 Mile Rd to Beck Rd back to 8 Mile Rd and vice versa.

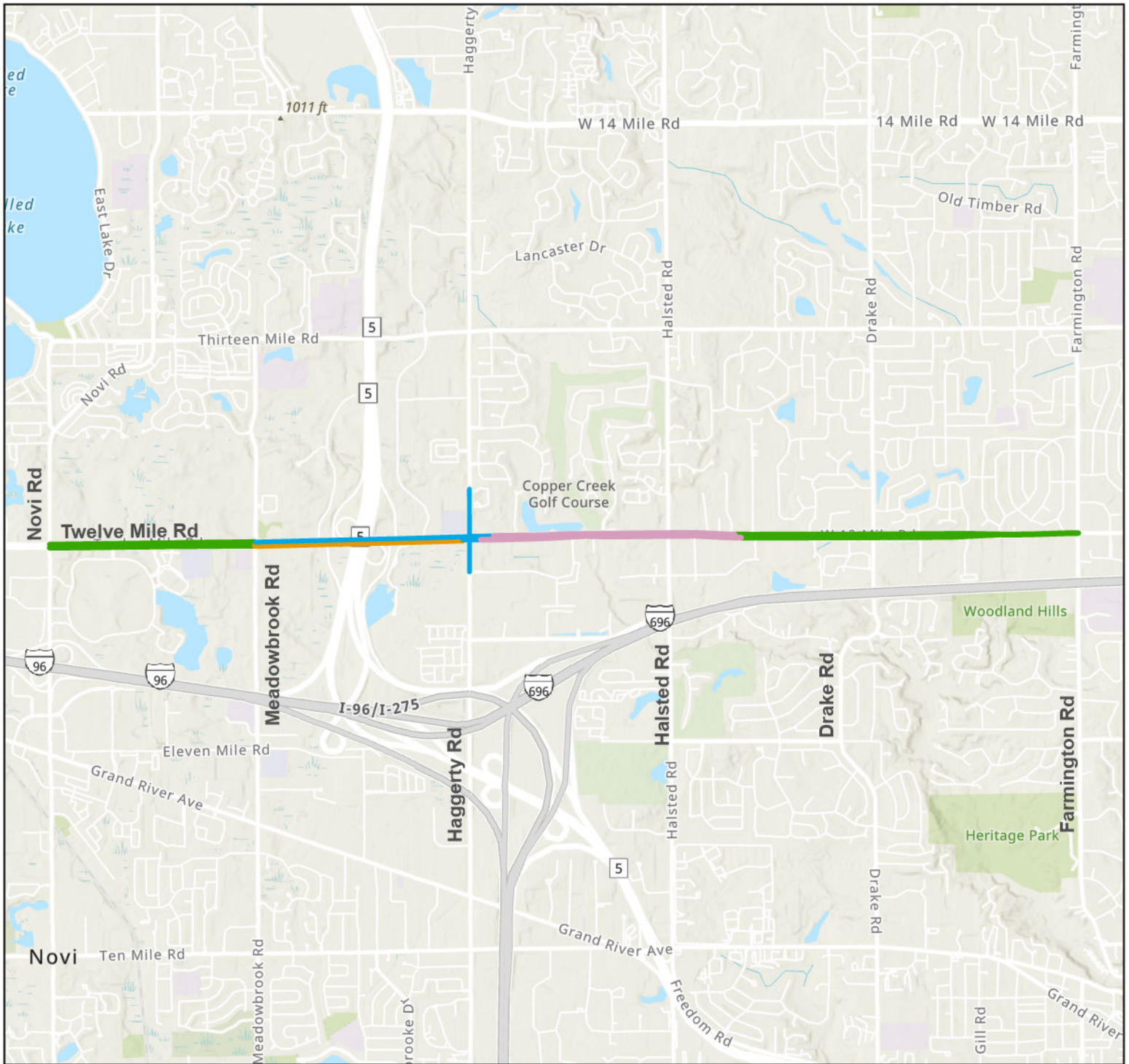
-  Detour Route
-  CLOSED to Traffic



# 8 Mile Rd at CSX Railroad Bridge Novi Rd to Brickscape Dr



Map Print Date: 3/14/25  
Map Author: K. Blough



### Staging Plan

- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment Dr



# Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd



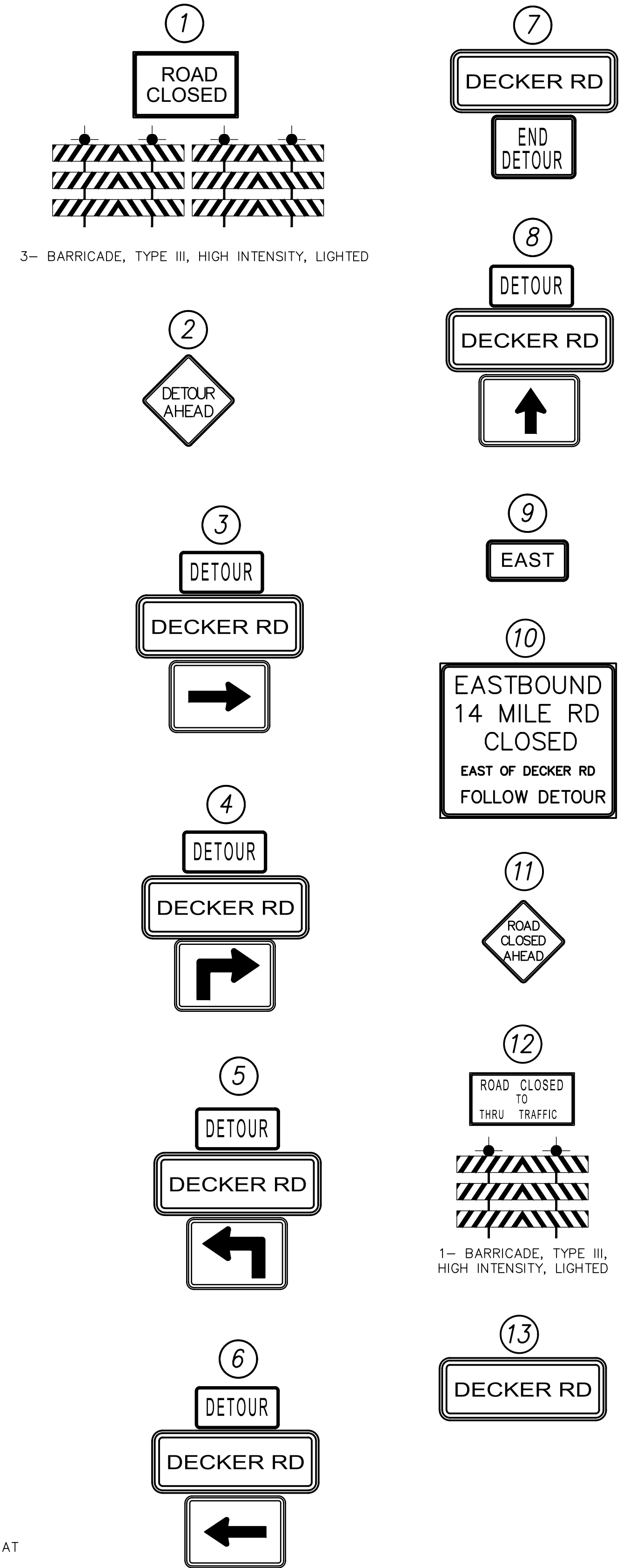
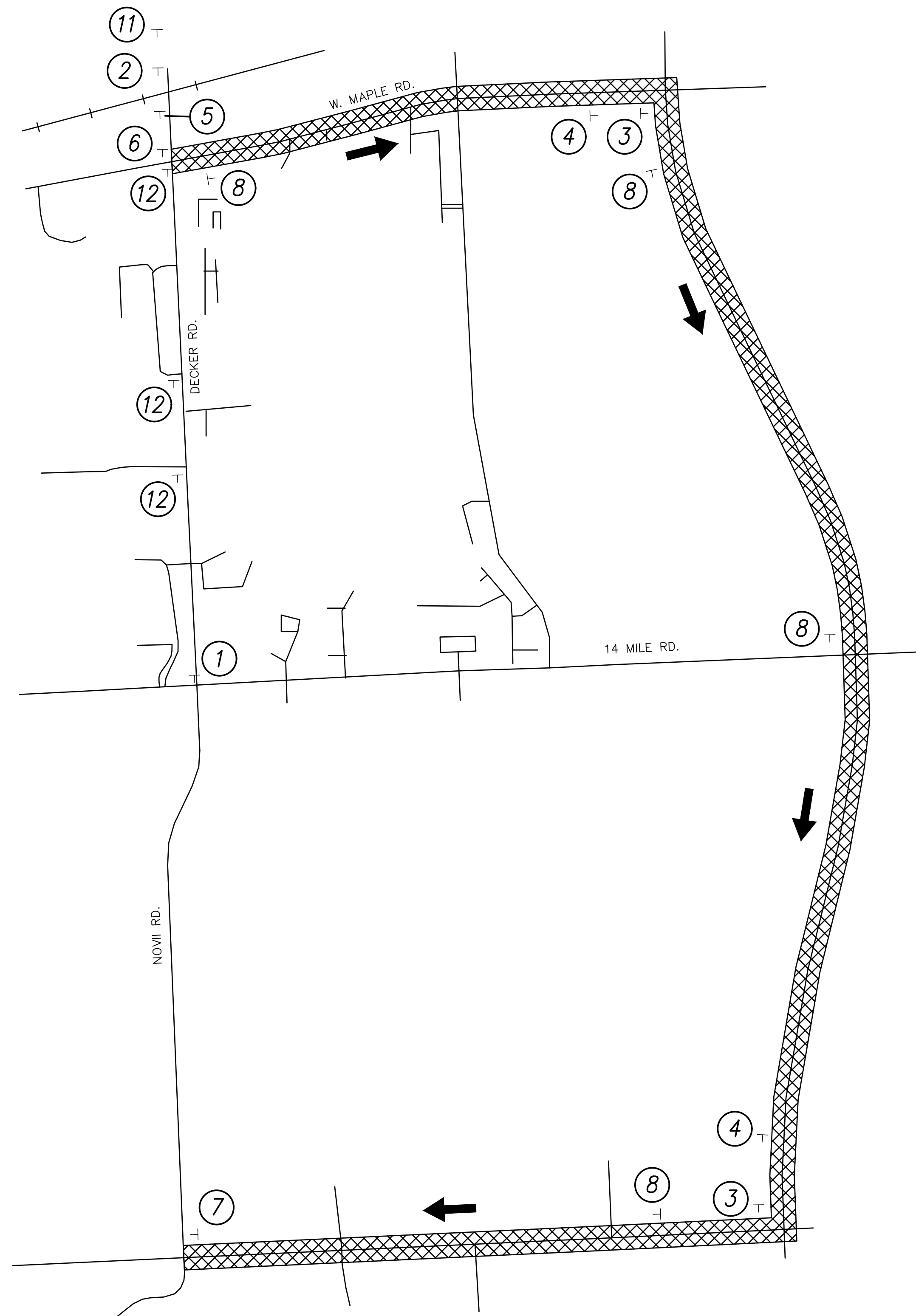
Map Print Date: 2/24/26  
Map Author: K. Blough

