CITY OF NOVI
Administrative ePacket
April 09, 2026

Council Action/Attention

Plante Moran Realpoint Update

Shockey Consulting Novi 2050 Strategic Plan Update

S&P Global Rating Report for 2026 Unlimited Tax General Obligation Bonds

Departmental Updates

The Buzz Report

Novi Weekly Road Construction Update (4/7 - 4/13)

For Your Information

Upcoming Oakland County Solarize Event at Novi Public Library

SEMCOG "Biking through Different Environments" Video Features Novi

City of Novi - Project Status Overview

Status Summary	Novi City Council Weekly Update #60

As of:	4/8/2026	Overall Status	In progress

PMR Previous Activities (October 2024 – April 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays.

Other

- Technology contract awaiting fulfillment of insurance requirements by vendor.
- HED/BRW providing alternate PSB conceptual designs in response to utility issues discovered during the Road Project.
- Commissioning Agent proposals received and under review by PMR.
- PMR/Novi Owner's meeting occurred on 4/6/26.

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

- FAC meeting will be held on 4/13/26 ~~or 4/20/26~~ for feedback regarding PSB conceptual design options pertaining to Road Project utility issues.
- Fire Station 2 and 3 schematic design presentation scheduled for 6/8/26 City Council meeting, with FAC meeting to be scheduled the week of 6/1/26.
- HED to coordinate a community Neighbors Meeting for FS 2 and FS 3 sites in Spring or Summer 2026 before site plan approval
- Pre-application meeting for FS 2 and FS 3 site plans scheduled with City on 4/23.
- Design of PSB is contingent upon DTE approved utility relocation plan and additional site work approvals.

Other

- The next PMR's Owner's Meeting with Novi will be on ~~4/6/26~~ 5/4/26.
- PMR exploring implementation of dashboard in 2nd Quarter 2026.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- PMR and HED working to populate necessary items for site plan approval
- Pre-app meeting for FS 2 and FS 3 will occur on 4/23/26.

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 Spring 2026.
- City reviewing high-level timeline and budget for utility relocation due to the Road Project; DTE estimates due in this week.

Procurement and Contracts

- Site work/land clearing to occur 3rd/4th Quarter 2026 ~~(some tree clearing and dirt removal is currently underway at PSB site)~~
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 2nd Quarter 2026.
- Future procurement services will include Materials Testing and Building Envelope Consultant.

City of Novi – Strategic Plan Status Update

As of: 4/9/2026

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

Recent Progress	Upcoming Efforts / Engagements

• Survey Responses to Date:
   ○ Vision Survey – 319 responses
   ○ Council/Board/Commission Survey – 21 responses
• Launched Sounding Board group (29 sign-ups to date)
	• Launch first topic-specific survey – Community Identity
	• First in-person visit (4/27-28)
	   ○ LRSPC Workshop – 4/27
	   ○ Podcast Recording – 4/27
	   ○ Staff Leadership Team Workshop – 4/28
	   ○ Community Workshop – 4/28
	   ○ City Tour – TBD

Input Needed

- None at this time.

130 East Randolph Street
Suite 2900
Chicago, IL 60601
tel 312-233-7000
reference no.: 1906895

Mayor & Council - Great News as we maintained a AAA Rating! Victor

April 8, 2026

City of Novi
45175 Ten Mile Road
Novi, MI 48375
Attention: Victor Cardenas, City Manager

Re: ***US$32,615,000 Novi, Michigan, 2026 Unlimited Tax General Obligation Bonds, dated: Date of Delivery, due: May 1, 2051***

Dear Victor Cardenas

Pursuant to your request for an S&P Global Ratings rating on the above-referenced obligations, S&P Global Ratings has assigned a rating of "AAA" . S&P Global Ratings views the outlook for this rating as stable. A copy of the rationale supporting the rating is enclosed.

This letter constitutes S&P Global Ratings' permission for you to disseminate the above-assigned ratings to interested parties in accordance with applicable laws and regulations. However, permission for such dissemination (other than to professional advisors bound by appropriate confidentiality arrangements or to allow the Issuer to comply with its regulatory obligations) will become effective only after we have released the ratings on standardandpoors.com. Any dissemination on any Website by you or your agents shall include the full analysis for the rating, including any updates, where applicable. Any such dissemination shall not be done in a manner that would serve as a substitute for any products and services containing S&P Global Ratings' intellectual property for which a fee is charged.

