



CITY OF NOVI
Administrative ePacket
September 17, 2026

Council Action/Attention

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[Public Safety Building Festivities](#)

[Midwest Japan Conference 2026 Recap - Cardenas](#)

[Lincoln Avenue Communities Updated Request - Swick](#)

Departmental Updates

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For Your Information

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City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #83

As of:

9/16/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – September 2026)

Design

- Weekly design meetings continue to occur on Mondays
- HED has submitted FS 2 and FS 3 site package to City for its review and is compiling outstanding items related to landscape easement and elevations ~~engineering costs~~; PMR/HED meeting with Planning on 9/18 to outline remaining items and path forward
- FS 2 and FS 3 elevations revised per Chiefs' requests

Upcoming Activities

Governance

- City Council's remaining approvals consist of PSB Schematic Design and design development; FS 2 and 3 design development; furniture vendor; construction documents (90%); contractor bid packages; and 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

- Approval of FS 2 and FS 3 Design Development to occur at the 10/26 City Council meeting, with an FAC meeting to be scheduled on 10/12.
- Current timeline is aiming for Schematic Design approval of the PSB at the 10/26 City Council meeting, with an FAC meeting on 10/12.
- Christman currently estimating PSB and FS projects

Other

- The next PMR's Owner's Meeting with Novi will be on 10/5/26 ~~9/14/26~~
- FS 2 and FS 3 site bid packages have been issued ~~this week, consisting of sitework, foundations and CMU (concrete masonry unit) structural~~ and proposals are due on 9/29. Award recommendation to be made at 10/12 City Council meeting.
- PMR to provide dashboard update in September
- City Manager confirmed that there will be a groundbreaking at the PSB site, and ribbon cuttings for FS 2 and FS 3 and PSB when buildings are open.
- ~~City Manager to begin coordinating dates with Council for a late October/early-November groundbreaking event at one of the fire station sites~~

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

Procurement and Contracts

- Site work/land clearing for FS 2 and 3 to occur 4th 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 4th Quarter 2026
- PMR reviewing Materials Testing RFP responses. PMR aiming for vendor approval at the September 28 City Council Meeting. Materials to be delivered to City Manager no later than September 21 for inclusion on the 9/28 agenda.

From: [Walsh, Sheryl](#)
To: [Cardenas, Victor](#)
Cc: [Mahoney, Danielle](#); [Zinser, Erick](#)
Subject: Public Safety Facilities - CR event/communication coordination
Date: Tuesday, September 15, 2026 12:37:46 PM

Mayor and Council –

Below are the proposed festivities planned for the upcoming groundbreaking and openings of the new public safety facilities. If you have any questions, please don't hesitate to reach out.

- Victor

Victor,

I wanted to share our plan for the groundbreakings and openings associated with the new Public Safety facilities so you have an overview of what Community Relations will be coordinating.

For Fire Stations 2 and 3, Community Relations will coordinate a ceremonial groundbreaking photo with City Council as construction gets underway. Rather than holding larger groundbreaking events, we will focus our public events on Open Houses when each station is complete, giving residents an opportunity to tour the new facilities and meet our Public Safety teams.

For the **Public Safety Administration Building/Police Headquarters/Fire Station 1**, we will hold a more formal groundbreaking ceremony with City Council and other appropriate participants. Once the facility is complete, we will host an Open House for the community.

We are also capturing real-time video throughout construction of the Lee BeGole Drive extension and the Public Safety Administration Building/Police Headquarters/Fire Station 1, which will allow us to document the projects from start to finish and use the footage for ongoing communications and future storytelling.

Once the facility renderings are finalized, we also plan to install “Coming Soon” billboards/signage at the construction sites so residents can see what is being built and connect the work underway with the new Public Safety facilities.

If you have any questions, please let me know

Sheryl



Sheryl Walsh | Director of Communications
Community Relations
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t: 248.735.5628 | c: 248.534.9512 | cityofnovi.org



To receive monthly e-news and more social media options, [click here](#).

MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: MIDWEST JAPAN CONFERENCE 2026
DATE: SEPTEMBER 15, 2026

On September 9, 2026, Mayor Fischer and I traveled to Indianapolis to attend the 2026 Midwest U.S.-Japan Association Conference. The City of Novi has participated in this conference for several years, with the event alternating between locations in the Midwest and Japan. The last U.S.-based conference attended by City representatives was held in Chicago in 2022.

This year's conference brought together government, economic development, and business leaders from across the Midwest and Japan. Governor Gretchen Whitmer attended, along with representatives from the Michigan Economic Development Corporation (MEDC) and Detroit Regional Partnership (DRP). During the conference, we had the opportunity to connect with Consul General of Japan in Detroit Hajime "Jimmy" Kishimori; Kakeru Hada, who previously visited Novi through CLAIR; Governor Taizo Mikazuki of Shiga Prefecture, Michigan's sister state; and Japan's Ambassador to the United States, Shigeo Yamada.

Sheryl Walsh-Molloy, Charles Boulard and Regina Swick joined us on Thursday evening as the City, in partnership with the Detroit Regional Partnership, hosted a small reception for representatives of Novi- and Michigan-based companies. The reception provided an additional opportunity to strengthen relationships with our existing Japanese business community and make new connections.



We also met with representatives from several Japan-based companies, including TriOrb, a mobility technology company developing ball-driven omnidirectional movement platforms. TriOrb currently has a presence at Newlab at Michigan Central and is seeking a larger space. We have a follow-up meeting scheduled with company representatives next week and plan to show them two to three available properties in Novi for consideration.

Mayor Fischer and I also met with MEDC and State of Michigan representatives involved in facilitating sister-city relationships. Through those conversations, Novi was encouraged to explore a potential relationship with Maibara, a community of approximately 40,000 residents in Shiga Prefecture along Lake Biwa. Michigan and Shiga have maintained a longstanding sister-state relationship, with cultural exchanges between the two regions taking place regularly. We will continue exploring whether a relationship with Maibara could provide meaningful opportunities for cultural, educational, and economic exchange.

Finally, following Novi's recent visit with representatives of the Japan Local Government Center/CLAIR in New York, the City has been invited to participate in the 2027 CLAIR Fellowship Program. Sheryl Walsh-Molloy will represent the City during the fellowship, which will take place in Japan in February 2027. This opportunity builds upon Novi's longstanding relationship with CLAIR and provides another avenue to strengthen the City's connections with communities and organizations in Japan.



MEMORANDUM

TO: VICTOR CARDENAS, CITY MANAGER
FROM: REGINA SWICK, ECONOMIC DEVELOPMENT /
SUBJECT: LINCOLN AVENUE UPDATED REQUEST
DATE: SEPTEMBER 16, 2026

Mayor and Council –

Please see an update on Lincoln Communities' request for a PILOT arrangement for the property at the NW corner of Taft and Grand River.

- Victor

This memorandum summarizes the updated Payment in Lieu of Taxes (PILOT) request submitted by Lincoln Avenue Communities, the developer of the current Demaria Construction Headquarters at Grand River and Taft Avenues.

Following feedback from Councilmembers at the August 10th Council meeting, Lincoln Avenue Communities contacted the Michigan State Housing Development Authority (MSHDA) to explore restructuring its PILOT request.

In short, Lincoln is proposing to reduce the PILOT term from 40 years to 30 years and divide the proposed 3%/10% payment between a PILOT and a **Municipal Services Agreement (MSA)**. This structure would increase the City's projected revenue while reducing the amount captured by the CIA compared with a straight PILOT.

Shelter Rents Alone vs. Shelter Rents + MSA

Shelter rents⁽¹⁾ only, with no MSA:

State law requires shelter rents to be distributed among all taxing jurisdictions (City, Schools, County, CIA, and OCC) in the same proportion as they would normally share property tax revenue. Based on Lincoln Avenue's assumptions, if the entire 3%/10% payment were structured as shelter rents, **with no MSA**, the City's 30-year share would be **\$2,517,831**, assuming the CIA doesn't capture shelter rents.

Shelter rents + MSA combined:

Lincoln Avenue has proposed dividing the 3%/10% payment between shelter rents and an MSA. Under the proposal, the PILOT would be 1% in years 1–15 and 3.33% in years 16–30, with the remaining 2% and 6.67%, respectively, structured as an MSA.

Lincoln's original proposal would have allocated 75% of the MSA to Novi Community Schools and 25% to the City. However, the City Attorney's Office has advised that it does not see legal authority for a municipality to redirect MSA revenue to a school district. Based on this guidance, **the City would retain 100% of the MSA**. **Novi Community Schools would continue to receive its statutory share of the PILOT, and its per pupil funding.**

(1) "Annual shelter rent" means the total collections during an agreed annual period from all occupants of a housing project representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants. <https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-125-1411>

The total MSA would be \$8,492,233 over 30 years. Combined with the City's \$839,277 share of the PILOT, the City's total 30-year revenue would be **\$9,331,510**. Importantly, an MSA must be tied to the actual cost of identifiable municipal services provided to the property, such as police, fire, and water/sewer services. Under Michigan case law, an MSA must be proportionate to the cost of those services to function as a service fee rather than an impermissible tax. It cannot simply be structured as an additional revenue source for the City.

Current Ad Valorem (total base)	\$58,059	
	FIRST YEAR TOTALS	30 YEAR TOTALS
Shelter Rents	\$4,475,455	\$181,560,629
Municipal Services Agreement (2%)	\$89,509	\$8,492,233 *
CITY		
Straight PILOT	\$26,538	\$2,517,831
PILOT + MSA	\$98,355	\$9,331,510
<i>*2% years 1-15, 6.67% 16-30 These figures are based on Lincoln's rent assumptions These figures assume the CIA does not capture shelter rents</i>		

How This Affects the CIA

The Corridor Improvement Authority currently captures roughly 50% of the ad valorem taxes generated on this site under its existing TIF plan. Whether that 50% capture carries over to a PILOT structure is not yet resolved.

A CIA's capture authority applies only to specific taxing jurisdictions (Oakland County operating, County Parks & Rec, and OCC). Under a PILOT, the property no longer generates those taxes at all; it generates a service charge instead. The open question is whether the CIA's TIF plan can capture a share of that service charge the same way it captures ad valorem tax today, or whether it has no claim on it.

The City is awaiting formal guidance from the City Attorney on how CIA capture is treated under a PILOT structure

How the Property Will Be Valued

Once construction is complete, the property will still be assessed at its market value for assessment purposes. However, under a PILOT, **the property is exempt from normal ad valorem property taxes for the term of the agreement**. In effect, the property tax bill is replaced by the PILOT (shelter rents) and, if the City negotiates one, an MSA.

Shelter Rents

The project will include 267 units, restricted to households earning between 30% and 80% of Area Median Income (AMI). The unit mix is as follows:

Beds	Units	Income Limit	Comp Mkt Rent	2026 Gross Rent	Utility Allowance	2026 Net Rent
1	5	30%	\$1,825	\$1,573	\$70	\$1,503
2	15	30%	\$2,244	\$1,888	\$86	\$1,802
3	9	30%	\$2,376	\$2,180	\$98	\$2,082
4	3	30%	\$3,000	\$2,432	\$114	\$2,318
1	4	50%	\$1,825	\$983	\$70	\$913
2	13	50%	\$2,244	\$1,180	\$86	\$1,094
3	8	50%	\$2,376	\$1,362	\$98	\$1,264
4	3	50%	\$3,000	\$1,520	\$114	\$1,406
1	21	60%	\$1,825	\$1,179	\$70	\$1,109
2	68	60%	\$2,244	\$1,416	\$86	\$1,330
3	42	60%	\$2,376	\$1,635	\$98	\$1,537
4	15	60%	\$3,000	\$1,824	\$114	\$1,710
1	9	80%	\$1,825	\$1,573	\$70	\$1,503
2	29	80%	\$2,244	\$1,888	\$86	\$1,802
3	17	80%	\$2,376	\$2,180	\$98	\$2,082
4	6	80%	\$3,000	\$2,432	\$114	\$2,318
Total/Weighted Ave		60%	\$2,297	\$1,631	\$90	\$1,541

Rents are set below comparable market rates as a condition of the AMI restrictions required for MSHDA financial support. Based on Lincoln's projections, the weighted average net rent to the property, after the standard utility allowance, is \$1,541 per month, compared to a weighted average comparable market rent of \$2,297 per month.

Planning Department Next Steps

Lincoln has been in contact with the planning department and is now entering the formal planning review process. The steps below outline the full sequence from pre-application through building permits. Lincoln Avenue Communities is currently at Step 1, with its pre-application meeting completed on September 9, 2026.

1. Pre-Application Submittal, Review and Meeting
Completed September 9, 2026
2. Preliminary MDO Submittal and Review
3. Initial Review by Planning Commission and City Council R
Regular meetings, no public hearings involved.
4. Revised Preliminary MDO Submittal based on feedback
5. Planning Commission Public Hearing and Recommendation

6. City Council Decision on Preliminary Site Plan & MDO

7. Final Site Plan Submittal and Review

Administrative review, including Final Site Plan, Electronic Stamping Set & Final Stamping Set approvals.

8. Building permits and Pre-Construction meetings

What Council Is Being Asked to Approve

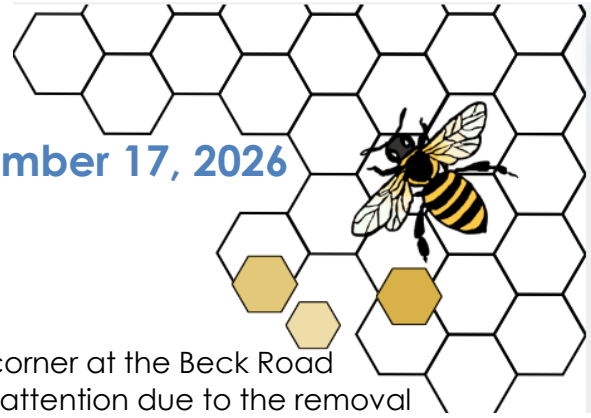
Lincoln Avenue Communities is asking Council to grant **conditional approval of the 3% and 10% total payment rates**. The specific split between the PILOT and MSA remains open for negotiation, provided the combined payment does not exceed those rates.