PLOT DATE: 12/24/2025 12:52 PM

PATH: X:\PROJECTS\2025\25457\99200 RIC-MAN CONSTRUCTION\CIVIL\CAD\SHEETS\C-913.DWG CAD USER: BEN LEHMAN, P.E., LEED AP

LEGEND:

- TEMPORARY SIGN
- DETOUR TRAFFIC FLOW DIRECTION
- DETOUR ROUTE
- M6-1L, 21"x15"
- M6-1R, 21"x15"
- M5-1L, 21"x15"
- M5-1R, 21"x15"
- M6-3, 21"x15"
- M4-8, 24"x12"
- M4-8a, 24"x18"
- M3-4, 24"x12"
- W20-2, 36"x36"
- W20-3, 36"x36"
- R11-2, 48"x30"
- R11-4, 60"x30"



AT THE FOLLOWING LOCATION, PLACE PORTABLE CHANGEABLE MESSAGE SIGN THAT READS "DECKER RD CLOSED AT 14 MILE RD / FOLLOW DETOUR":  
 - NORTH OF W MAPLE RD ON DECKER RD

F							
E							
D							
C							
B							
A							
No.	DESCRIPTIONS / REVISIONS	CHK'D	APPR	DATE			

DESIGNED BY:	B. LEHMAN
DRAWN BY:	B. LEHMAN
CHECKED BY:	D. HOEH
APPROVED BY:	D. HOEH

14 MILE ROAD WATER MAIN REPAIR

MAINTENANCE OF TRAFFIC  
 PHASE 1B DETOUR - SB DECKER RD

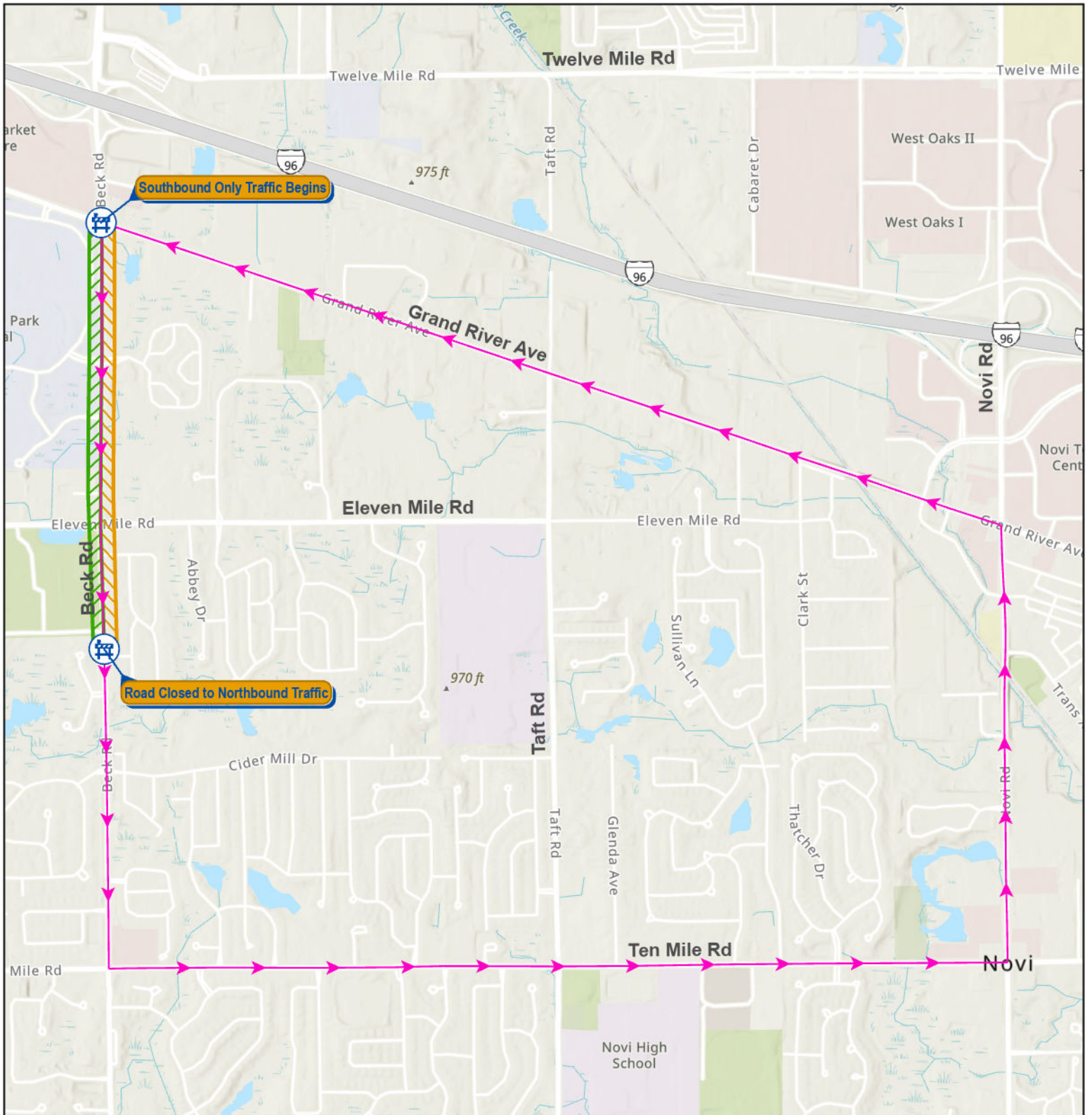
DECEMBER 24, 2025



SECTION MAP	TOWN	RANGE	SECTION
- - - -	N 1	E 8	0 0 2




EGLE PERMIT No.	-
GLWA CONTRACT No.	-
GLWA CIP No.	-
DRAWING No.	C-913

CIVIL



Beck Rd is **closed to northbound traffic** from Sanford Dr to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Novi Rd to Grand River Ave and back to Beck Rd.

