



CITY OF NOVI
Administrative ePacket
June 26, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

Departmental Updates

[The Buzz Report](#)

For Your Information

[South Lyon Schools Bond Proposal](#)

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City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #21

As of:

6/25/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – June 2025)

PMR FS #4 Tour (4/1/25)

- FS 4 needs to be assessed later in the program once priority items from PSB/FS3/FS4/Road Construction are addressed.

Site Selection (FS 2 alt site in progress – PMR deliverable)

- Agreement awaiting execution

Education Plan

- PMR providing support for the City.
- City landing webpage is live

Upcoming Activities

Royal Oak PD / W. Bloomfield FS Tour to be rescheduled

Education Plan

- 2025 Bond Informational Meeting scheduled for 7/24 at FS #3

PMR Procurement Activities

- PMR has sent draft RFPs for A/E and CMc to the City and City Attorney for its approval. PMR is aiming to release these packages ~~on 6/24/25~~ the week of July 21 via eBuilder.
- City Manager will determine what City staff and City Council members will participate in interviews with A/E and CM firms ~~at the end of July~~ at the end of August

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- City / PMR to review any outstanding due diligence items for PSB site (Cardenas sent an ALTA survey to PMR for its review).
- City provided survey for FS 3 site
- City provided soil boring reports for the Venture Dr and 13 Mile properties

Site Selection – Alt FS # 2 Site

Note: We will need reimbursement language so land purchase can be funded from bond proceeds.

- On 5/5/25, PMR and CON discussed test fits for alt FS #2 site and the probable need for an adjusted front yard setback.

Procurement and Contracts

- PMR sent revised procurement schedule to City on 6/23/25.
- RFPs to be issued via eBuilder the week of July 21, with pre-proposal meetings also scheduled later that week
- Proposals due August 12, with PMR review the week of August 18 and PMR/City interviews the week of August 25
- Recommendation of A/E and CM firms to City Council will be in September 2025 pending a positive August 5th vote.

Next PMR/City Admin meeting is 7/14/25

Note: There will not be a PMR weekly update issued the week of June 30.

Buzz Report

June 26, 2025



Hot Topics:

- **Safety of Public Officials**

At a recent community event City staff were asked about the safety of public officials in light of the tragic events in Minnesota. Chief Zinser assured participants of the meeting that the Novi PD monitors intelligence gathered regarding possible events and has local officials' addresses flagged in their system.

- **August 5th Ballots**

The Clerks office has received the ballots for the August 5th election. Staff have begun the process of stuffing them for their mailing to 14,000 voters later this month.

- **Proposed Bowman Development Hits Press**

As anticipated, news of Mr. Bowman's ambitious plans for a multi-use, \$250M development in the City West region was featured in Crain's Detroit Business on May 27th. City offices have since received several inquiries on the matter, though it should be noted that we have not yet received any formal application for any part of the planned development. It is expected that other news sources will be circulating the story further in coming days, generating interest among the wider populace.

[Crain's Detroit Business](#)

[Fox 2 News](#)



- **Twelve Oaks Mall Updates**

[The Detroit News](#) published an article regarding the three planned new tenants (Dick's House of Sport, Round1 Bowling, and Primark) for the vacant Sears space, with anticipated openings noted as 2026. It also briefly notes a planned relocation of the Pottery Barn store to a larger space within the mall, and the recent closure of Forever 21 due to bankruptcy.

- **August 5th Northville Schools Special Election**

Northville Public Schools' Board of Education has approved an Authorizing Resolution to hold a special election on Tuesday, August 5, 2025. Northville Schools have 3 precincts in Novi that will have their proposal on their ballot: precincts 16, 24, and 25 (approx. 7,000 voters).

Their Ballot Proposal will allow the school district to continue to levy the building and site sinking fund millage that expires with the 2025 tax levy. More specifically, it proposes the renewal of the currently authorized millage rate of .9357 mill for a period of ten years (2026 – 2035) to continue to provide for a sinking fund for the construction or repair of school buildings; for school security improvements; for the acquisition or upgrading of instructional technology; etc.

- **Luna (east side of Main St.) Property Maintenance**

They were given a 90 day (07/03/2025) deadline. The scope of work to be performed:

1. Replace all bollards
2. Remove all planter boxes and replace them with ground-level tree grates. The tree grate style was provided by Rick Meader. City of Novi to replace trees.
3. Repair all concrete.

Staff spoke with a representative from Luna on 5/6/25, and they are on schedule for the deadline.