According to MSHDA, this conditional approval is sufficient to keep the project moving forward. However, final approval of the PILOT must be in place before Lincoln goes before the MSHDA Board. If final approval is not secured by that time, Lincoln would need to request a waiver from the MSHDA Board.

Additionally, the City Attorney's Office has advised that municipal action in the form of an ordinance would be required for final approval of the workforce housing tax exemption if the project proceeds. The City Attorney is continuing to review the specific requirements and form of municipal action needed.

Buzz Report

September 17, 2026



Hot Topics:

- **Tree Removal at Beck Rd/10 Mile Intersection**

The Home located at 24190 Trafalgar Court, the southwest corner at the Beck Road and Ten Mile Road intersection has recently received some attention due to the removal of several trees. This work was done under proper permitting, having received a Woodland Permit from the Planning Commission on their June 10, 2026 meeting. In total 23 regulated woodland trees, of various sizes, were approved for removal so that the homeowner can install a fence on the property. The City's Woodland Consultant calculated that 39 woodland replacement credits are required as part of the permit, this is currently planned to be fulfilled by installing new plantings on the subject property including deciduous trees, evergreen trees, as well as both small and large shrubs. A bond is in place, and the Community Development department will continue to monitor the work.

- **2026 NSRP and Associated Tree Removals**

Work for the 2026 NSP (Neighborhood Sidewalk Program) began on Monday, July 13th, 2026.

The subdivision of WESTRIDGE DOWNS work will be executed starting in September, this includes all sidewalk and tree work along WESTRIDGE LN, and GALWAY Dr.

Once the tree removals are complete contractor Major Construction Group will begin sidewalk/concrete work. The first three subdivisions that Major will be working in will be North Haven Woods, Haverhill, and Woods of Novi. Once completed in these three developments, Major will continue working through the remaining subdivisions included in this years NSP program. Sidewalk panel marking / notifications via door hangers and yard signs will occur 2-3 weeks ahead of Major beginning work, with a final notification flyer being distributed approximately one week ahead of concrete work beginning.

Community Relations, in coordination with the Department of Public Works (DPW), sent an informational letter to addresses in the following subdivisions where a tree is marked for removal to help explain the program, the reason trees are being removed, and the possibility of trees being replaced once the program is completed: North Haven Woods, Haverhill Farms, Woods of Novi, Whispering Meadows, Westridge Downs, Royal Crown Estates, Addington, Broadmoor Park, Mockingbird, Simmons Orchard, Cedarspring Estates, Settlers Creek, Camborne, and Homestead Condos.

The Sidewalk Repair Program webpage has also been updated with the latest information. You can see example of the signage and door hangers to be used on the webpage:

<https://cityofnovi.org/sidewalkrepairprogram/>

Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: **The long wait has finally come to an end, The contractor fully reopened 14 Mile Road for the full length on Tuesday, August 4th!** The permanent traffic markings have also been placed along the full length. There is also a fair amount of restoration (minor grading, planting grass and replacement trees, and irrigation fixes) needed on the overall project which will be done under flag control and intermittent lane closures.

<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](#)

[Development Projects Webpage](#)

- **Sumo Japanese Grill – 42658 Grand River Ave (Sakura Novi)**

With existing locations in Livonia and Canton, Sumo Japanese Grill recently opened in Novi, offering fast-casual Japanese hibachi-style meals featuring grilled chicken, steak, seafood, vegetables, rice, and noodles.

- **AG3 Labs**

AG3 Labs is a Michigan-based defense technology startup that grew out of engineering research and entrepreneurship at Michigan State University. The company has developed autonomous, low-cost drone systems for military training and counter-drone applications. In 2025, AG3 Labs was one of four global winners of the U.S. Army's xTech Counter Strike competition, earning \$350,000, and the company is now advancing to the second round of the Army's [Drone Dominance Gauntlet](#) at Fort Carson, Colorado.

- **Gardner-White Furniture - 27775 Novi Rd**

Gardner White has relocated its Novi showroom from West Oaks to a new location at 27775 Novi Road (former Value City Furniture location) is [Now Open](#).

- **Stars + Honey**

Locally founded protein bar company is opening a manufacturing facility in Novi after expanding its distribution from direct sales to contracts with Target and Costco. Sales have grown roughly 300% over the past 14 months and the company expects \$50 million in revenues this year.

- **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 6th, for their initial review.

- **Hotels at the Adell Center**

[Grading and utility work is underway](#) for Home 2 Suites (5 story/141 rooms). [The Preconstruction meeting for Towne Place Suites is scheduled for 9/16 \(5 story/129 guestrooms\).](#)

- **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. Final Site Plan is now under 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 14th Planning Commission meeting this project received initial feedback (no votes were taken) and went before Council on May 4th for their initial input. The applicant has resubmitted as a Rezoning/Planned Suburban Low Rise (PSLR) development with 157 units.
- **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. Final Site Plan is now under 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. Now Open, with a TCO in place.
- **Novi 10** - 10 Mile and Novi Road
Staff sent the developers a draft of the PRO Agreement in early April. Comments have not received any comments back from them so far.
- **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). The development went before City Council on July 27th meeting for final approval of their Planned Suburban Low-Rise (PSLR) Agreement and Concept plan. The associated resolution was approved 5:2.
- **El Car Wash # 2 -26100 Novi Rd**
The station is now open and operating under a temporary permit, which has been extended through September 24. Now Open
- **Orsa Credit Union - 43700 Grand River Ave**
Now Open
- **The Village Desk – 22759 Heslip Drive**
The Village Desk, a coworking space that includes a dedicated workspace for working parents and a separate area for children, is scheduled to hold its grand opening and ribbon-cutting ceremony on September 23.

- **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. [Paving of reconfigured Barrier Free parking anticipated to start 9/21](#). Construction continues for all 3 future tenants. Estimated Completion Date: [Early November for Dicks, end of the year for Round One, with Primark to follow next spring](#).

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:

1. ***Does the City of Novi have a Policy or Ordinance regarding e-bikes/electric scooters/electric minibikes (especially on sidewalks)?***

Answer: No, The City of Novi does not *currently* have an ordinance regarding e-bikes or similar toys/vehicles. However, we are aware of the increase in such modes of transport and the safety concerns of pedestrians and non-motorized bikers sharing the sidewalk. Policy/Ordinance options regarding the matter are currently being explored.

2. **Does the City of Novi have Flock Cameras installed/in-service?**

Answer: Yes, The City has had several Flock Automated License Plate Reader (ALPR) cameras positioned at strategic roadway intersections throughout the City since the approval of their purchase and installation in 2023.

Detective Sergeant Snell recently provided a memorandum regarding their use in Novi and surrounding communities and can be reviewed [HERE](#).

Additionally, on the morning of Sunday, July 5th, Novi PD discovered someone had tampered with our Flock cameras located at southbound Novi Road at I-96 and northbound Novi Road at I-96. Based on the preliminary investigation, the damage appears to have been intentional. It appears the suspect was unsuccessful in removing the northbound camera on Novi Road, as only three of the four mounting bolts had been loosened. The southbound camera only sustained damage to its solar panel.

During a check of other Flock camera locations, officers identified another incident at the westbound Eight Mile Road and Haggerty Road location, where the mounting bolts had been loosened.



2026 WEEKLY CONSTRUCTION UPDATE

September 15 through September 21

*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

YELLOW	- NOT STARTED	GREEN	- ACTIVE
RED	- STOPPED OR DELAYED	BLACK	- COMPLETE

COUNTY PROJECTS

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

Prime Contractor: Don's Excavating, Inc.

Start: April 15, 2025

End: September 2, 2026

Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates

<http://www.rcocweb.org/658/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 Gateway Drive.**

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

Project was completed and fully reopened to traffic on Wednesday, September 2nd.

Work Status:

Project was completed and fully reopened to traffic on Wednesday, September 2nd. Contractor still has a couple weeks worth of restoration to complete.

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

Prime Contractor: E.C. Karneffel Co.

Start: March 2, 2024

End: September 22, 2026

Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates

<http://www.waynecounty.com/departments/publicservices/roads/road-construction-updates.aspx>

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/Deviations: Pg 4 of 7 - 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 has recently come across several utility conflicts that will undoubtedly push the opening to September 22nd, according to a recent media story and responses from WCDPS officials.

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

Prime Contractor: Cadillac Asphalt, LLC

Start: July 13, 2026

End: October 30, 2027

Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates

<http://www.rcocweb.org/711/12-Mile-Road-Nov-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/Deviations: Pg 5 of 7 - 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:

Stage 1 has been divided into two separate phases. Stage 1A started on July 14th in Farmington Hills, from just east of Halsted Road to Farmington Road milling and paving the existing asphalt along with some spot, curb repairs. Stage 1B (Novi to Haggerty Roads) started on August 18th. The contractor continues to remove and replace existing concrete sections of roadway in the outside lanes of both bounds. The contractor plans to switch over to the inside lanes mid this week.

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

Prime Contractor: Ric-Man Construction, Inc.

Start: January 12, 2026

End: August 13, 2026

Consultant: Brown & Caldwell and DLZ Corporation

Description: See attached link to the right for RCOC construction updates

<http://www.glestar.org/14miletranswaterproject/>

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/Deviations: N/A - 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:

The long wait has finally come to an end. **The contractor fully reopened 14 Mile Road for the full length, on Tuesday, August 4th.** The permanent traffic markings were also placed along the full length. There is also a fair amount of restoration (minor grading, planting grass and replacement trees, and irrigation fixes) needed on the overall project which will be done under flag control and intermittent lane closures.

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

Prime Contractor: C.A. Hull Construction Company

Start: August 24, 2026

End: September 30, 2026

Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates

<http://www.rcocweb.org/658/Bridge-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 intensive 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/Deviations: 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 contractor mobilized and began setting up traffic control on Monday, August 24th with the closure of the outside lanes and merging traffic into the center lanes. Contractually, the contractor has 26 more calendar days to complete the work.

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/Deviations:	Pg 6 of 7 - 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, all the way to 11 Mile Road.	
Work Status: Construction of the southbound lanes or west half is complete. Main line paving of the northbound lanes is also complete as of late last week. This week, the contractor will begin paving back the individual gaps for driveway openings, half width at a time as well as placing new curb on the extended, northbound lane, and installing new sidewalk on the east side of Beck Road.	

Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)	
Prime Contractor: Merlo Construction Company	
Start: July 27, 2026	
End: September 15, 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/Deviations:	N/A - Detour map attached as an appendix
All work including new pavement markings and signage is now complete and the work area fully reopened.	
Work Status: All work including new pavement markings and signage is now complete and the work area fully reopened.	

Project: VILLAGE WOOD ROAD RECONSTRUCTION (GRANBROOKE 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/Deviations:	N/A - Detour map attached as an appendix
All work is now complete and the roadway was fully reopened on Monday, September 14th.	
Work Status: All work is now complete and the roadway was fully reopened on Monday, September 14th. Over the next month or so, the contractor will continue to perform punch list work and maintain the grass restoration.	

Project: LEE BEGOLE DRIVE & CRESCENT BOULEVARD EXTENSION/CONNECTION	
Prime Contractor: Springline Excavating, LLC	
Start: September 8, 2026	
End: November 30, 2028	
Consultant: OHM-Advisors	
Description: The City has contracted with Springline Excavating to build a realigned, three lane Lee BeGole Drive, beginning with a connection to the existing Crescent Boulevard to the north and a connection with a new roundabout at 11 Mile Road. This segment will be constructed in two phases: (2026) from Crescent Boulevard to just south of the DPW's northern entrance; (Spring of 2027) from just south of DPW's northern entrance to 11 Mile Road. This phasing will allow consistent access at all times, to and from the DPW. This planned construction will also involve the mitigation of the Bishop Creek and installation of a new looped water main along the route. During the construction of the first, northern phase, the recycling center will be CLOSED and access to the Novi Police Gun Range will be from the DPW's south entrance.	
Traffic Control/Deviations:	N/A - Detour map attached as an appendix
No detours will be necessary during the first, northern phase, of construction. All vehicular access to the DPW will be maintained from 11 Mile Road as normal.	
Work Status: The tree and clearing subcontractor began last week on the north end working from Crescent Boulevard to the east. This work should be complete by the end of this week.	

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS	
Prime Contractor: Federal Paving, Inc.	
Start: October 1, 2026	
End: November 15, 2027 (Overall Program Completion)	
Consultant: OHM-Advisors	
Description: This will be 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) in the following asphalt street developments: Villas of Novi; Camden Court; Meadowbrook Glens; and Stonehenge subdivisions. A full list of streets will be provided on the City's 'Better Roads Ahead' web page once contracts and budgets are finalized.	
Traffic Control/Deviations:	N/A - detour map attached as appendix
Although, no detours will be necessary for this work, local traffic and directly affected residents should expect delays in access while the contractor is working on their street or directly in front of their homes and driveways. The engineering consultant and contractor will have constant contact with each resident as construction progresses. Parking on the street will not be allowed during actual construction.	
Work Status: A pre-construction meeting was held with the contractor on August 27th. The contractor is assembling their bonds, insurance, and street schedule for the shortened 2026 construction season.	