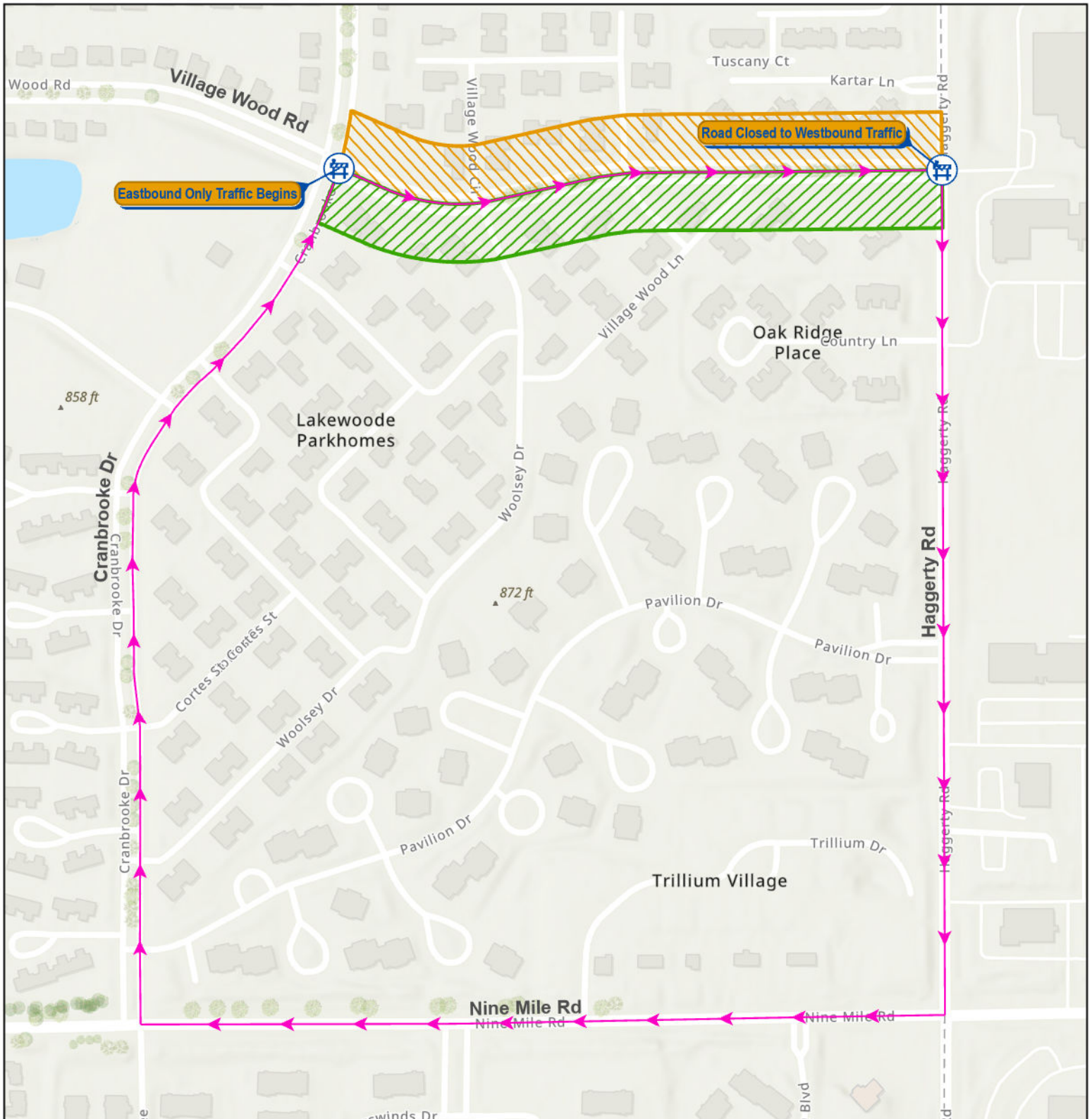
-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



# Beck Road Widening 11 Mile Rd to Grand River Ave





Map Print Date: 4/7/26  
Map Author: K. Blough



Village Wood Rd is **closed to westbound traffic** from Haggerty Rd to Cranbrooke Dr for the duration of this project.

Westbound traffic should navigate around this closure using Haggerty Rd to 9 Mile Rd to Cranbrooke Dr and back to Village Wood Rd.

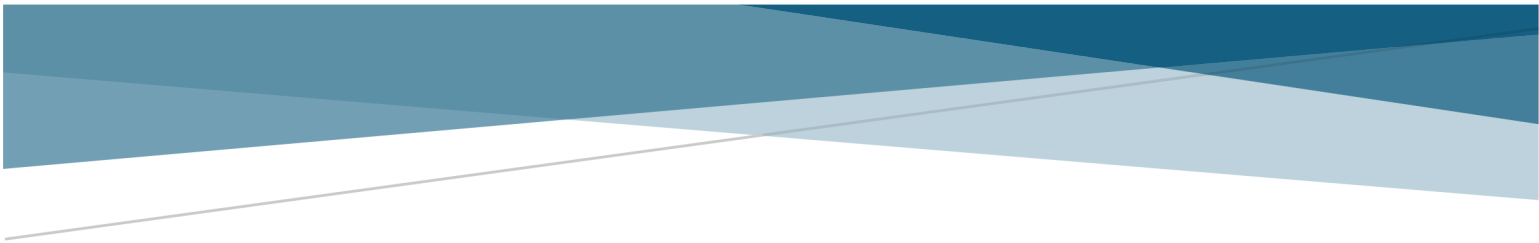
-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



# Village Wood Rd Reconstruction Cranbrooke Dr to Haggerty Rd



Map Print Date: 2/23/26  
Map Author: K. Blough



2026

Assessment Data Report

City of Novi

Submitted by: Jan C. Ziozios, MMAO  
City Assessor



June 4, 2026

TO: Mayor Fischer and City Council  
FROM: Jan Ziozios, City Assessor  
SUBJECT: Annual Assessment Report – 2026 Tax Year

I am pleased to submit the Annual Assessment Data Report for the City of Novi for the 2026 tax year. This report provides an overview of the department’s assessment administration efforts during the past year, covering April 2025 through March 2026, as well as a comprehensive summary of the assessment roll, including changes in taxable and assessed values, overview of our various capture authorities and exemption administration, appeals, sale and inspection data and other key performance measures affecting the City’s property tax base. Additionally, the State Tax Commission completed the state equalization process on May 26, 2026.

The assessment process plays a vital role in ensuring that property taxes are spread fairly and equitably among taxpayers while maintaining compliance with Michigan property tax laws and standards established by the State Tax Commission. The information contained in this report reflects the dedicated efforts of the entire Assessing team. Our goal is to provide high quality assessment services, and responsive customer service to Novi’s taxpayers and stakeholders.

I would like to highlight the dedication and professionalism of the Assessing staff in carrying out the complex responsibilities associated with maintaining the annual assessment roll. Their commitment to accuracy, transparency and best practices helps promote public trust in the assessment administration process.

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## 2026 Assessment Rolls

## Parcel Counts

The City Assessor administers three separate assessment rolls. The ad valorem roll contains all real and personal property subject to taxation at the full millage rate. The Industrial Facilities (IFT) roll<sup>1</sup> and Commercial Rehabilitation (CRA) roll<sup>2</sup> are known as Special Acts assessment rolls. They contain eligible real and personal property subject to taxation at a reduced millage rate for a limited period. When the state-issued certificates for the special act parcels expire, the properties will return to the ad valorem roll.