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Please send hard copies to:
S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

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S&P Global Ratings is pleased to have the opportunity to provide its rating opinion. For more information please visit our website at www.standardandpoors.com. If you have any questions, please contact us. Thank you for choosing S&P Global Ratings.

Sincerely yours,

S&P Global Ratings
a division of Standard & Poor's Financial Services LLC

jm
enclosures

cc: ***Nathan Thomas***
Patrick McGow

S&P Global Ratings
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No Third Party Beneficiaries. Nothing in any credit rating engagement, or a credit rating when issued, is intended or should be construed as creating any rights on behalf of any third parties, including, without limitation, any recipient of a credit rating. No person is intended as a third party beneficiary of any credit rating engagement or of a credit rating when issued.

Research Update:

Novi, MI Series 2026 Unlimited-Tax GO Bonds Assigned 'AAA' Rating; Outlook Stable

April 8, 2026

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Overview

- S&P Global Ratings assigned its 'AAA' rating to Novi, Mich.'s $32.615 million series 2026 unlimited-tax general obligation (GO) bonds.
- At the same time, we affirmed our 'AAA' long-term rating on the city's GO bonds outstanding.
- The outlook is stable.

Rationale

Security

The city's full-faith-and-credit unlimited-tax GO pledge secures the series 2026 bonds and the GO debt outstanding.

The series 2026 bonds are the first of three issuances of a total $120 million approved by voters in August 2025. These issuances will be used for construction of two new fire stations along with renovations to existing fire stations.

Credit highlights

The 'AAA' rating reflects our view of Novi’s strong economic metrics, healthy reserves, and below-average debt burden.

The city has generated positive operating results in recent years, contributing to a healthy reserve position. A reported deficit result in fiscal 2024 is attributable to a transfer to the city's public improvement fund for unspent capital. Results for fiscal 2025 (June 30) indicate a general fund surplus of $942,000. This surplus brought available reserves to $12.2 million, representing 27.2% of general fund revenue. The city anticipates a positive result of approximately $400,000 in fiscal 2026 and in preliminary drafted budget projections, expects a surplus of $200,000 in fiscal 2027. Preliminary multiyear financial plans for fiscal 2028 and beyond indicate potential deficits; however, management is evaluating revenues and expenditures to achieve balanced results. Given the city’s track record of outperforming budgets, we anticipate the trend will continue.

The city is approximately 30 miles northwest of Detroit in Oakland County. Local income metrics are well above national averages. The city's top taxpayers and employers have remained stable in recent years, and ongoing residential and commercial development suggests potential for future growth.

For more information on our view of Michigan municipalities, see "U.S. Local Governments Credit Brief: Michigan Counties And Municipalities Means And Medians," March 3, 2025.

The 'AAA' rating further reflects our view of the following:

- Economic metrics are above average, and the city has experienced steady growth in both assessed and market values in recent years, while the market value per capita is strong at $193,401.
- The city has a track record of positive operating results, coupled with a focus on maintaining healthy reserves, which remains a key credit strength. Management expects this trend will continue. In addition, enterprise funds remain healthy, with cash on hand and debt service coverage that we consider sufficient.
- Financial management policies and practices are robust and conservative, with regular budget monitoring through quarterly budget amendments and regular reviews of budget-to-actual performance. The city adheres to a formal fund balance policy to maintain at least 25% of expenditures in reserve, with a formalized target of 28%-30%. The city also maintains formal investment and debt management policies, along with a detailed five-year capital plan and a three-year financial plan, with the general fund projected out an additional two years. Management is also taking measures to mitigate cyber risk.
- The city's fixed-cost profile is low, which contributes to its financial flexibility. The city plans to issue the rest of the voter-approved $120 million in two additional series through 2028. In addition, the city's pension funded ratio is weak at 63.4% as of fiscal 2025; however, annual contributions remain in line with our expectations for minimum funding progress. For information regarding retirement liabilities and costs, see "Pension Spotlight: Michigan," Aug. 22, 2023.
- For more information on our institutional framework assessment for Michigan municipalities, see "Institutional Framework Assessment: Michigan Local Governments," Sept. 9, 2024.