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - CONCRETE STREETS	
Prime Contractor: Koola-T Construction Corporation	
Start: October 1, 2026	
End: November 15, 2027 (Overall Program Completion)	
Consultant: OHM-Advisors	
Description: This will be the first year of a 2026-27 program whereby the City of Novi will be performing concrete road work (full reconstruction, rehabilitation and/or repair) in the following developments: Fairfield Farms; Chose Farms; Mystic Forest; Arden Glen; Broadmoor Park; Bradford of Novi; Westmont; and Yorkshire Place. A full list of streets will be provided on the City's 'Better Roads Ahead' web page once contracts and budgets are finalized.	
Traffic Control/Deviations:	N/A - Detour map attached as an appendix
No detours will be necessary for this work. Construction will take place on one half of the street at a time and for the most part, traffic flow will be maintained in one direction. Residents located on the half being worked on will need to find another location to park vehicles as no access will be provided during this time. The consulting engineer and contractor will be in constant contact with those affected residents.	
Work Status: A pre-construction meeting was held with the contractor on August 27th. The contractor is assembling their bonds, insurance, and street schedule for the shortened 2026 construction season.	

CITY PROJECTS

Project: CEDAR SPRING ESTATES WATER MAIN LINING

Prime Contractor: FER-PAL Construction USA, LLC

Start: June 15, 2026

End: September 30, 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:

All of the water main lining, CCTV, chlorination, testing, and final connections have been completed. This week and next, the contractor will finish dismantling the temporary water service lines. The contractor is on target for a mid to late-September finish.

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

Prime Contractor: TBD

Start: October 1, 2026

End: May 15, 2027

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:

Bids were received late last week. The consultant is currently vetting the lowest bidder. Once awarded by City Council, we will get the contractor moving on contracts, bonds, and insurance.

Project: MAIN STREET SIDEWALK, LIGHTING & ROAD IMPROVEMENTS (GRAND RIVER AVENUE TO NOVI ROAD)

Prime Contractor: TBD

Start: May 1, 2027

End: August 15, 2027

Consultant: AECOM-Great Lakes

Description:

In cooperation with the Corridor Improvement Authority (CIA), the City is moving forward with a plan to make significant improvements to the existing sidewalk, lighting, and road pavements on both the east/west and north/south portions of Main Street from Grand River Avenue to Novi Road.

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

No detours will be necessary for this project, but may involve small, distinct lane closures at the specific work areas. 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 City has plans and specifications currently out to bid. Construction is slated for early spring of 2027.

Project: OLDE ORCHARD STREET (GRAND RIVER AVENUE TO 10 MILE ROAD) - CONCRETE REPLACEMENT

Prime Contractor: GM & Sons, Inc./Scodeller

Start: September 15, 2026

End: October 15, 2026

Consultant: DPW Engineering - In-House

Description:

As part of the City of Novi's annual concrete replacement maintenance contract, the contractor will be removing and replacing sections of concrete roadway throughout Olde Orchard Street from Grand River Avenue to 10 Mile Road. This work will be pursued on one-half of the street at a time. All resident and business access points interrupted during construction will be informed and maintained at all times.

Traffic Control/Detours: Pg 7 of 7 - Detour map attached as an appendix

Olde Orchard Street will be available to southbound only traffic. Northbound traffic will be detoured on 10 Mile Road to northbound Haggerty Road, westbound on Grand River Avenue, and back to Olde Orchard Street.

Work Status:

The contractor will mobilize to the site on Tuesday, September 15th to begin setting up traffic control and removing concrete panels along the southbound half of Olde Orchard Street.

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS

Prime Contractor: L.J. Construction Company

Start: April 25, 2026

End: August 31, 2026

Consultant: AECOM-Great Lakes

Description:

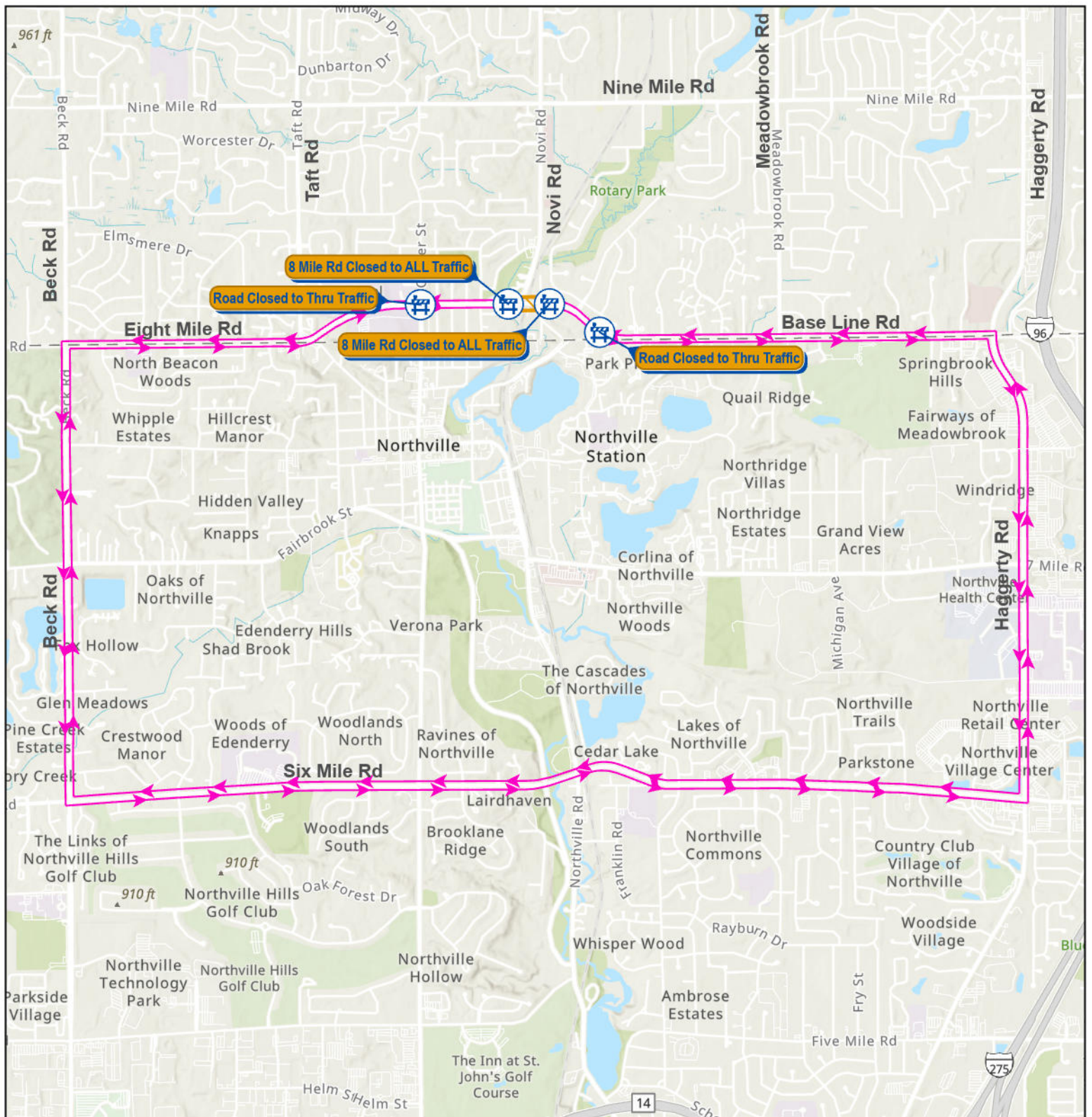
Through MDOT's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south 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 boardwalk will be completed this week. The contractor will finish preparing the stone grade for the asphalt path and begin paving the path starting late this week and into the next.



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

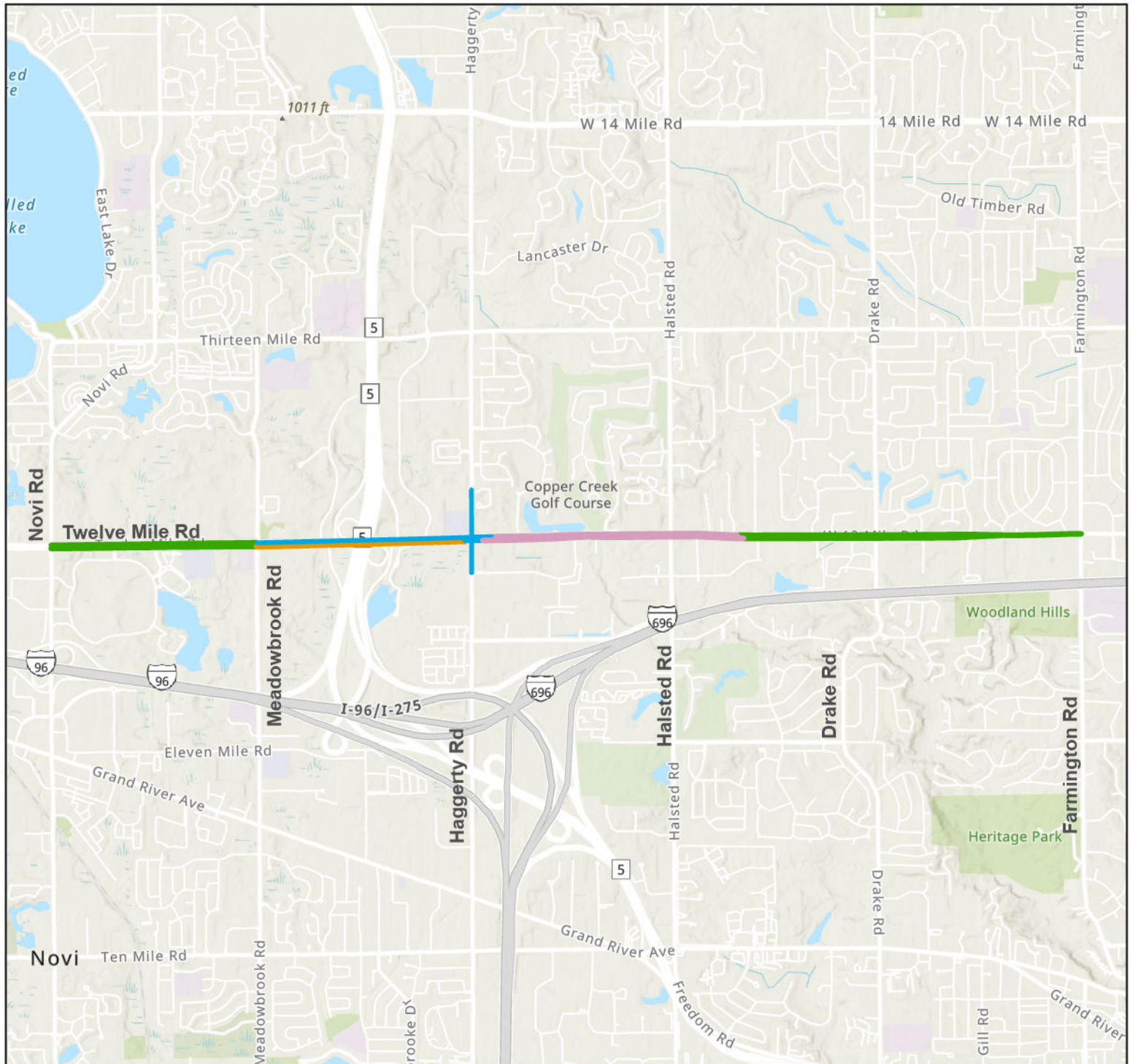


8 Mile Rd at CSX Railroad Bridge Novi Rd to Brickscape Dr

0 1,500 3,000 6,000 9,000 Feet



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



Staging Plan

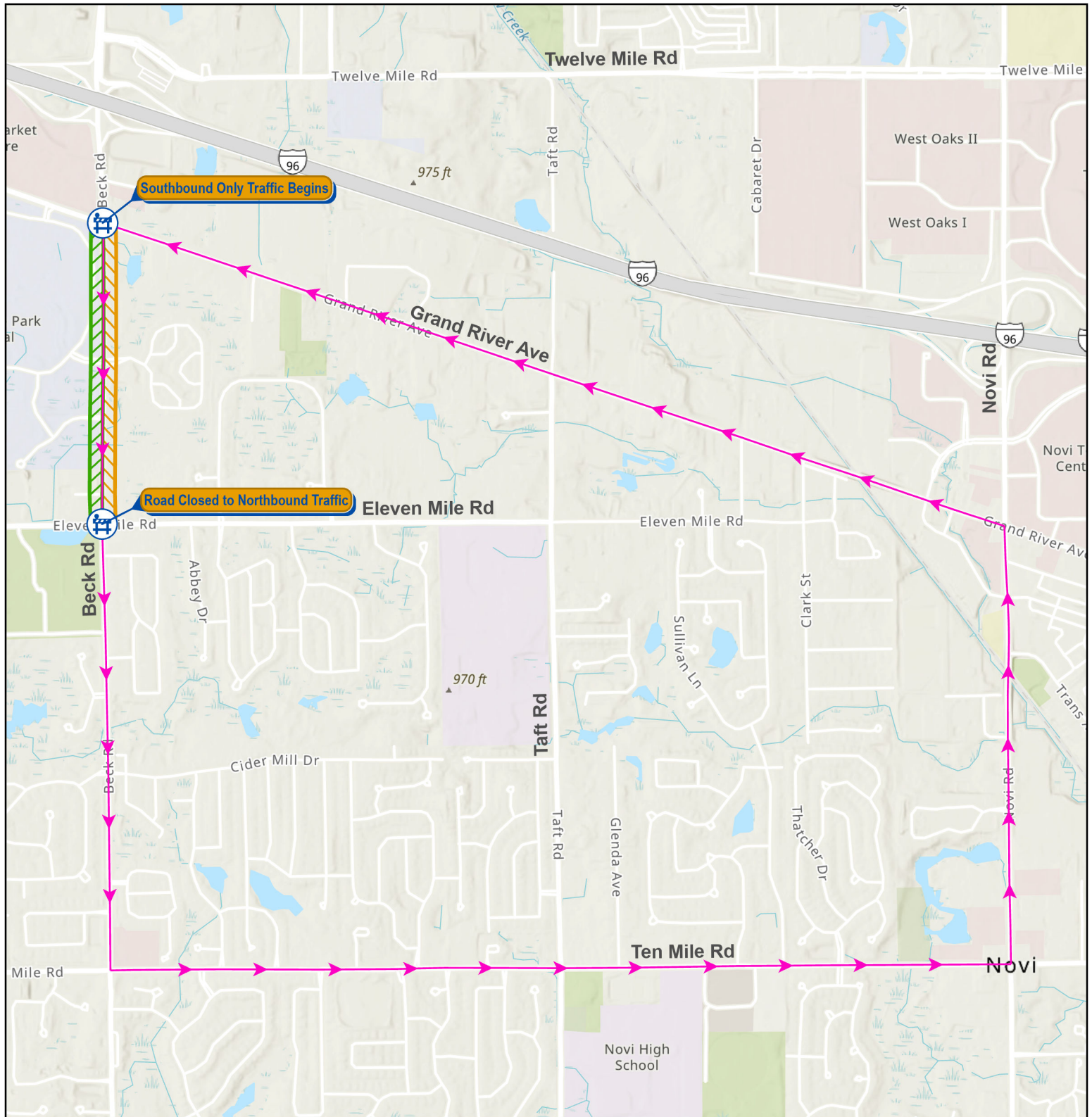
- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment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



Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd



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



Beck Rd is **closed to northbound traffic** from Eleven Mile Rd 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

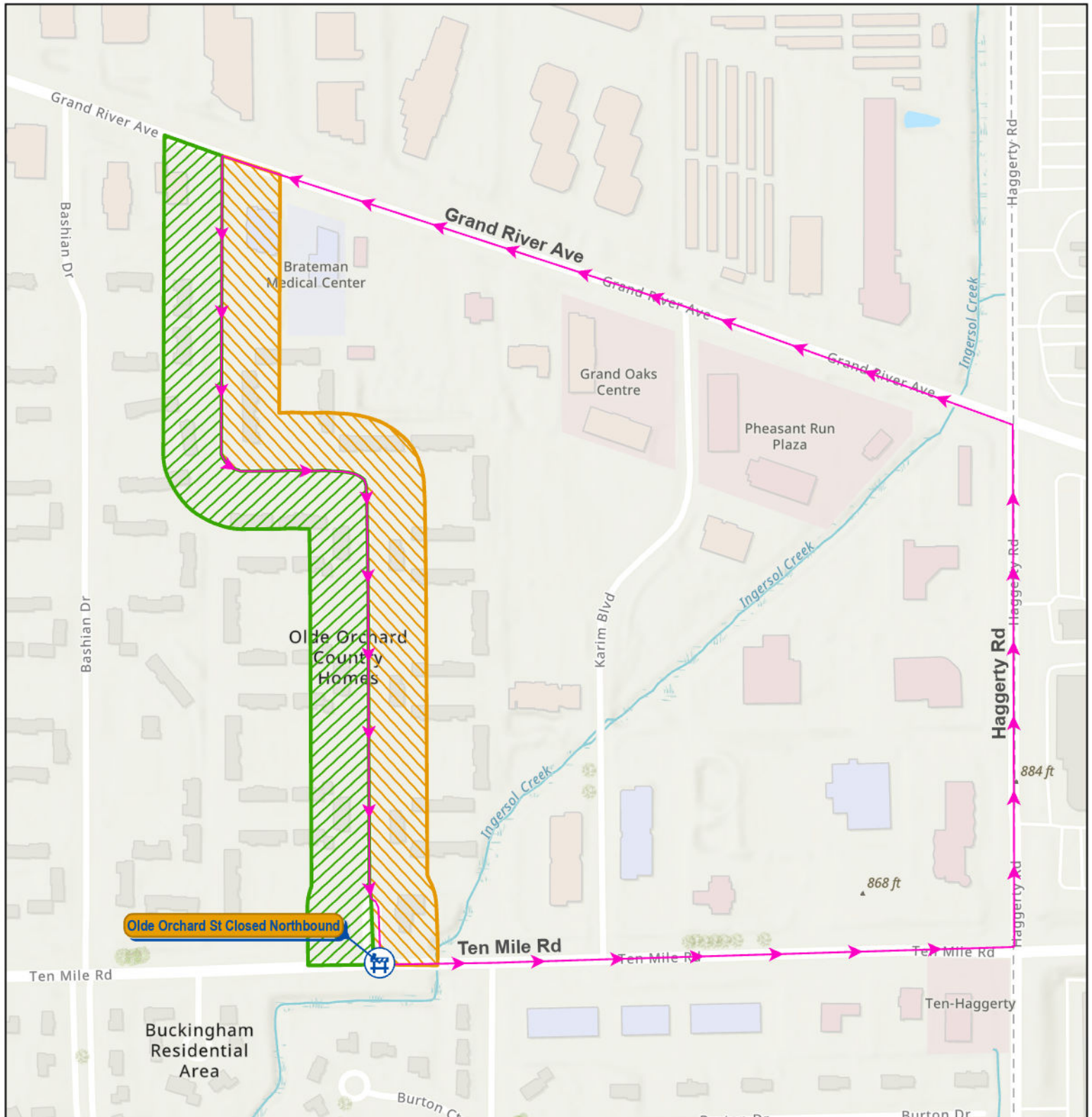


Beck Road Widening 11 Mile Rd to Grand River Ave

0 800 1,600 3,200 4,800 Feet



Map Print Date: 7/15/26
Map Author: J. Gartha



Olde Orchard St is **closed to northbound traffic** from Ten Mile Rd to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Haggerty Rd to Grand River Ave and back to Olde Orchard St.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



Olde Orchard Panel Replacements 10 Mile Rd to Grand River Ave

0 175 350 700 1,050 Feet



Map Print Date: 9/14/26
Map Author: K. Blough

MEMORANDUM



TO: SHERYL WALSH-MOLLOY, DIRECTOR OF COMMUNICATIONS
FROM: DAMON PARNELL, DEPUTY DIR. OF COMMUNICATIONS
SUBJECT: CIP MILLAGE RENEWAL COMMUNITY OUTREACH
DATE: SEPTEMBER 16, 2026

With the general election just more than six weeks away on Tuesday, November 3, the 2026 CIP Millage Renewal community education campaign is in full swing. Over the past several months, we've worked diligently to ensure Novi residents have clear, accessible information about the 2026 CIP Millage Renewal, and that effort will continue until just prior to the election. Below is a brief overview of recent activities.

Printed Materials

- Roadside educational pole banners are located at the Civic Center, Fuerst Park, and Pavilion Shore Park.
- An informational kiosk with banner signage and brochures is located in the atrium of the Civic Center.
- Brochures are also available at the Novi Public Library.
- A two-page spread was featured in the Fall 2026 Engage Magazine, reaching over 31,000 homes and businesses with key information about the renewal.

Digital Outreach

- The 2026 CIP Millage Renewal webpage remains the central hub for accurate and up-to-date information.
- Targeted email newsletters and social media content continue to engage residents and address frequently asked questions.

Video and Visual Content

- An "Update Novi" segment about the renewal was produced, shared on social media, and is hosted on the City's YouTube channel.

Community Outreach, In-person Engagement & Events

- Mayor Fischer discussed the renewal during his State of the City Address in April 2026.
- Brochures were distributed, and staff answered resident questions at Novi Community Fest in June 2026.

- City staff attended six HOA meetings between April and July, speaking directly to over 100 residents about the CIP Millage Renewal.
- City staff distributed brochures and provided information about the millage renewal at the HOA Leadership Gathering on September 15, 2026. Thirty HOA leaders were in attendance.
- City staff presented information about the CIP Millage Renewal at the annual Ambassador Academy Reunion. Forty alumni were in attendance.

Earned Media Attention

- The proposal continues to generate media interest, with coverage in C&G News (April 2026), and Novi Northville News (September 2026)
- An interview with WXYZ is scheduled for Monday, September 21.

As we approach the remaining weeks before the election, our focus remains on education, transparency, and community engagement.

Planned Continued Outreach

- A dedicated eNewsletter that will reach over 20,000 subscribers.
- October HOA eNewsletter, "The Link". HOA leaders have been encouraged to share the information with their residents.
- The City Manager's October edition of "The Six" community highlight video will feature information about the renewal and election. This video will be shared on our social media platforms and in the October edition of "The H.I.N.T." community eNewsletter.
- Four Public Information Sessions will take place: Fox Run (September 18), the Civic Center (September 24), Lakeshore Park (October 6), and the Novi Public Library (October 10).
- City staff will attend HOA meetings to provide information and engage with residents.
- We will continue to share information about the millage on our social media platforms.

GET INFORMED ABOUT THE CITY OF NOVI'S PROPOSED...



Capital Improvement Program (CIP) Millage **Renewal**

Since 2016, the City of Novi has funded community infrastructure and public asset improvements through its Capital Improvement Program (CIP) Millage. The CIP Millage serves as a dedicated funding source for capital projects, including trails and pathways that support connectivity, parks and recreational facilities, and other public infrastructure.

Over the last ten years, the CIP Millage has funded numerous improvements throughout the community. These include the expansion of the Department of Public Works facility,

renovation of Lakeshore Park and its building, the addition of 160 acres of parkland, the extension of the ITC Trail, and the replacement of fire vehicles.

The 2016 CIP Millage, which funded infrastructure and other physical improvements and assets, was approved for a ten-year term from July 2017-July 2026. The City of Novi is asking to **continue the millage** for another ten years at the same 1-mill rate **with a zero tax rate increase**.

THE CIP MILLAGE IS A FUNDING SOURCE FOR THINGS LIKE:



Parks & Trails



Fire Apparatus



Infrastructure, such as
sidewalks and pathways



Scan
QR Code
to Learn
More



What is proposed?

A **continuation** of the current millage for another ten years, at the **same 1-mill** rate, resulting in **NO additional cost** to taxpayers.

Market Value	Taxable Value	2017-2026 CIP Cost Annually	Tax Increase
\$200,000	\$100,000	\$100	0% Continued at 1-mill
\$400,000	\$200,000	\$200	
\$600,000	\$300,000	\$300	

What kinds of things could CIP Millage funds be used for?

- ITC Park renovation and development of acquired adjacent land
- A Community Center
- Fire Apparatus
- Continued land acquisition
- Continued sidewalk/boardwalk investments
- Bosco Fields enhancements
- Increased energy efficiency at City buildings
- Playground replacements



How can I learn More?

Attend a Public Information Meeting:

September 24, 6-7pm
Novi Civic Center
(45175 Ten Mile Road)

October 6, 6-7pm
Lakeshore Park
(601 South Lake Drive)

October 10, 10-11am
Novi Public Library
(45255 Ten Mile Rd.)

Questions? Email:
communityrelations@cityofnovi.org
or Visit:
cityofnovi.org/2026ciprenewal

Voting Information:

To find your local voting precinct, **visit michigan.gov/vote**.

September 24
Absent Voter ballots will be available in-person at the City Clerk's Office

October 24 - November 1
Early In-Person Voting available at the Novi Civic Center

November 3
Election Day

cityofnovi.org/2026cipRenewal

MEMORANDUM



TO: JEFF MUCK, DIRECTOR, PRCS
FROM: TRACIE RINGLE, DEPUTY DIRECTOR, PRCS
SUBJECT: PRCS CREDIT CARD PROCESSING FEE
DATE: SEPTEMBER 11, 2026

Currently, the Parks, Recreation and Cultural Services (PRCS) Department absorbs all credit card processing costs associated with program registrations and other transactions. In FY 25-26, nearly \$1.7 million of credit card transactions were processed by the department.

Credit card processing fees vary based on several things, including the types of cards being used, reward programs, and whether the card was issued internationally. PRCS works with its payment processor to maintain the required security standards and manage processing costs. At the same time, the annual license fee for the registration software continue to increase – about 20% in the last three years.

Due to the increased fees incurred, PRCS plans to implement a 3% credit card processing fee, effective January 2027. The fee will apply to all credit card transactions, as required by the registration software. Based on the current transaction volumes, the fee is estimated to result in approximately \$50,000 in annual savings to the PRCS fund.

The proposed 3% fee is consistent with the processing fee currently assessed by the City Treasurer's Department, as well as a neighboring municipality's Parks and Recreation Department. PRCS continues to work with its registration software provider to offer a lower cost option to accept ACH payments online; however, the option is currently not available.

Residents who prefer to avoid the additional processing fee may continue to pay by cash or check. Checks may be submitted in person or by mail, and cash payments will be accepted in person.