Assessable property in Michigan is categorized as either real or personal, and is further classified as agricultural, commercial, developmental, industrial, residential, timber-cutover or utility. Parcel counts by type and classification for each of the three rolls are presented below.

2026 Parcel Counts					
Real Property	Class	Ad Valorem	IFT	CRA (CR & CF parcels)	Totals
		Residential	18,938	0	0
	Commercial	915	1	12	928
	Industrial	151	5	0	156
	Exempt	302	0	0	302
	<b>Real Totals</b>	<b>20,306</b>	<b>6</b>	<b>12</b>	<b>20,324</b>
Personal Property	Commercial	2675	0	0	2675
	Industrial	39	3	0	42
	Utility	14	0	0	14
	<b>Personal Totals</b>	<b>2728</b>	<b>3</b>	<b>0</b>	<b>2731</b>
	<b>Overall Totals</b>	<b>23,034</b>	<b>9</b>	<b>0</b>	<b>23,055</b>

<sup>1</sup> As authorized by Public Act 198 of 1974.

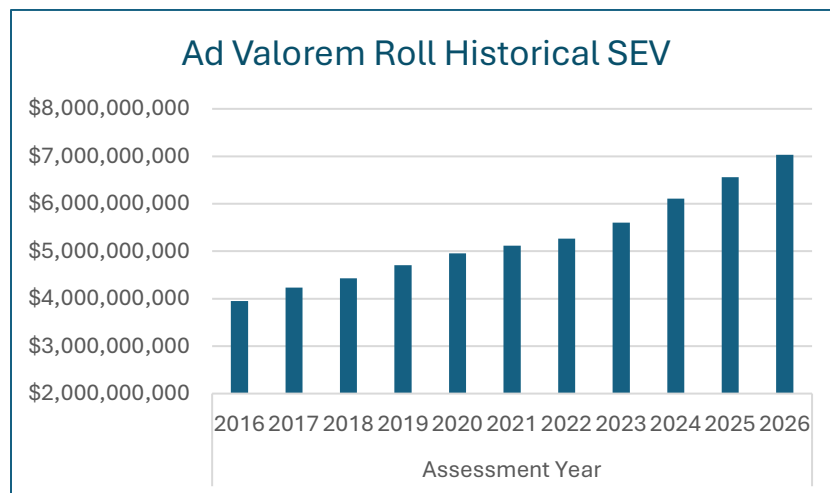
<sup>2</sup> As authorized by Public Act 210 of 2005.

The State Tax Commission (“STC”) meets on the fourth Monday in May to finalize State Equalized Values (SEV). The STC completed the state equalization process on May 26, 2026. The equalization process ensures each property class is assessed at 50% of its market value. Equalization occurs at the local level, and at the county and state levels.

The table below presents the SEVs by property type, classification and roll. Ninety-nine percent of Novi’s assessable property is assessed on the ad valorem roll.

2026 State Equalized Values (SEV)					
Property	Class	Ad Valorem	IFT (PA 198)	CRA (PA 210)	Totals
	Real	Residential	\$4,930,820,182	\$0	\$0
Commercial		\$1,723,088,570	\$40,243,640	\$13,521,570	\$1,776,853,780
Industrial		\$100,174,310	\$6,091,150	\$0	\$106,265,460
Exempt		\$0	\$0	\$0	\$0
<b>Real Totals</b>		<b>\$6,754,083,062</b>	<b>\$46,334,790</b>	<b>\$13,521,570</b>	<b>\$6,813,939,422</b>
Personal	Commercial	\$187,547,560	\$0	\$0	\$187,547,560
	Industrial	\$10,903,670	\$6,550,680	\$0	\$17,454,350
	Utility	\$77,078,260	\$0	\$0	\$77,078,260
	<b>Personal Totals</b>	<b>\$275,529,490</b>	<b>\$6,550,680</b>	<b>\$0</b>	<b>\$282,080,170</b>
<b>SEV Totals</b>		<b>\$7,029,612,552</b>	<b>\$52,885,470</b>	<b>\$13,521,570</b>	<b>\$7,096,019,592</b>

Novi’s ad valorem SEV has increased 77.8% since 2016, an average annual change of 7.07%.



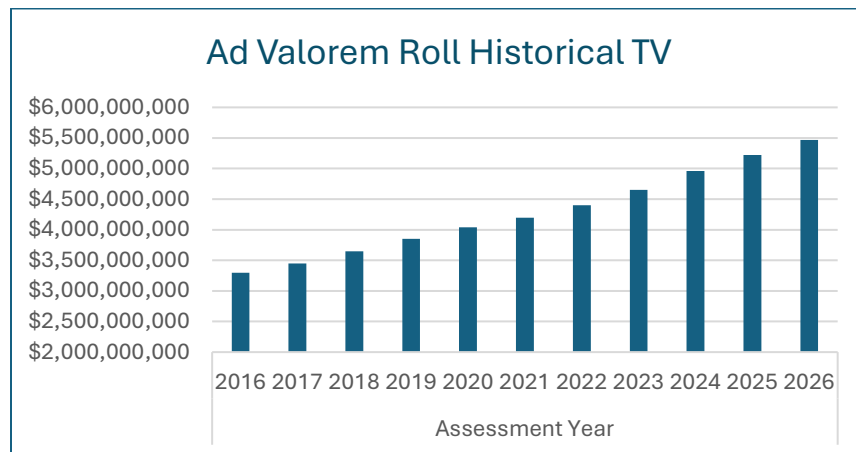
The annual taxable value of a property is the lesser of the capped value or the SEV. The capped value calculation is (Prior Year TV – Losses) X (1+CPI) + Additions.

Losses are physical reductions, such as demolition or destruction. Additions are new construction, physically added equipment and previously omitted property not included in the prior year’s assessment. Losses and additions affect taxable value.

Additionally, transfers of ownership typically result in an uncapping of the taxable value. In the year following a transfer, the taxable value “uncaps” and rises to the new SEV. The TV then becomes capped, and any increases thereafter are subject to the capped value calculation. Novi’s 2026 taxable values are presented below.

2026 Taxable Values (TV)					
Property	Class	Ad Valorem	IFT (PA 198)	CRA (PA 210)	Totals
	Real	Residential	\$3,749,172,510	\$0	\$0
Commercial		\$1,369,266,660	\$31,336,770	\$13,521,570	\$1,414,125,000
Industrial		\$75,938,150	\$5,766,720	\$0	\$81,704,870
Exempt		\$0	\$0	\$0	\$0
<b>Real Totals</b>		<b>\$5,194,377,320</b>	<b>\$37,103,490</b>	<b>\$13,521,570</b>	<b>\$5,245,002,380</b>
Personal	Commercial	\$187,547,560	\$0	\$0	\$187,547,560
	Industrial	\$10,903,670	\$6,550,680	\$0	\$17,454,350
	Utility	\$77,078,260	\$0	\$0	\$77,078,260
	<b>Personal Totals</b>	<b>\$275,529,490</b>	<b>\$6,550,680</b>	<b>\$0</b>	<b>\$282,080,170</b>
<b>Taxable Totals</b>		<b>\$5,469,906,810</b>	<b>\$43,654,170</b>	<b>\$13,521,570</b>	<b>\$5,527,082,550</b>