Development Project Updates:

Map of Development projects

- **New Businesses**

Last week Novi welcomed **IAV** to the North Equities Office Park (east of M-5 and north of 12 Mile Road). IAV is a German engineering company that specializes in developing and validating technology solutions for the automotive industry, focusing on powertrain, electronics, and vehicle development. IAV has about 55 employees at their Novi location. They join **Gentherm**, who moved to that same office park from Northville earlier this year. Gentherm uses its expertise in thermal management and pneumatic technologies to enhance comfort, health, wellness, and energy efficiency in both the automotive and medical sectors.



- **Feldman Kia PRO**

Approval was given to Feldman Kia by the Planning Commission at their April 9th meeting. This matter appeared before Council at the May 5th meeting.

- **Station Flats**

The owners submitted a new plan, it has not made its way to the website as staff awaits additional materials. We believe the new name is Novi Acres. The planned project in between Target and Sam's has been scuttled and there are no proposals to continue with it in its current form

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

Townhomes for sale with garages, fewer units (currently zoned under a special land use, which council will have a decision)

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

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

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

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

UPDATE – Permits have been issued, foundations are in, and the building shell is under construction. Estimated Completion Date: Fall 2025

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

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

Estimated Completion Date: Late Spring or Summer 2025

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. **UPDATE** – A preliminary site plan has been submitted for review as of late May.

Estimated Completion Date: Currently Unknown (no submittals to date, project scope unclear)

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.

Estimated Completion Date: Summer 2025

Frequently Asked Questions:

None at current

Hometown Life

NEWS

Voters in South Lyon schools district to see \$350 million bond proposal on November ballot



Susan Bromley

Hometownlife.com

June 23, 2025, 3:24 p.m. ET

Key Points

South Lyon School District voters will decide on a \$350 million bond proposal in November.

The proposal aims to fund renovations, additions, technology upgrades, and new buses without raising the current tax rate.

Key improvements include renovations to four elementary schools and upgrades to other district buildings.

SOUTH LYON — Voters in the South Lyon School district will be asked to approve a \$350 million bond proposal in November.

District officials say the proposal will not increase the current tax rate, would be paid off within 25 years, and would fund needed renovations and additions to school buildings as well as new technology, buses, and more.

“We have a unique opportunity to make transformational improvements for our students, staff, and community members without adding tax burden to community members,” Board of Education President Anthony Abbate said.

The school board voted unanimously at its June 17 meeting to bring the proposal to voters in November with ballot language that states that if approved, an estimated 3.46 mills would be levied in 2026 (\$3.42 on each \$1,000 of taxable valuation) for a zero mill net increase over the prior year’s levy.

Superintendent Steve Archibald explained the district is able to do this as old debt is retired. The district currently has an enrollment of about 8,320 students and has a tax levy of 7 mills, a rate he said would not increase if the bond is approved. District officials decided to request bond passage from voters after Plante Moran Realpoint conducted a facilities assessment and plan for long-term capital improvements in the district.

Needs that would be addressed if the bond is approved include an addition to the Early Childhood Center and major renovations to Bartlett, Dolsen, Salem and Sayre elementary schools.

All four of these elementaries were built more than 55 years ago. Archibald notes that officials aren't building any new schools, but want all students to experience the same quality school setting no matter which building they attend. The bond money would also relocate offices in the four schools for more secure entryways.

Renovations would occur at other buildings in the district as well, including updates to roofs, electrical, plumbing and HVAC systems, as well as parking lots, media centers and auditoriums.

Bond money would also be used to replace playground equipment, musical instruments and buses and update athletic facilities and technology.

The Center for Active Adults, which is housed at South Lyon High School and serves senior citizens from South Lyon, Lyon Township and Green Oak Township, would also see improvements.

In 2020, voters approved a **\$98 million bond** in the district for infrastructure with strong support. Archibald is hopeful voters will support this bond as well. "As we continue to support our community and provide the highest quality educational experience, our facilities must evolve alongside our students' growing passions for learning," Archibald said. "Education has transformed dramatically over the past century, and we want every student to walk into a classroom feeling not only empowered to excel as individuals but also safe and supported."

Online Learning — At Your Fingertips

Mayor and Council –

I recently learned of this new resource announced by the Michigan Municipal League. If you're interested in signing up for a course, please let us know.

- Victor

Welcome to learn.mml.org, the League's new home for online learning. Designed to empower municipal leaders like you, our platform offers on-demand courses that allow you to develop essential skills, deepen your expertise, and stay ahead in local government. If you're looking for a quick refresher or a comprehensive learning path, we've got you covered.

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