Novi Public Safety

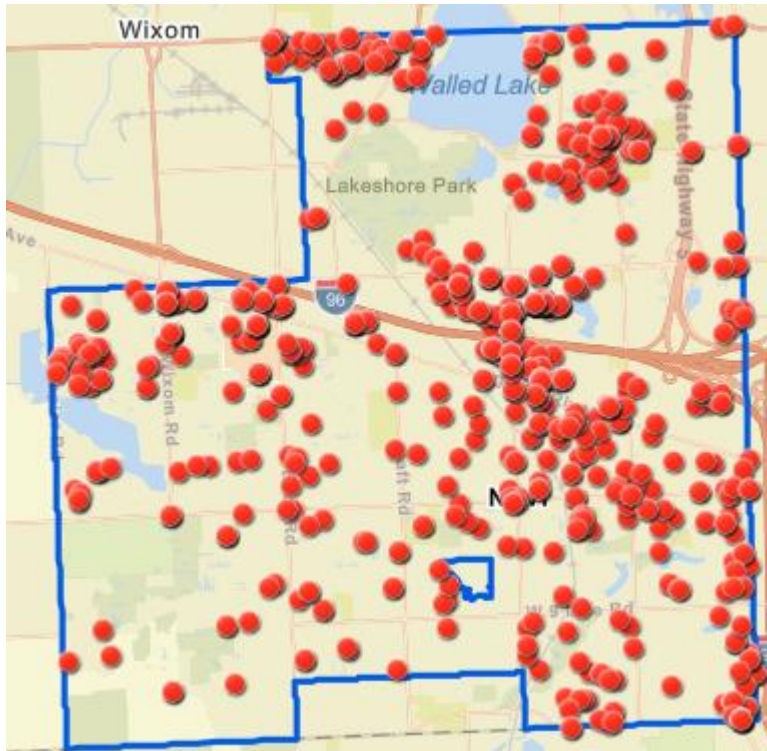
Police and Fire Departments 2025 v. 2026 Year-to-Date Statistics
August 2026

September 2026

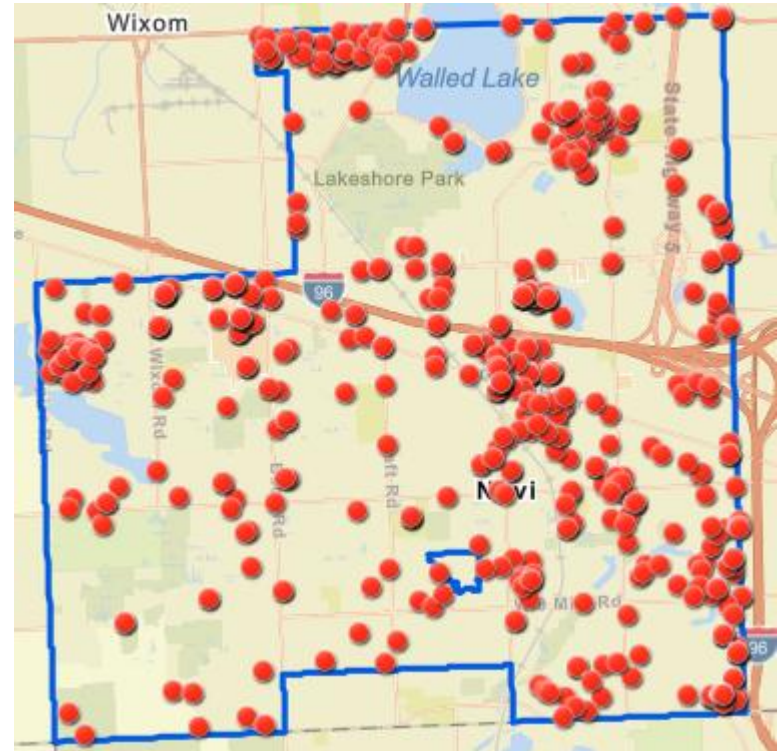


Part A Crimes by Location

2025



2026



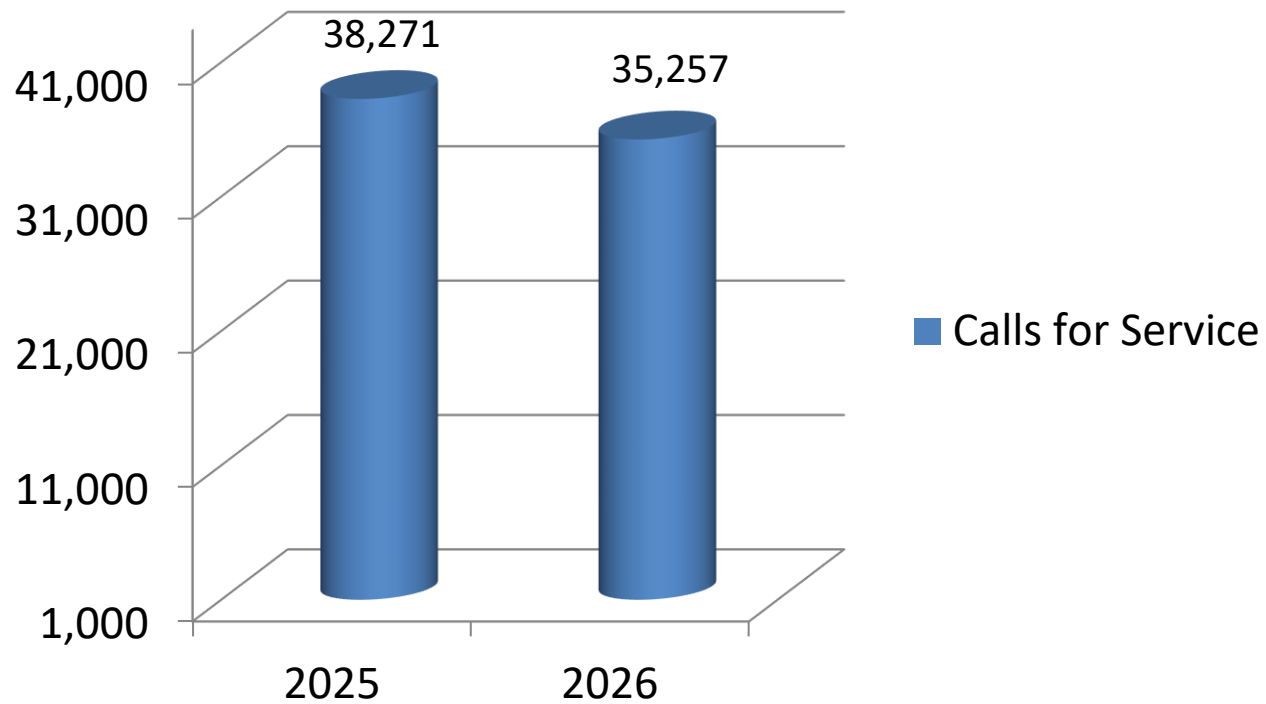
PART A CRIMES

JAN 1 - SEPT 14

Description	26 YTD	25 YTD	24 YTD	Arrests/ Multiple 26 YTD	Arrests/ Multiple 25 YTD	Arrests/ Multiple 24 YTD	% Cleared 26 YTD	% Cleared 25 YTD	% Cleared 24 YTD
Murder	1	0	1	0	0	0	0.00%	0.00%	0.00%
Negligent Homicide	0	0	0	0	0	0	0.00%	0.00%	0.00%
Kidnapping/Abduction (Parental)	0	1	0	0	0	0	0.00%	0.00%	0.00%
Crim. Sexual Conduct	9	5	8	9	4	6	100.00%	80.00%	75.00%
Robbery	2	1	1	2	1	0	100.00%	100.00%	0.00%
Assault (Aggravated)	36	33	27	29	31	26	80.56%	93.94%	96.30%
Assault (Non-Aggravated)	194	158	162	154	137	152	79.38%	86.71%	93.83%
Threats/Stalking	29	25	17	19	15	12	65.52%	60.00%	70.59%
Arson	0	0	0	0	0	0	0.00%	0.00%	0.00%
Extortion	0	0	1	0	0	1	0.00%	0.00%	100.00%
Burglary	12	15	21	6	8	10	50.00%	53.33%	47.62%
Larceny	77	78	103	27	25	25	35.06%	32.05%	24.27%
Motor Vehicle Theft	17	22	39	6	11	14	35.29%	50.00%	35.90%
Forgery/Counterfeiting	5	11	6	5	6	5	100.00%	54.55%	83.33%
Fraud	72	57	50	14	24	18	19.44%	42.11%	36.00%
Retail Fraud	125	112	157	67	67	92	53.60%	59.82%	58.60%
Embezzlement	8	19	10	8	16	10	100.00%	84.21%	100.00%
R&C Stolen Property	6	4	2	5	4	2	83.33%	100.00%	100.00%
Vandalism	40	31	29	15	14	12	37.50%	45.16%	41.38%
Narcotics	23	31	36	20	30	33	86.96%	96.77%	91.67%
Obscenity	0	1	0	0	0	0	0.00%	0.00%	0.00%
Gambling	0	0	0	0	0	0	0.00%	0.00%	0.00%
Prostitution & Vice	0	2	1	0	1	1	0.00%	50.00%	100.00%
Weapons	21	25	11	19	24	11	90.48%	96.00%	100.00%
Animal Cruelty	2	1	1	2	0	0	100.00%	0.00%	0.00%
Total Part A Incidents	679	632	683	407	418	430	59.94%	66.14%	62.96%
Compared to Previous Year:	↑ 7.44%			↓ 6.20%					
Violent Crimes	48	40	37	40	36	32			



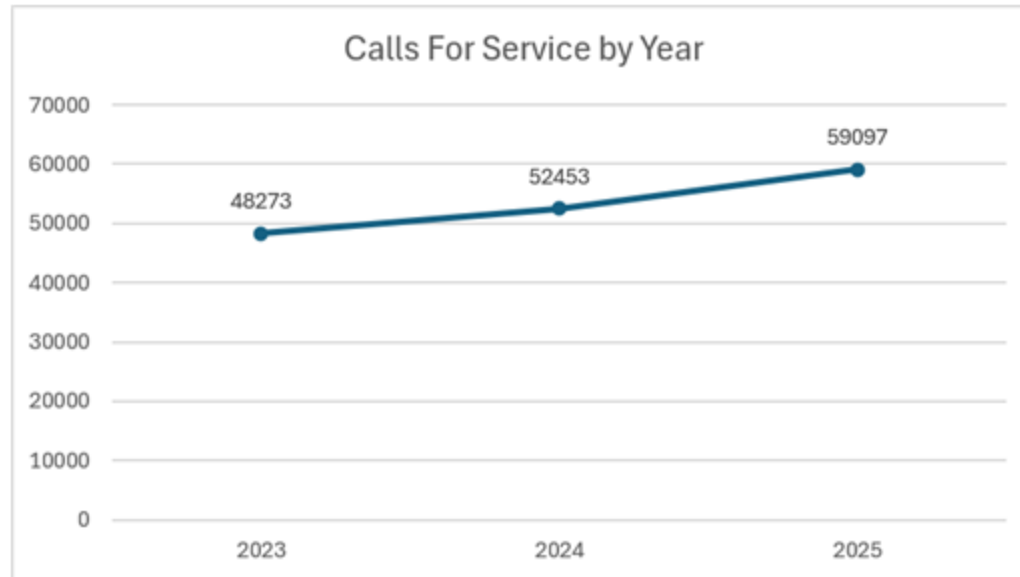
Police Total Calls for Service*



*includes all self initiated activity, routine and priority calls for service, etc.