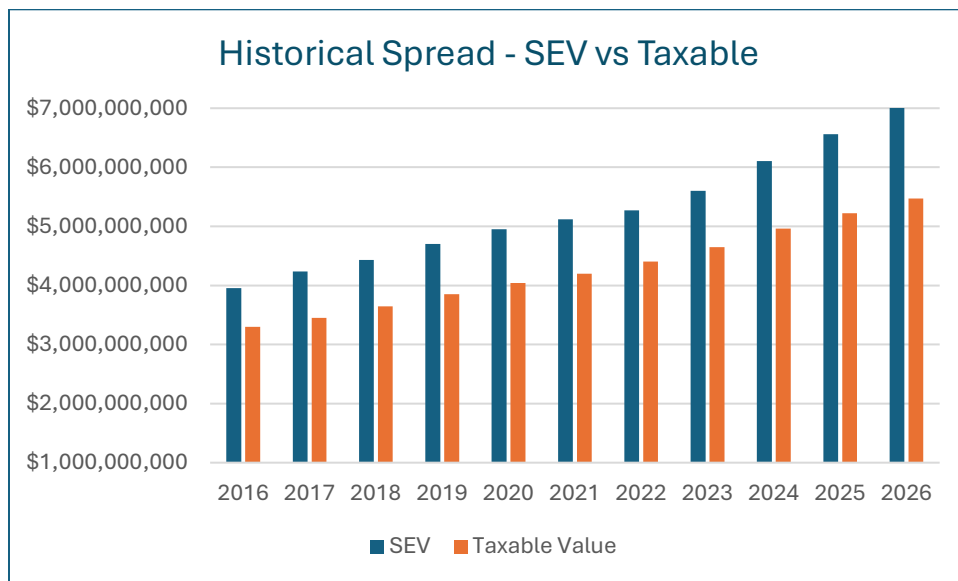
The city’s taxable value has increased 65.8% since 2016, an average annual increase of 5.98%. Special Acts parcels are not included in the chart below since they are taxed at a reduced millage rate.



## 2026 Assessment Rolls

## Ad Valorem SEV vs TV

Due to the capping provisions of Proposal A, there is typically a gap between a municipality’s SEV and TV. During the Great Recession of 2008 and subsequent recovery, Novi’s gap between SEV and TV narrowed. The SEV of many individual properties declined to the point of pushing the TV down, eroding the tax base. However, as the market recovered, the gap again widened. The importance of this gap is to provide a buffer to the city’s tax base in the event of a significant market downturn. In 2016, the City’s Taxable Value was 16.5% lower than the SEV. The gap has steadily widened from 2022 to 2026. Currently, the TV is 22% lower than the SEV.



Percent Taxable Value is lower than SEV										
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
16.5%	18.5%	17.7%	18.1%	18.5%	17.9%	16.4%	17.0%	18.7%	20.4%	22.2%

## 2026 Assessment Rolls

## School Districts

Four different school districts lie within Novi, with 3 additional “transfer” districts. Transfer districts are comprised of neighborhoods or parcels that successfully petitioned Oakland Schools to be redistricted into an adjacent district. The last transfer district was created more than 15 years ago. Each of the 7 districts has a different total millage rate, depending on the millages for school debt, supplemental, recreation and community college.

The table below presents the value distribution between districts.

School District	Code	Parcels	2026 Ad Valorem SEV	2026 Ad Valorem Taxable	Taxable Value Percent of Total
Novi Community SD	63100	14,275	\$4,010,920,592	\$3,122,013,340	57.1%
Walled Lake Cons SD	63290	3882	\$1,224,925,830	\$947,243,590	17.3%
Northville Public SD	82390	2967	\$1,175,054,770	\$915,690,320	16.7%
TR-Nrthvl-Novl Trans	183	903	\$241,138,000	\$175,613,380	3.2%
TR-Slyon-Novl Trans	184	405	\$180,925,610	\$153,464,770	2.8%
South Lyon Community SD w/OCC	63240	575	\$188,070,300	\$149,711,610	2.7%
TR-Novl-Nrthvl Trans	651	27	\$8,577,450	\$6,169,800	0.1%
Total		23,034	\$7,029,612,552	\$5,469,906,810	

**PA 198 – Industrial Facilities Exemptions**

Currently, there are 6 properties/businesses with PA 198 Industrial Facilities Exemptions: Cabot Enterprises (Magna), BOCO Enterprises, Daifuku North America, A123 Systems, Production Tool Supply and Hanon Systems, USA. A five-year history of the IFT roll is presented below. The large value decrease from 2023 to 2024 reflects the expiration of the Harman Becker tax abatement, when the value was transferred back onto the Ad Valorem roll for 2024.

<b>PA 198 Industrial Facilities Tax Abatement 5-Year History</b>			
Year	Taxable Value Real Property	Taxable Value Personal Property	Total Taxable Value
2026	\$37,103,490	\$6,550,680	\$43,654,170
2025	\$39,697,980	\$6,287,150	\$45,985,130
2024	\$38,574,110	\$7,136,860	\$45,710,970
2023	\$54,720,020	\$8,160,750	\$62,880,770
2022	\$53,269,050	\$9,005,640	\$62,274,690



**PA 210 – Commercial Rehabilitation Exemption**

One development project with two owners currently has a PA 210 Commercial Rehabilitation Tax Exemption: Sakura Novi (retail) and The Residences at Sakura. A five-year history is presented below.

PA 210 Commercial Rehabilitation Tax Abatement		
5-Year History		
Year	Taxable Value Real Property	Total Taxable Value
2026	\$13,521,570	\$13,521,570
2025	\$3,034,020	\$3,034,020
2024	\$160,050	\$160,050
2023	\$284,620	\$284,620
2022	\$277,220	\$277,220



The **Grand River Corridor District (CIA)** is 9 years old. In 2026, the taxable value capture was 34.7 percent of the district’s total taxable value. The table below illustrates the history.

Grand River Corridor Improvement Authority (CIA) History and Taxable Value Capture Ad Valorem & Special Acts			
Year	Total CIA Final Taxable Value	Final Capture	Percent Capture
2026	\$346,649,410	\$120,381,945	34.7%
2025	\$327,601,750	\$101,334,285	30.9%
2024	\$312,857,810	\$86,590,345	27.7%
2023	\$290,715,050	\$64,447,585	22.2%
2022	\$270,257,050	\$43,989,585	16.3%
2021	\$264,771,520	\$38,504,055	14.5%
2020	\$242,543,440	\$16,275,975	6.7%
2019	\$223,984,775	-\$2,037,220	-0.9%
2018	\$247,103,340	\$6,371,260	2.6%

Novi currently has one active Brownfield Redevelopment Authority site (BRA), and one that has recently been satisfied. **The Villas at Stonebrook OCCP 2270** was satisfied in 2025 and at the time of this report, was being settled and closed out. The table below illustrates the capture beginning in 2019. **Sakura Novi**, a retail and multifamily development, has an active brownfield and is presented on the next page.

The Villas at Stonebrook BRA			
Year	Total BRA Final Taxable Value	Final Capture	Percent Capture
2025	\$23,370,420	\$22,181,100	94.9%
2024	\$22,085,150	\$20,901,070	94.6%
2023	\$16,379,140	\$15,341,640	93.7%
2022	\$5,281,680	\$4,469,800	84.6%
2021	\$1,874,230	\$1,225,220	65.4%
2020	\$1,243,430	\$1,243,430	100.0%
2019	\$1,214,290	\$24,970	2.1%
2018	\$0	\$0	0.0%

The **Sakura Novi Brownfield** is in its fifth year. At time of approval, the years to complete reimbursement was estimated to be 5 years from the start of capture. The Oakland County Brownfield Authority estimates the reimbursement will be completed in 2027.

Sakura Novi BRA			
Year	Total BRA Final Taxable Value	Final Capture	Percent Capture
2026	\$1,532,450	\$1,290,275	84.2%
2025	\$1,486,390	\$1,205,380	81.1%
2024	\$1,252,070	\$1,139,910	91.0%
2023	\$1,122,810	\$907,730	80.8%
2022	\$0	\$0	0.0%

**Michigan Tax Tribunal Appeals**

A critical part of the Assessor’s job is to defend Novi’s assessments against appeals filed with the Michigan Tax Tribunal (“MTT”). Small claims appeals are typically residential appeals or commercial property appeals with value in contention of \$100,000 or less. Commercial property appeals or values in contention of \$100,000.01 or greater are appealed with the Entire Tribunal division. Typically, fewer appeals are filed in markets with strong appreciation, and more appeals are filed during periods of stagnant or soft values.

Appeals filed with the MTT are usually value-related, however they may also be related to a denied Poverty Exemption or Principal Residence Exemption (small claims) or complex property exemptions (Entire Tribunal).