Environmental, social, and governance

We view the city's environmental, social, and governance factors as neutral in our credit rating analysis.

Rating above the sovereign

Novi's GO debt is eligible to be rated above the sovereign because we believe the city can maintain better credit characteristics than the nation in a stress scenario. Under our criteria, "Ratings Above The Sovereign--Corporate And Government Ratings: Methodology And Assumptions," Nov. 19, 2013, the city has a predominantly locally derived revenue source, with 59.7% of governmental activity revenue from property taxes and another 26.9% from locally derived program revenues as of fiscal 2025. Therefore, the city maintains independent taxing authority and treasury management from the federal government.

Outlook

The stable outlook reflects our expectation that Novi will maintain balanced financial operations and healthy reserves throughout the two-year outlook period.

Downside scenario

We could lower the rating if the city's operational performance declines, leading to a deterioration in the reserve position, or if the debt burden increases beyond expectations.

Novi, Michigan--credit summary

Institutional framework (IF)	2
Individual credit profile (ICP)	1.5
Economy	1.0
Financial performance	2
Reserves and liquidity	1
Management	1.0
Debt and liabilities	2.50

Novi, Michigan--key credit metrics

	Most recent	2025	2024	2023
Economy				
Real GCP per capita % of U.S.	132	--	132	134
County PCPI % of U.S.	128	--	128	129
Market value ($000s)	13,116,468	12,213,423	11,198,966	10,537,270
Market value per capita ($)	193,401	180,086	165,128	155,826
Top 10 taxpayers % of taxable value	8.0	8.4	8.6	9.1
County unemployment rate (%)	3.6	3.6	3.6	2.9
Local median household EBI % of U.S.	132	--	132	132
Local per capita EBI % of U.S.	143	--	143	141
Local population	67,820	--	67,820	67,622
Financial performance				
Operating fund revenues ($000s)	--	44,821	42,874	39,411
Operating fund expenditures ($000s)	--	43,532	43,149	41,349
Net transfers and other adjustments ($000s)	--	(347)	(2,086)	(25)
Operating result ($000s)	--	942	(2,361)	(1,963)
Operating result % of revenues	--	2.1	(5.5)	(5.0)
Operating result three-year average %	--	(2.8)	(1.2)	3.2
Reserves and liquidity				
Available reserves % of operating revenues	--	27.2	26.8	35.6
Available reserves ($000s)	--	12,210	11,484	14,012
Debt and liabilities				
Debt service cost % of revenues	--	2.0	2.0	2.0
Net direct debt per capita ($)	503	57	92	130
Net direct debt ($000s)	34,116	3,861	6,226	8,785
Direct debt 10-year amortization (%)	32	100	100	--
Pension and OPEB cost % of revenues	--	7.0	7.0	8.0
NPLs per capita ($)	--	722	724	720
Combined NPLs ($000s)	--	48,982	49,091	48,698

Novi, Michigan--key credit metrics

	Most recent	2025	2024	2023

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits. NPLs--Net pension liabilities.

Ratings List	
New Issue Ratings	
US$32,615,000 Novi, Michigan, 2026 Unlimited Tax General Obligation Bonds, dated: Date of Delivery, due: May 1, 2051	
Long Term Rating	AAA/Stable
Ratings Affirmed	
Local Government	
Novi, MI Unlimited Tax General Obligation	AAA/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

Buzz Report

April 9, 2026

Hot Topics:

- **Novi Special Water Tower Paint Inquiry**
  Resident Larry Ciancio reached out to the City expressing concern that the paint on the Novi Special Water Tower appeared to be peeling. Following this, City staff performed a drone inspection to check on the status of the current paint job and found that current paint job is indeed degrading in several places. The next steps are currently being determined.

- **New SMART Route Launch, 350 Wixom**
  SMART will be launching a new, local fixed-route bus service on the projected date of Monday, April 20th. 250 Wixom is a community-oriented route with stops in downtown Wixom, northwestern Novi, downtown Walled Lake, the Walled Lake municipal complex, and southern Commerce Township running 7 days a week. Timetables will be posted on the smartbus.org website ahead of launch to assist with trip planning. The Novi stops on the south side of Pontiac Trail are Beck, Wellington, Wedgewood, and Novi Square Shopping Center.