Calls for Service by Year

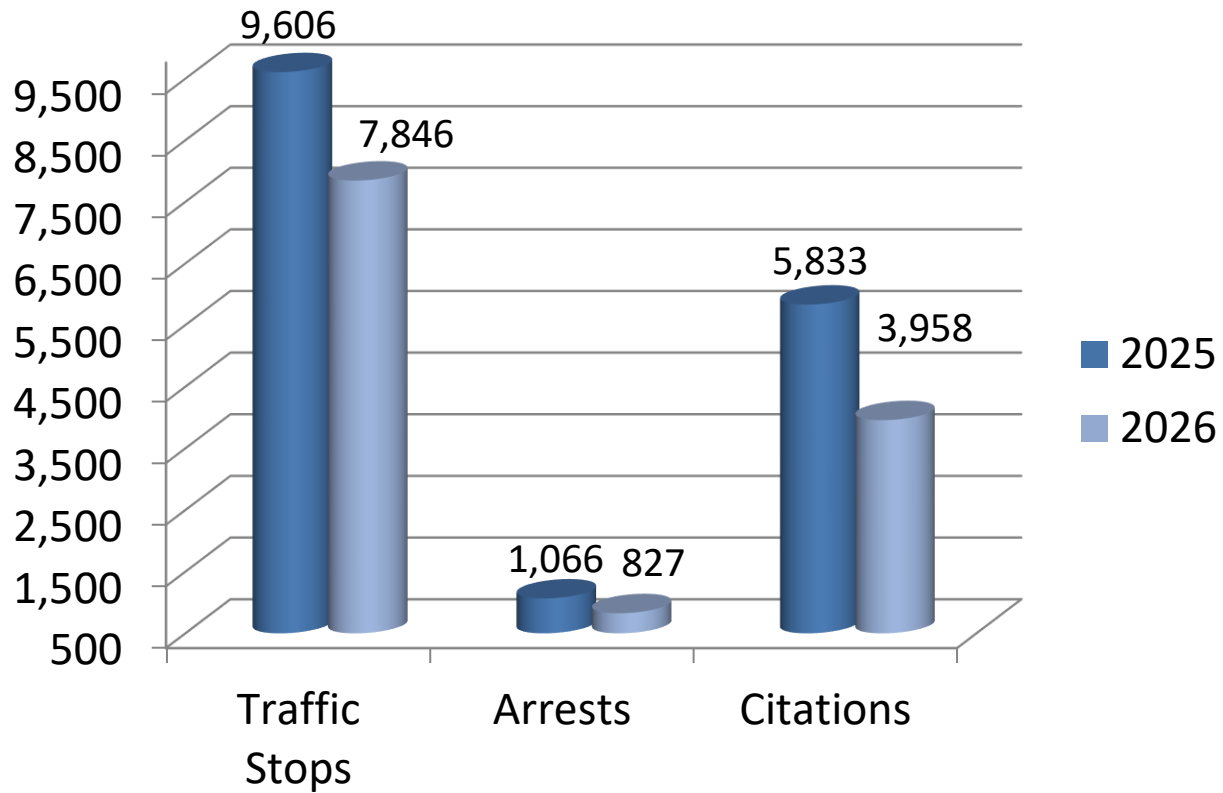


2024	↑ 8.6%
2025	↑ 12.7%

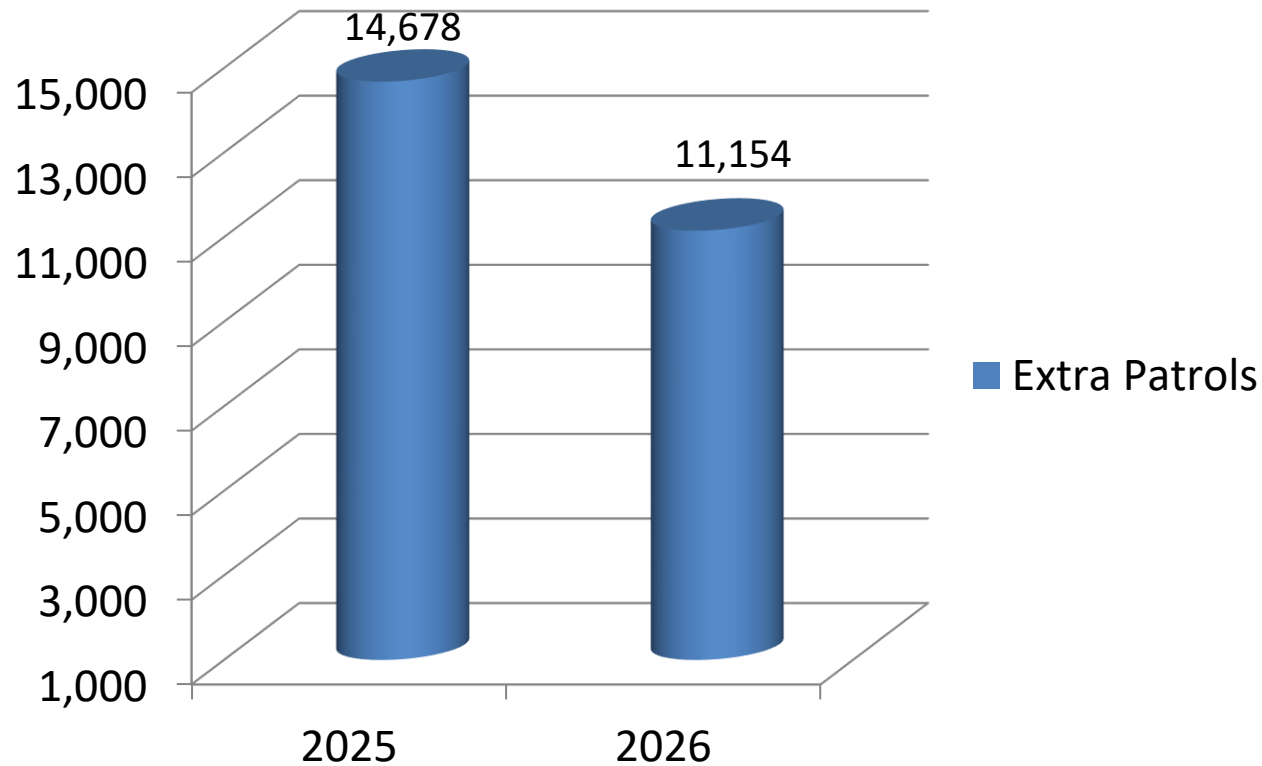
* Excludes traffic stops



Officer Productivity



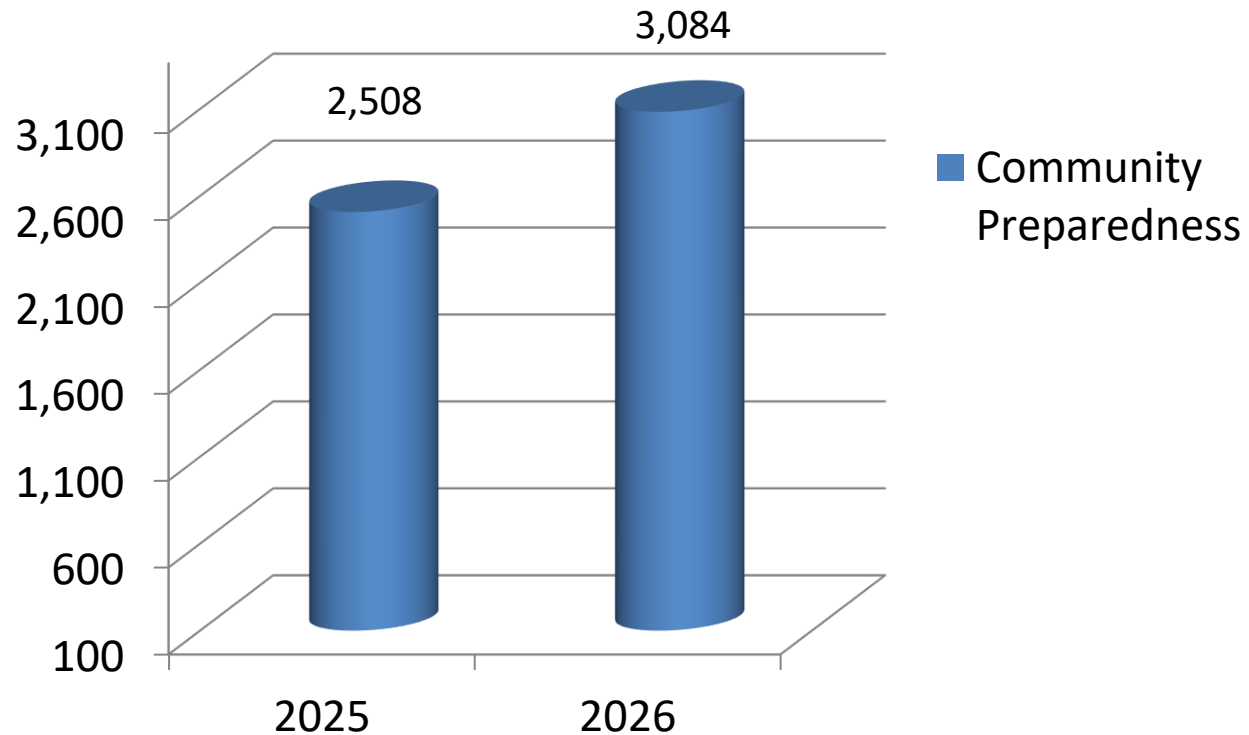
Extra Patrol Numbers* – Self Initiated



*Officers providing additional patrols at various locations above and beyond routine patrol.



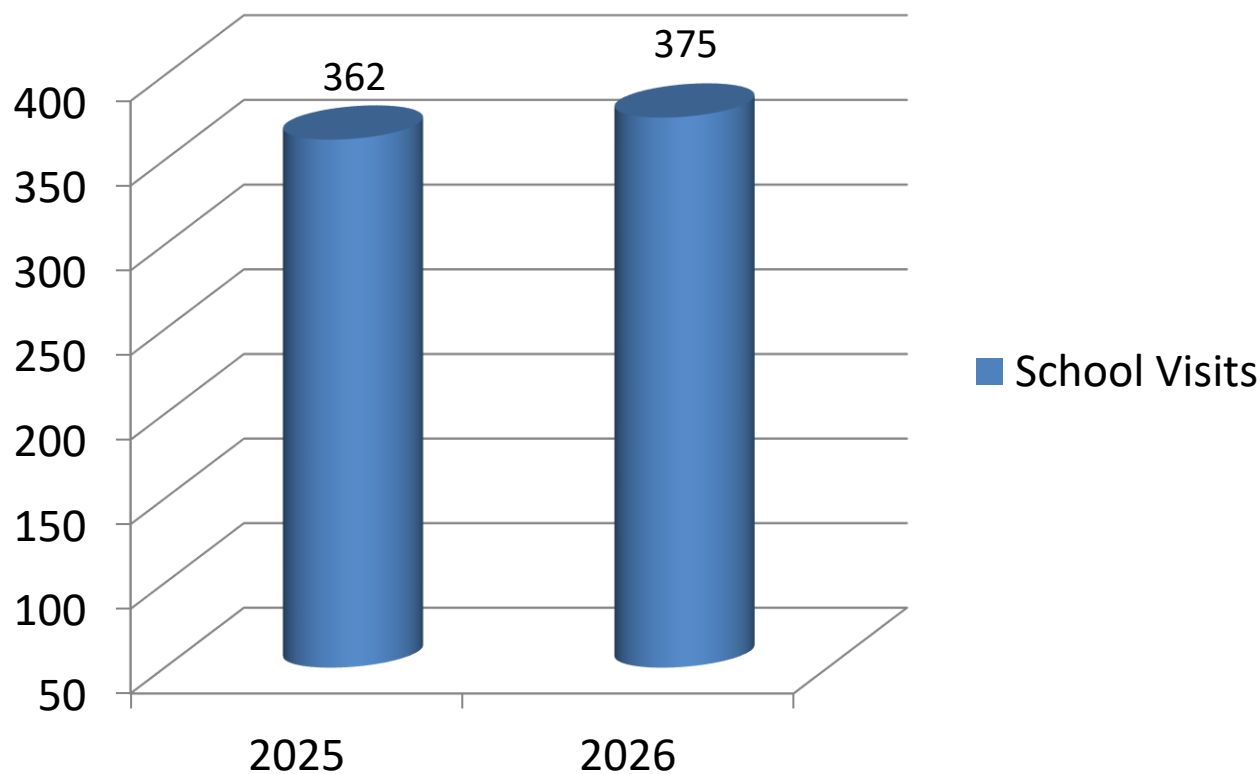
Community Preparedness Numbers* – Self Initiated



*Extra patrols at critical infrastructure (ie. ITC Transmission, US Energy Distribution, Henry Ford Providence Park Hospital, Water Treatment Facility, etc.) within the city.



School Visit Numbers* – Self Initiated



*Additional patrols at area schools where officers typically walk inside.

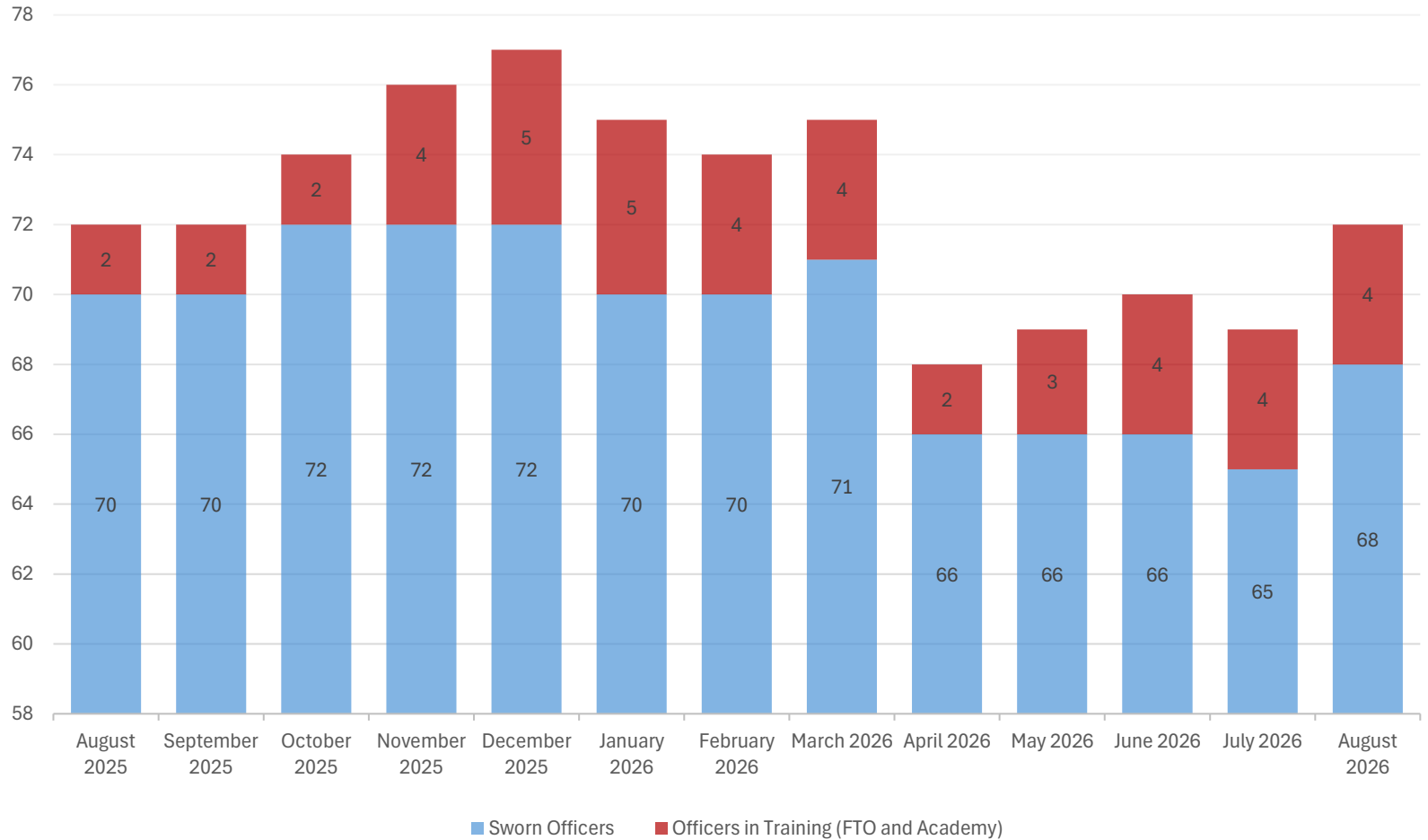


Police Staffing Levels

		Sworn	Budgeted	Officer	Detective	Sergeant	Lieutenant	Leadership
August	2025	70	73	41	13	9	3	4
September	2025	70	73	40	14	9	3	4
October	2025	72	73	42	14	9	3	4
November	2025	72	73	42	14	9	3	4
December	2025	72	73	42	14	9	3	4
January	2025	70	73	40	14	9	3	4
February	2026	70	73	40	14	9	3	4
March	2026	68	73	38	14	9	3	4
April	2026	66	73	36	14	9	3	4
May	2026	66	73	36	14	9	3	4
June	2026	66	70	36	14	9	3	4
July	2026	65	70	36	13	9	3	4
August	2026	68	70	39	13	9	3	4