MICHIGAN TAX TRIBUNAL APPEALS				
	2022	2023	2024	2025
ENTIRE TRIBUNAL (COMM/IND)	18	19	20	21
SMALL CLAIMS	3	9	3	8
	21	28	23	29

**MTT DISPOSITIONS**

	Dockets	Original Taxable Value (TV)	TV in Contention	Percent of Contention to TV	Potential City Revenue Loss	Actual TV Loss	TV Percent Reduction	Single Year City Revenue Loss	City Tax Revenue Retained	Unresolved Tax Revenue at Risk
2022 Closed	21	\$61,798,410	\$17,186,780	28%	\$181,107	\$4,278,010	6.92%	\$45,080	\$136,027	
2023 Closed	27	\$55,188,290	\$27,729,375	50%	\$292,201	\$9,117,090	16.52%	\$96,072	\$196,129	
2023 Open	1	\$15,265,200	\$6,265,200	41%	\$66,020	?	?	?	?	
2024 Closed	21	\$95,808,830	\$19,448,770	20%	\$204,943	\$6,351,930	6.63%	\$74,325	\$130,618	
2024 Open	2	\$39,745,250	\$5,959,430	15%	\$62,798	?	?	?	?	
2025 Closed	17	\$46,878,020	\$11,701,150	25%	\$123,302	\$12,669,180	108.27%	\$83,967	\$40,351	
2025 Open	5	\$33,310,330	\$17,604,480	53%	\$185,509	?	?	?	?	
<b>Total:</b>					<b>\$1,115,881</b>			<b>\$299,444</b>	<b>\$503,126</b>	<b>\$313,311</b>

\*\*One 2025 appeal involved personal property incorrectly reported by the taxpayer.

The petition also contended incorrect amounts. The taxable value loss on that petition was due to property that was never located in Novi.

2025 appeals shown do not include small claims

Public Act 161 of 2013, passed by Michigan legislature, provides a property tax exemption on the homestead of honorably discharged veterans of the United States military who are 100% disabled. Eligibility requirements for 100% disabled veterans or their surviving spouses are provided in MCL 211.7b(1)(a) and (b).

Historically, the State Tax Commission required qualifying disabled veterans to file for the exemption annually with the Assessor. However, beginning in 2025, eligible veterans only need to file for the exemption once in their community. The exemption will remain in place until they move out of the community or become ineligible. Local units must create a policy to periodically audit the exemptions for eligibility no more frequently than once every 3 years.

Prior to 2024, parcels with this exemption were reduced to zero assessed and taxable value for the year, and the parcel values were not reported in the Ad Valorem totals. However, in 2024, the State Tax Commission began requiring assessors to leave the values on the assessment roll, but to instruct treasurers to apply zero millage on the taxable value. The taxable values subject to the exemption from 2024 to 2026 are presented below. Typically, there are a few parcels with a pro-rated exemption due to a qualifying veteran purchasing a homestead in Novi, so the actual exempt taxable value is slightly lower than shown in the table below.

<b>Taxable Value Subject to Disabled Veteran Exemption</b>			
	<b>2024</b>	<b>2025</b>	<b>2026</b>
March Board of Review	57	49	79
	10,308,550	9,269,930	16,327,480
Added After MBOR	16	27	4
	3,200,180	5,950,310	415,370
<b>Total for Year</b>	<b>73</b>	<b>76</b>	<b>83</b>
	<b>13,508,730</b>	<b>15,220,240</b>	<b>16,742,850</b>

The 2026 values of Novi’s fifteen largest taxpayers are presented below. The total taxable value includes real and personal property from all assessment rolls.

<b>TOP 15 TAXPAYERS BY 2026 TAXABLE VALUE</b>		<b>Original 2026 Taxable</b>
<b>TAXPAYER</b>		
1	REDWOOD-ERC NOVI LLC (FOX RUN)	\$76,679,740
2	TVO MALL OWNER, et al.	\$59,387,060
3	OCCIDENTAL DEV LTD / ROSE, et al.	\$52,305,580
4	INTERNATIONAL TRANSMISSION COMPANY	\$50,079,880
5	SINGH, et al.	\$50,051,590
6	TBON, LLC, et al (includes 1 special act parcel)	\$44,807,230
7	DTE ELECTRIC COMPANY	\$42,920,020
8	HENRY FORD PROVIDENCE HOSPITAL	\$34,777,873
9	BEZTAK (INNOVA & SADDLE CREEK)	\$33,840,720
10	HAGGERTY CORRIDOR PARTNERS, et al.	\$32,462,900
11	CONSUMERS ENERGY CO.	\$23,784,640
12	42400 W 12 MILE RD PROPCO LLC (STORYPOINT)	\$21,672,130
13	GR MEADOWBROOK LLC (HUNTLEY MANOR)	\$21,542,450
14	TWELVE MILE CROSSING LLC (FOUNTAIN WALK)	\$19,961,330
15	SOLOMON PROPERTIES INC / E&M HOLDINGS, LLC	\$19,066,470

Top 10 Most Valuable Properties City of Novi									
RANK	ADDRESS	OCCUPANCY	FLOOR AREA	ACRES	LAND VALUE	YEAR BUILT	# BLDGS	TOTAL TCV	
1	 41100 THIRTEEN MILE	FOX RUN (UNITS 1,046)	1,649,486	102.806	\$15,190,122	2008	14	\$150,528,700	
2	 27500 NOVI	TWELVE OAKS	700,367	24.18	\$9,795,690	1976	1	\$89,713,600	
3	 31170 WELLINGTON	PORTSMOUTH APARTMENTS (UNITS 840)		72.63	\$16,805,909	1990	29	\$68,642,480	
4	 43355 CLIFFSIDE	RIVER OAKS APARTMENTS (UNITS 420)		57.28	\$15,329,999	1990	34	\$49,481,640	
5	 44075 TWELVE MILE	FOUNTAIN WALK	635,046	64.464	\$10,445,946	2002	8	\$48,396,660	
6	 39500 CHAMPION	INNOVA APARTMENTS (UNITS 272)	394,893	21.046	\$5,867,379	2023	22	\$47,796,220	
7	 45713 LAKEVIEW	THE SPRINGS (UNITS 660)		59.71	\$16,313,271	1990	23	\$46,448,640	

8		47400 HERITAGE	ROSE SENIOR LIVING (UNITS 182)	197,561	20.71	\$5,020,083	2016	1	\$45,218,220
9		42400 TWELVE MILE	STORY POINT - SENIOR LIVING (UNITS 183)	187,692	9.718	\$948,228	2019	1	\$45,109,640
10		41787 GRAND RIVER	HUNTLEY MANOR (UNITS 203)	399,419	26.58	\$5,706,919	2018	25	\$43,084,900
11		47305 CENTRAL PARK	CENTRAL PARK APARTMENTS (UNITS 254)	418,233	43.06	\$5,224,412	2002	45	\$43,001,280
12		27075 HAGGERTY	INTERNATIONAL TRANSMISSION COMPANY	273,208	59.3	\$3,921,158	1999	1	\$40,740,700
13		22675 PAVILION	PAVILION COURT APARTMENTS (UNITS 377)		42.06	\$11,340,954	1986	39	\$40,212,780
14		43398 CITATION	SADDLE CREEK APARTMENTS (UNITS 400)		38	\$10,593,792	1987	20	\$39,284,340
15		30001 CABOT	HARMAN BECKER	183,352	16.5	\$3,795,000	2015	1	\$38,218,460

## 2026 Assessing Statistics and Department Summary

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### **Core Duties of City Assessor**

The primary responsibilities of the City Assessor are to discover, list and value all taxable real and personal property within the city. The Assessor ensures properties are uniformly assessed according to the General Property Tax Act. The Assessor and staff maintain and manage the real and personal property database.