- **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. The mainline pipe crew continues on 14 Mile Road between Kingswood Boulevard and M-5. It will take the contractor a couple weeks to complete the final connections to the existing water main at each end of the replacement project area.
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

- **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. Initial permits have been issued. 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. Next steps will be initial PRO Plan consideration by ~~Planning Commission~~ and City Council. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, *not* for action, just initial feedback).

- **Grand-Beck Development – Grand River east of Beck Road**
  Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Awaiting submission of 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. A Foundation-only permit has been issued for the exterior additions.
  Estimated Completion Date: Unknown

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

- **Camelot Parc/Avalon** by Village of Stonebrook
  Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). They last went before City Council on February 23rd for a tentative approval of their PSLR Agreement and Concept plan.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
  Complete and now open.

- **El Car Wash # 2** (former Original $6 Car Wash) - Novi Road and 96
  Permits have been issued

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
  The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date:* Late spring 2026

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
  The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Permits issued.
  Estimated Completion Date: ***Late 2026***

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
  The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is now completed.

- **Transformco (Former Sears at Twelve Oaks)**
  Spaces for a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark. Nearly all the external work has been completed. A Revised Structural package has been approved and work is now underway. *Estimated Completion Date:* ***Spring/Summer 2026***

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

April 7 through April 13

***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: 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/698/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 10 - Detour map attached as an appendix

Phase 3 - the contractor will maintain one-way, southbound traffic only. Northbound traffic will be detoured to Haggerty, 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.

Project: BASE LINE OR 8 MILE ROAD/CSX RAILROAD BRIDGE DECK REPLACEMENT
Prime Contractor: E.C. Korneffel 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.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/Detours: Pg 5 of 10 - 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 weather is slowing things down but still on schedule.

Project: 12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)
Prime Contractor: TBD
Start: July 1, 2026
End: October 30, 2027
Consultant: Internal RCOC Design and Inspection Staff
Description: https://www.rcocweb.org/733/12-Mile-Road-Novi-Road-to-Farmington-Roa

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 10 - 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:

The contract will go out to bid shortly.

Project: GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT
Prime Contractor: Ric-Man Construction, Inc.
Start: January 12, 2026
End: April 30, 2026
Consultant: Brown & Caldwell and DLZ Corporation
Description: https://www.glwater.org/14milemainproject/

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 & 8 of 10 - Closure and Detour plans attached as an appendix

14 Mile Road is still currently closed to eastbound traffic while maintaining westbound traffic. There is also a closure to through traffic of 14 Mile from Welch Road to Kingswood Boulevard with a specific traffic routing plan for those residents within the Haverhill Farms Subdivision.

Work Status:

Northbound and southbound Novi and Decker Roads have been reopened to traffic at 14 Mile Road. The mainline pipe crew continues on 14 Mile Road between Kingswood Boulevard and M-5. It will take the contractor a couple weeks to complete the final connections to the existing water main at each end of the replacement project area.

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/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 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 the coming months.

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 9 of 10 - 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:

Contractor started setting up the northbound detour and work on the water main relocation and new culvert on Monday, April 6th.

Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)
Prime Contractor: Santos Cement Co.
Start: June 8, 2026
End: August 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 contractor, Santos Cement, will plan on starting construction on June 8th after school lets out for the summer. Construction is expected to take approximately two months to complete.

Project: VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE DRIVE TO HAGGERTY ROAD)
Prime Contractor: Fonson Company, Inc.
Start: June 6, 2026
End: September 30, 2026
Consultant: AECOM-Great Lakes
Description:

The City's contractor, Fonson 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 10 of 10 - 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 will begin setting up the westbound detour and demolition work in early June after school lets out for the summer. 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: TBD
Start: May 1, 2026
End: July 1, 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:
Contractor has been selected and should have a pre-construction conference shortly to discuss schedule.

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 will soon go out to bid.

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: May 1, 2026
End: June 15, 2026
Consultant: AECOM-Great Lakes
Description:
City Council requested the paving of the pathways at 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.