Police Staffing Levels



Fire Response Times

FIRE OPERATIONS AVERAGE RESPONSE TIMES PRIORITY RESPONSES ONLY						
TEAM / STATION	August	Total Calls	2026	Total Calls	2025	Total Calls
	2026		YTD		YTD	
TEAM 'A':						
STATION 1	4:18	106	4:34	791	4:18	732
STATION 2	4:36	85	4:35	746	4:40	754
STATION 3	4:50	25	4:57	299	4:55	239
STATION 4	5:14	23	5:14	195	4:43	211
TEAM 'A' AVERAGE:	4:44	239	4:50	2031	4:39	1936
TEAM 'B':						
STATION 1	4:34	99	4:51	808	4:44	886
STATION 2	5:44	98	5:32	818	5:21	791
STATION 3	5:37	55	5:27	428	5:54	374
STATION 4	5:33	39	5:43	269	5:32	288
TEAM 'B' AVERAGE:	5:22	291	5:23	2323	5:22	2339
TEAM. AVERAGE	5:03	530	5:06	4354	5:00	4275



Fire Priority Calls

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
Priority Calls for Service				
Incident Type	2026	2025	Difference	% Change
Fire (All Fires)	67	57	10	18%
EMS (Medicals, Rescues & PIAs)	3771	3764	7	0%
Hazardous Condition (Hazard Chemical/No Chemical, Smoke/Odor Invest.)	113	66	47	71%
Service Call (PD Assist, Detector Alarm, Citizen Assist, Inspections)	248	68	180	265%
Good Intent (Burning, Nothing Found, Smoke Inv., Haz-mat Inv.)	29	119	-90	-76%
False Calls	62	196	-134	-68%
Other (Cancelled, No NERIS Match, Severe Weather Assess)	64	5	59	1180%
TOTAL	4354	4275	79	2%

*Category fluctuations are largely attributable to the transition from NFIRS to NERIS.



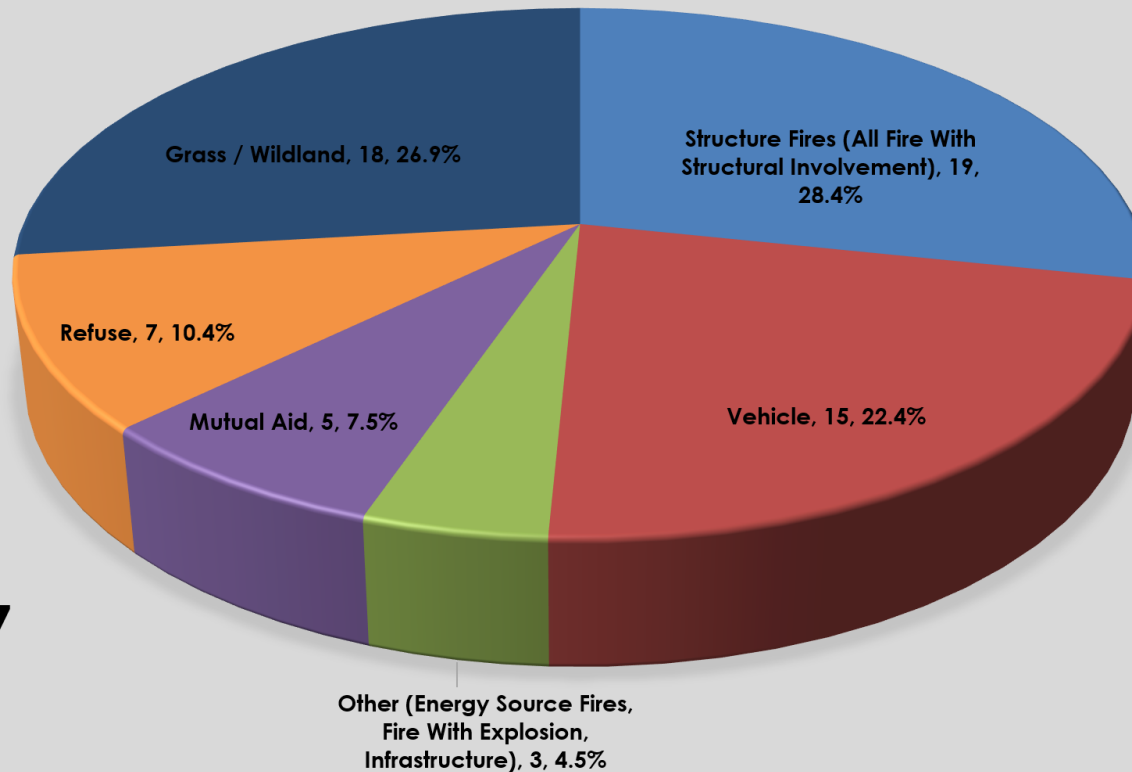
Fire All Calls

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
All Calls for Service				
Incident Type	2026	2025	Difference	% Change
Fire (All Fires)	74	59	15	25%
EMS (Medicals, Rescues & PIAs)	4325	4330	-5	0%
Hazardous Condition (Hazard Chemical/No Chemical, Smoke/Odor Invest.)	174	103	71	69%
Service Call (PD Assist, Detector Alarm, Citizen Assist, Inspections)	1389	746	643	86%
Good Intent (Burning, Nothing Found, Smoke Inv., Haz-mat Inv.)	73	237	-164	-69%
False Calls	96	422	-326	-77%
Other (Cancelled, No NERIS Match, Severe Weather Assess)	161	473	-312	-66%
TOTAL	6292	6370	-78	-5%