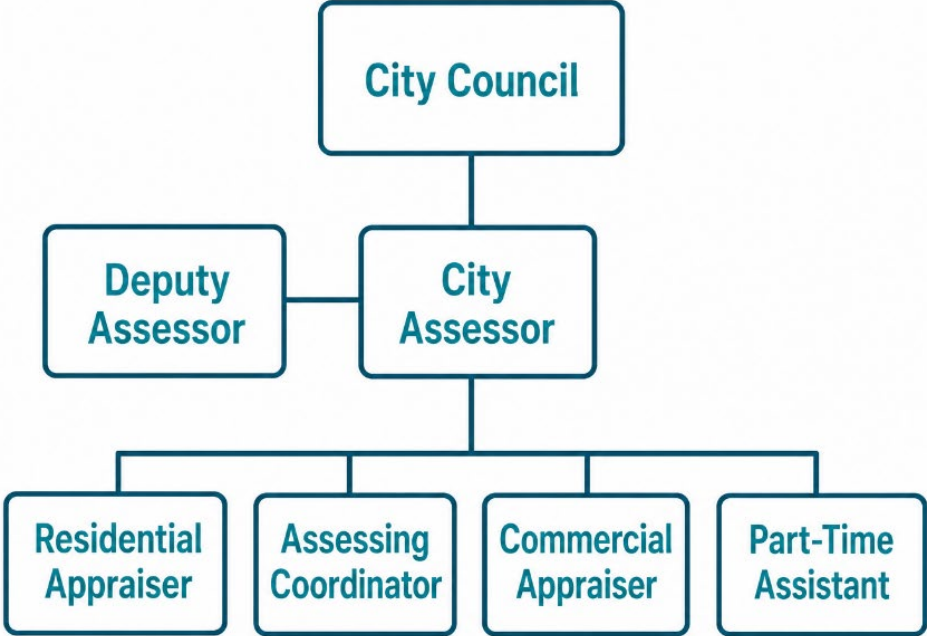
The Assessor creates the **Walled Lake Improvement Board Special Assessment Roll** every five years, in cooperation with the Lake Board liaison, and creates new special assessment rolls when they are needed.

The department reviews property transfers to determine whether uncapping of taxable value applies and administers various exemptions such as the Principal Residence Exemption, Poverty Exemption, Disabled Veteran Exemption, and various other statutory exemptions (non-profit, religious). The department assists and educates taxpayers regarding assessment and property tax related matters. The department performs hundreds of field inspections annually of residential and commercial properties.

The Assessing staff facilitates and organizes petitions for the board of review and processes hundreds of assessment roll changes throughout the year, according to statute and appropriate jurisdiction. The Assessor defends the assessed values before the Michigan Tax Tribunal.

Additional duties include approving and processing land splits and combinations in accordance with the Land Division Act and Novi's ordinances. The Assessor provides various reports as required to the county and state throughout the year, and to the City Council and City Manager.

**Organizational Chart of Assessing Department**



## 2026 Assessing Statistics and Department Summary

### Residential & Commercial/Industrial Building Permits

A significant part of the field work conducted by Novi’s appraisers consists of observing and documenting new construction and other significant property changes. The appraisers measure the building improvements, document new items on the property record and photograph the improvements. Most new construction requires several inspections to monitor progress. The table below presents a five-year history of permits that generated visits from the appraisers. (Does not reflect all building permits).

#### ANNUAL NO. PERMITS

Residential		Avg/mo	Commercial/Industrial		Avg/mo	Total
2020	607	51	2020	165	14	772
2022	539	45	2022	221	18	760
2023	583	49	2023	198	17	781
2024	436	36	2024	170	14	606
2025	407	34	2025	427	36	834
<b>Avg/yr</b>	<b>533</b>		<b>Avg/yr</b>	<b>272</b>		



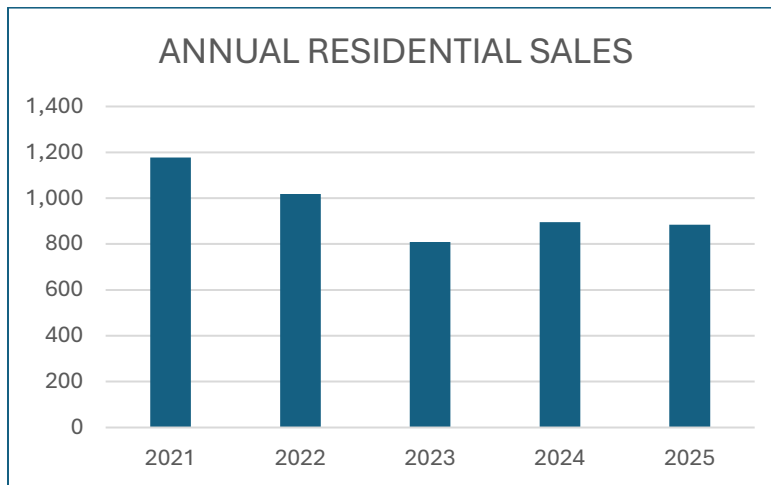
## 2026 Assessing Statistics and Department Summary

### Residential Sales & Transfers of Ownership

Novi’s Assessing Team reviews and verifies property sales and analyzes market trends. Each property transfer that occurs typically generates a counter-visit from the buyer and three documents to be reviewed and processed: Property Transfer Affidavit (“PTA”), Principal Residence Exemption (“PRE”) and Deed. Additionally, certain property transfers require review of additional documents such as trust documents to determine whether the transfer is exempt from uncapping of the taxable value.

The table below is a 5-year history of the number of residential sales annually, with the estimated number of sale-related documents processed and reviewed. These totals do not include the numerous transfers into and out of trusts which occur annually.

ANNUAL RESIDENTIAL SALES					
	2021	2022	2023	2024	2025
ANNUAL	1,178	1,019	809	895	885
AVG. MO.	98	85	67	75	74
Est. # of Deeds, PTAs and PTAs processed	3,534	3,057	2,427	2,685	2,655

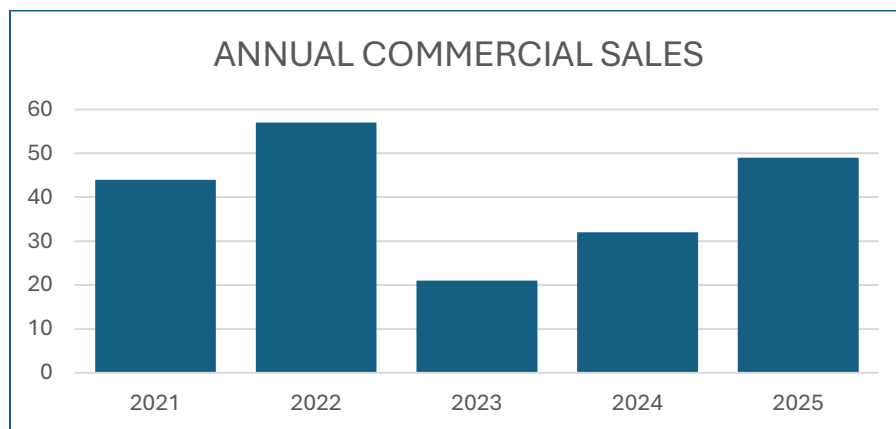


## 2026 Assessing Statistics and Department Summary

### Commercial & Industrial Sales & Transfers of Ownership

The table below is a 5-year history of the number of commercial and industrial sales annually.

		ANNUAL COMMERCIAL SALES				
		2021	2022	2023	2024	2025
ANNUAL		44	57	21	32	49
Est. # of Deeds and						
PTAs processed		88	114	42	64	98



### New Parcels Processed and Created

Assessing creates new parcels in the assessing database for new developments and as the result of splits and combinations. A 7-year history is presented below. Denials are not included in the table; however, all split/combination applications require review and research.

NEW REAL PROPERTY PARCELS CREATED	
2019 FOR 2020	358
2020 FOR 2021	58
2021 FOR 2022	33
2022 FOR 2023	81
2023 FOR 2024	246
2024 FOR 2025	19
2025 FOR 2026	80

## 2026 Assessing Statistics and Department Summary

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### Residential Reappraisal

The State Tax Commission (“STC”) certifies all assessors in Michigan and is responsible for general supervision of Michigan’s property tax system under the General Property Tax Act. The STC has supervisory authority over assessors, local assessing units, county equalization departments and boards of review.<sup>3</sup>

The STC has issued guidance recommending that assessors inspect **20%** of properties in their local unit annually. This means, ideally, properties should be visited once every five years. Additionally, property record cards must meet a minimum of **90%** accuracy of exterior elements of a property.<sup>4</sup> Accurate property records help ensure a fair and uniform assessing process.