Total Fires

2026 PRIORITY FIRES

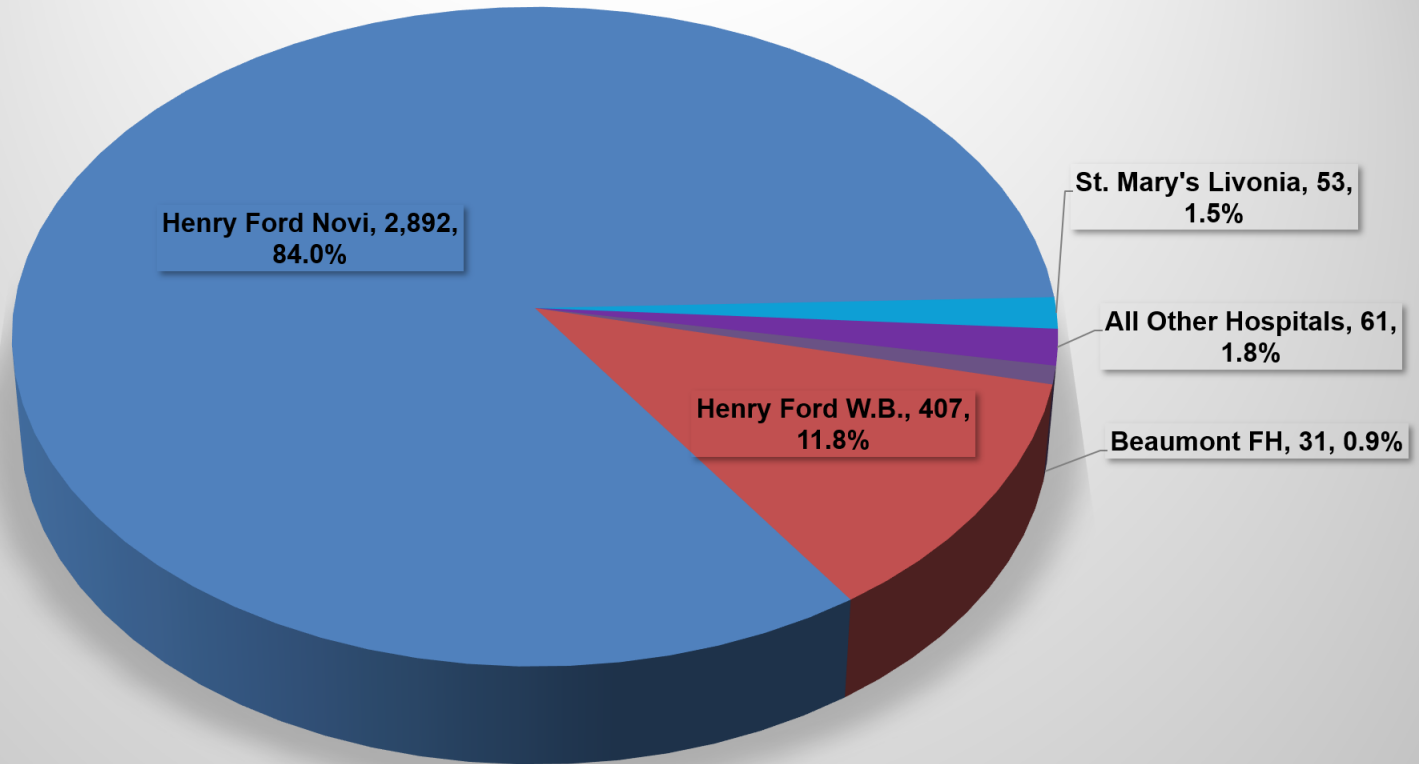


Total 67



Hospital Transports

Hospital Transports 2026



Total Transports
3444



Unstaffed Station Monthly Totals

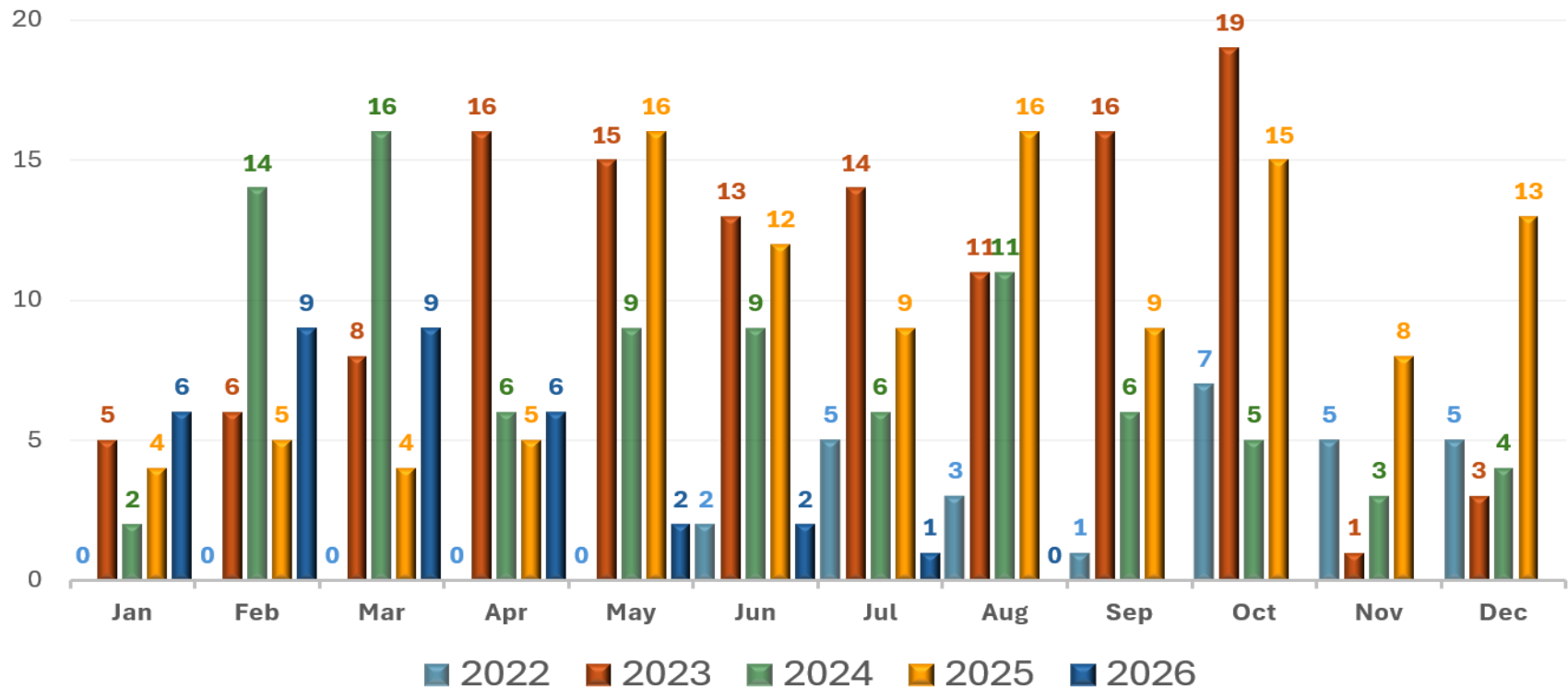
2022 Total: 28

2023 Total: 127

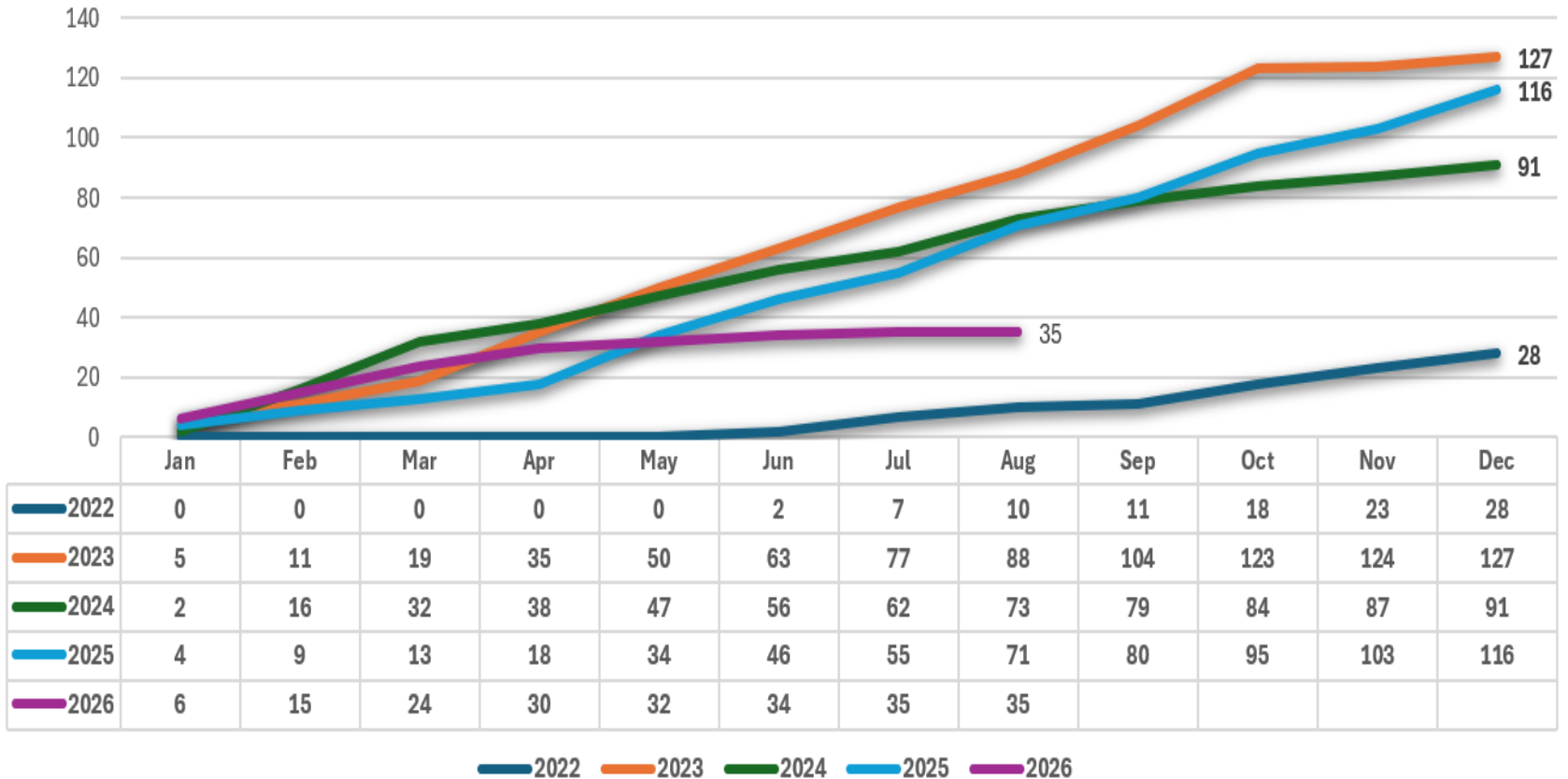
2024 Total: 91

2025 Total: 116

2026 Total: 35

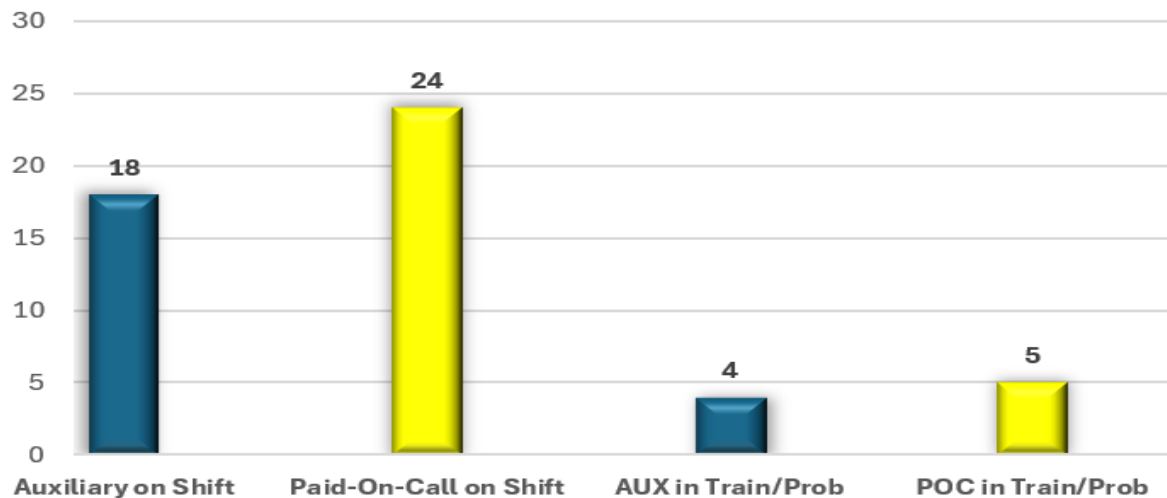


Unstaffed Stations Cumulative Monthly Totals



Part-Time Staffing Levels

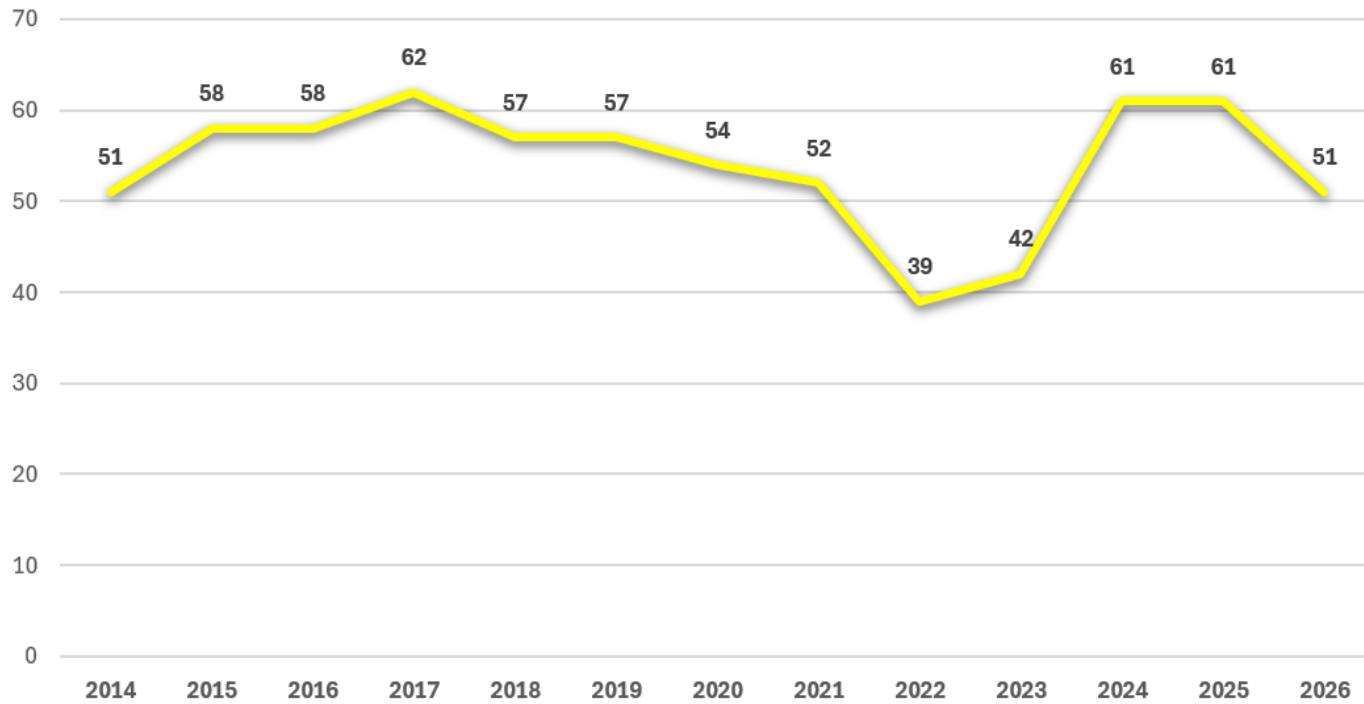
August 2026
(This includes 1 Auxiliary on Leave of Absence)



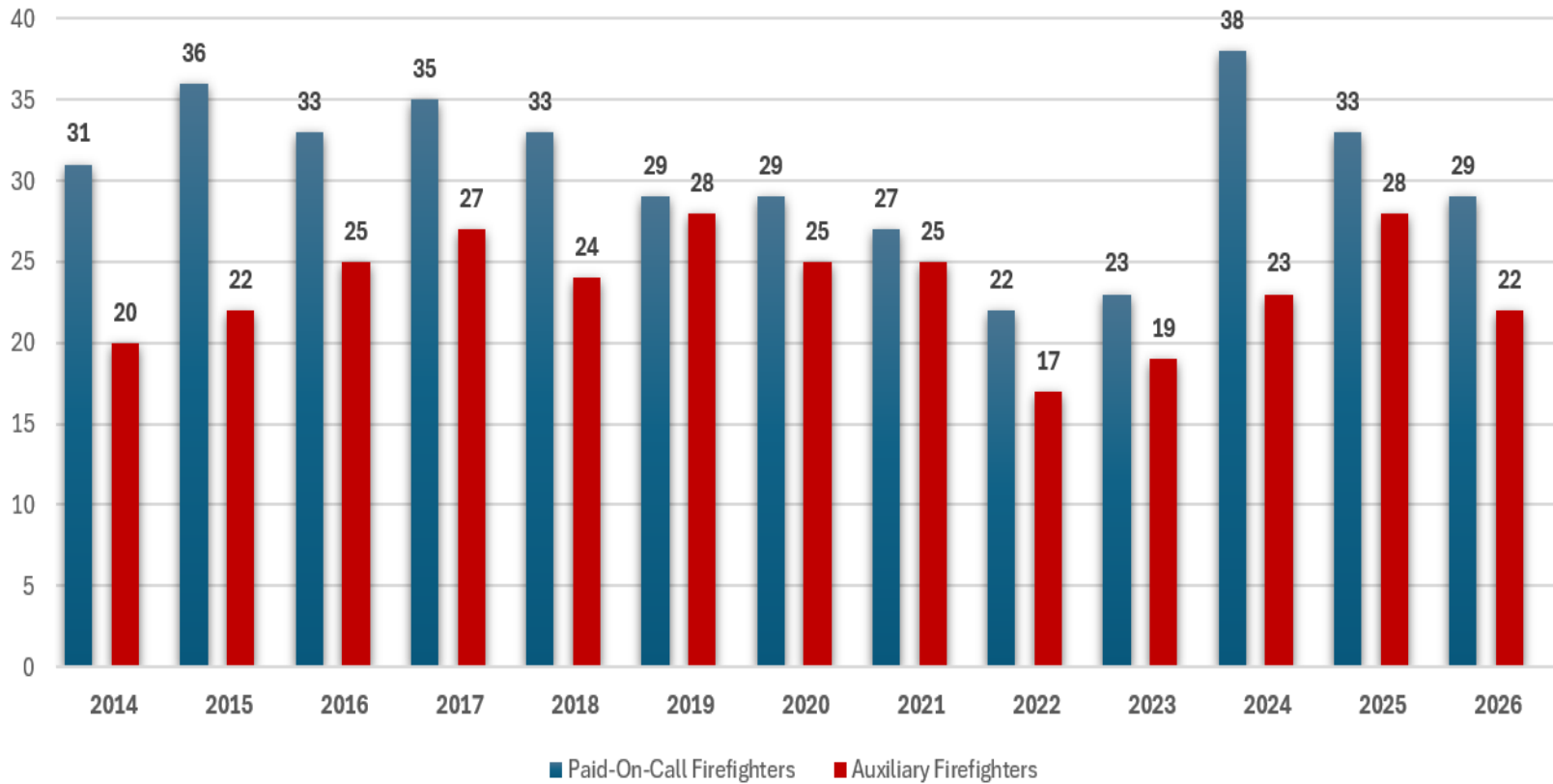
- All Probationary members have completed FF I/II Certification
- All have obtained thier EMT-B License
- All 9 Probationary members are in various stages of in-house training



Total Number of Part-Time Firefighters Per Year



Part-Time Staffing Levels 2014-2026





September 16, 2026

Federal Transit Administration
Office of Program Management

Re: Letter of Support for People's Express - Seeking Funding for
Permanent Facility to Support SW Oakland County Operations

Mayor and Council –

FYI: We're supporting PEX
in applying for a grant to help
them secure a permanent,
dedicated space for vehicles
and staff.

- Victor

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

David Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

City Manager

Victor Cardenas

City Clerk

Cortney Hanson

To Whom It May Concern,

The City of Novi supports People's Express (PEX) in its efforts to secure a permanent operations facility in southwest Oakland County. PEX has served Novi residents since July 2024, providing essential transportation services for our residents, including many who would otherwise be homebound.

Demand for PEX services has grown significantly, and resident feedback to our offices confirms that capacity continues to be a limiting factor. Currently, the City offers PEX limited office space and 20 parking spaces at the Novi Civic Center. A permanent facility with dedicated space for vehicles and staff would allow PEX to better serve Novi and the surrounding communities in their Oakland County service area. Among other benefits, it would support improved operational logistics and reduced travel from their current hub in Whitmore Lake.

The City of Novi can attest that PEX has been a reliable service provider and tenant of our facilities, and we would welcome the opportunity to work with them to establish a permanent location within our community.

People's Express has demonstrated a strong commitment to meeting the region's growing transportation needs. The City of Novi encourages your consideration of this request and supports funding for this initiative.

Sincerely,

Victor Cardenas
City Manager

City of Novi

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Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org