Neighborhood reappraisal is a systematic, neighborhood-by-neighborhood review of each property (for residential properties), or by property types (commercial and industrial properties). Reappraisal is **in addition to** other fieldwork that is required for new construction and building-permit driven inspections.

A neighborhood reappraisal consists of reviewing properties with aerial and street-level imagery, review of multi-list photos and information (when available) and physical exterior observations. Property records are reviewed and corrected for accuracy, which improves overall accuracy of the assessment roll.

In 2025, the Assessing Department developed policies and procedures for a systematic neighborhood reappraisal process. Neighborhoods that are the highest priority for reappraisal are typically older neighborhoods, many of which have not been reappraised in well over 10 years. Neighborhoods that have a blend of old and new homes or with wide variations in style, age, size and renovations are also high priority. These neighborhoods are more difficult to value with mass appraisal (due to the property variations); therefore, it is critical that property records are accurate.

In 2025, we selected 6 small neighborhoods to reappraise. Property owners were notified by postcard that Assessing staff would be working in their neighborhood, and owners were given the option to opt out by notifying us by phone or at the door.

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<sup>3</sup> MCL 209.1, MCL 211.10e & MCL 211.34

<sup>4</sup> Bulletin No. 2 of 2014, Michigan State Tax Commission

# 2026 Assessing Statistics and Department Summary

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## Residential Reappraisal, Continued

Novi’s residential appraiser inspected 181 properties in the general area in and around Shawood Lake as part of the reappraisal project. The inspections revealed that most of the properties viewed required correction to the property record. Approximately 10 decks and one swimming pool were demolished but were still on the property records. These were removed, and taxpayers were issued small tax refunds as indicated by statute (current year and one year prior). We also identified numerous decks, patios, driveways, sunrooms and other structures that had not been on the assessment record which were then added to the property records and assessment roll.

For 2026, we have selected a larger neighborhood, and our goal is to inspect twice as many residential properties for the neighborhood reappraisal.

## Commercial Reappraisal

Novi’s commercial appraiser is also reappraising groups of properties, in addition to normal new construction and permit field inspections. In 2024 and 2025, Flex Buildings (15), Gas Stations (14) and Auto Related (43) properties were inspected and records updated. Novi has 1,089 commercial and industrial parcels; therefore, it is more achievable to annually inspect a larger percent of the total. In 2024 & 2025 an average of 15% of commercial and industrial parcels were physically inspected.

2025 Accumulative Totals	
Total Parcels	1089
Total Inspected for 2025	171
Total Percent Inspected for 2025	15.7%

2024 Accumulative Totals	
Total Parcels	1089
Total Inspected for 2024	159
Total Percent Inspected for 2024	14.6%

## 2026 Assessing Statistics and Department Summary

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### PA 660 Assessment Roll Audit – 2027

All assessing units within Oakland County are scheduled for their PA 660 audit in 2027 (formerly referred to as AMAR ). Novi’s last audit was 2022, in which it achieved a perfect score. The Assessing team has been working hard to ensure another successful audit in 2027.

The Property Assessing Reform Act, P.A. 660 of 2018, provides a statutory framework to ensure proper assessing practices that ensure the highest quality assessments for taxpayers as well as local units. The Act defines the requirements for a local unit to be determined to be in substantial compliance with the General Property Tax Act, provides timetables for audits as well as follow up audits and provides a process for bringing a local unit into compliance if they remain non-compliant after a follow up review (also known as the designated assessor). The Act also mandates training for local unit Boards of Review.

### Education and Professional Development

Every member of the assessing team holds a certification issued by the Michigan State Tax Commission. Continuing education is not only a requirement for recertification annually, but it ensures we are keeping abreast of changes to property tax law or case law, changes occurring in the market, and aids in developing best practices.

The City Assessor or staff have participated in the following education over the past year:

• Fair Housing	• Ethics
• Triannual Oakland County Assessors Meetings	• Michigan Investment Property Review
• New, Loss, Additions, Losses, Adjustments	• Legal Seminar
• Deeds, Documents, Chain of Title	• Estate Planning Basics (trusts)
• Michigan Apartment Market	• MSU Land Division & PA 58
• Transfer of Ownership	• Annual Roll Review
• STC Property Tax Exemptions	• STC Updates

# MEMORANDUM



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

**FROM:** ADAM ELSER, LIEUTENANT

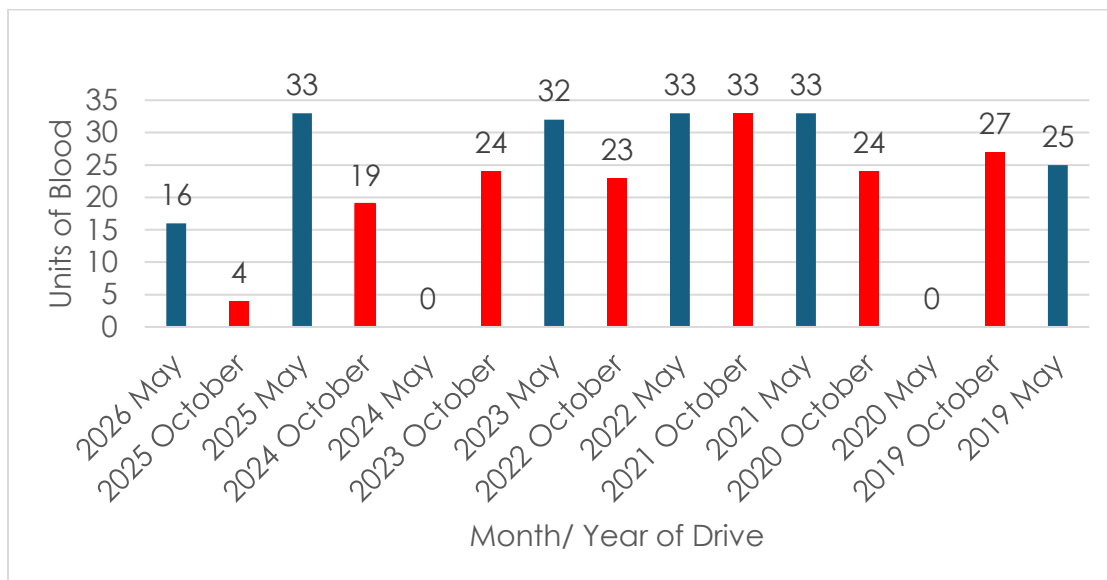
**SUBJECT:** BATTLE OF THE BADGES BLOOD DRIVE

**DATE:** JUNE 2, 2026

On Friday May 29, 2026, the Novi Fire and Novi Police Department partnered with the American Red Cross to host a Battle of the Badges Blood Drive at the Novi Civic Center. The event was held from 9:00 am to 3:00 pm. The event was promoted by the American Red Cross and our Novi Community Relations Department via the eWeb. Lieutenant Adam Elsen and Assistant Fire Chief Todd Seog led this effort as part of the Novi Fire Department's Strategic Plan. As donors check in, they are asked to choose who they represent- the Novi Police, Novi Fire or City Employees as a friendly competition. After those votes are counted the winning team receives bragging rights until the next year. For this event, bragging rights go to the Fire Department receiving six votes, followed by Police and City Employees with five each.

## ATTENDANCE AND RESULTS OF THE BLOOD DRIVE:

This event had 16 units of blood that were collected. Since 2012, the Battle of the Badges Blood Drives has yielded 618 units of blood which has the capacity to help over 2,400 patients. The chart below provides a historical review of the units of blood donated during each Battle of the Badges Blood Drive.



RED CROSS ASSESSMENT OF THE BLOOD DRIVE:

This year the Red Cross had assigned Diane Risko to our blood drive to help coordinate the event. Diane noted that 48 potential patients will be helped by this drive.

RECOMMENDATIONS FOR THE NEXT EVENTS:

Future events will continue to coordinate with the Novi Police Departments Police Week in May and the Novi Fire Departments Fire Safety Week in October. Both Police and Fire Departments will continue to utilize the City of Novi's advertising media to help promote this event, as well as meeting with our coordinator from the Red Cross to help strategize on how to recruit more donors.