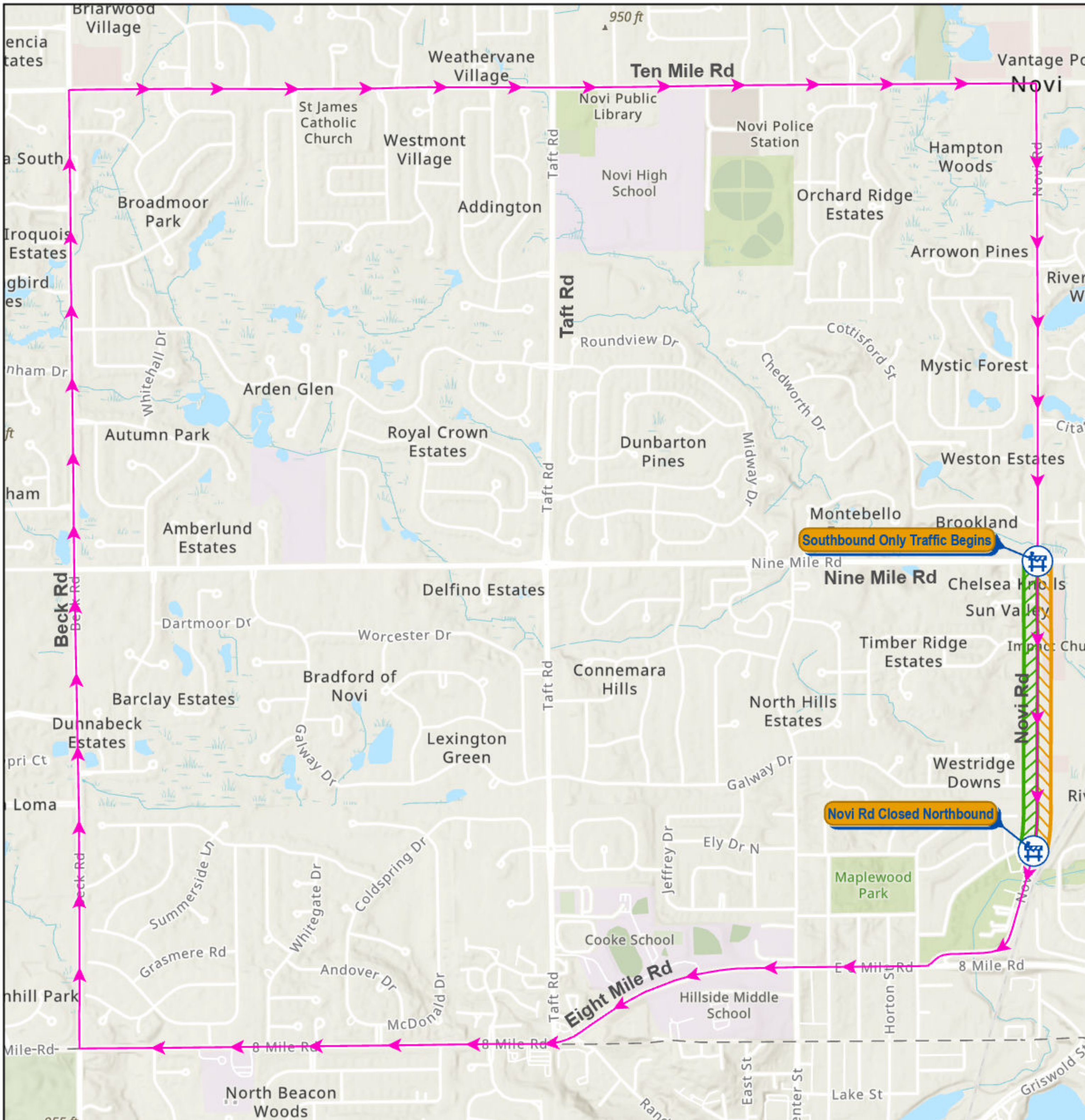
Work Status:
The contractor will mobilize to the site as soon as the weather allows and the ground conditions warrant construction equipment.

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS
Prime Contractor: L.J. Construction Company
Start: February 25, 2026
End: May 15, 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. On April 7th, the helical pier subcontractor will begin drilling-in boardwalk piers.



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

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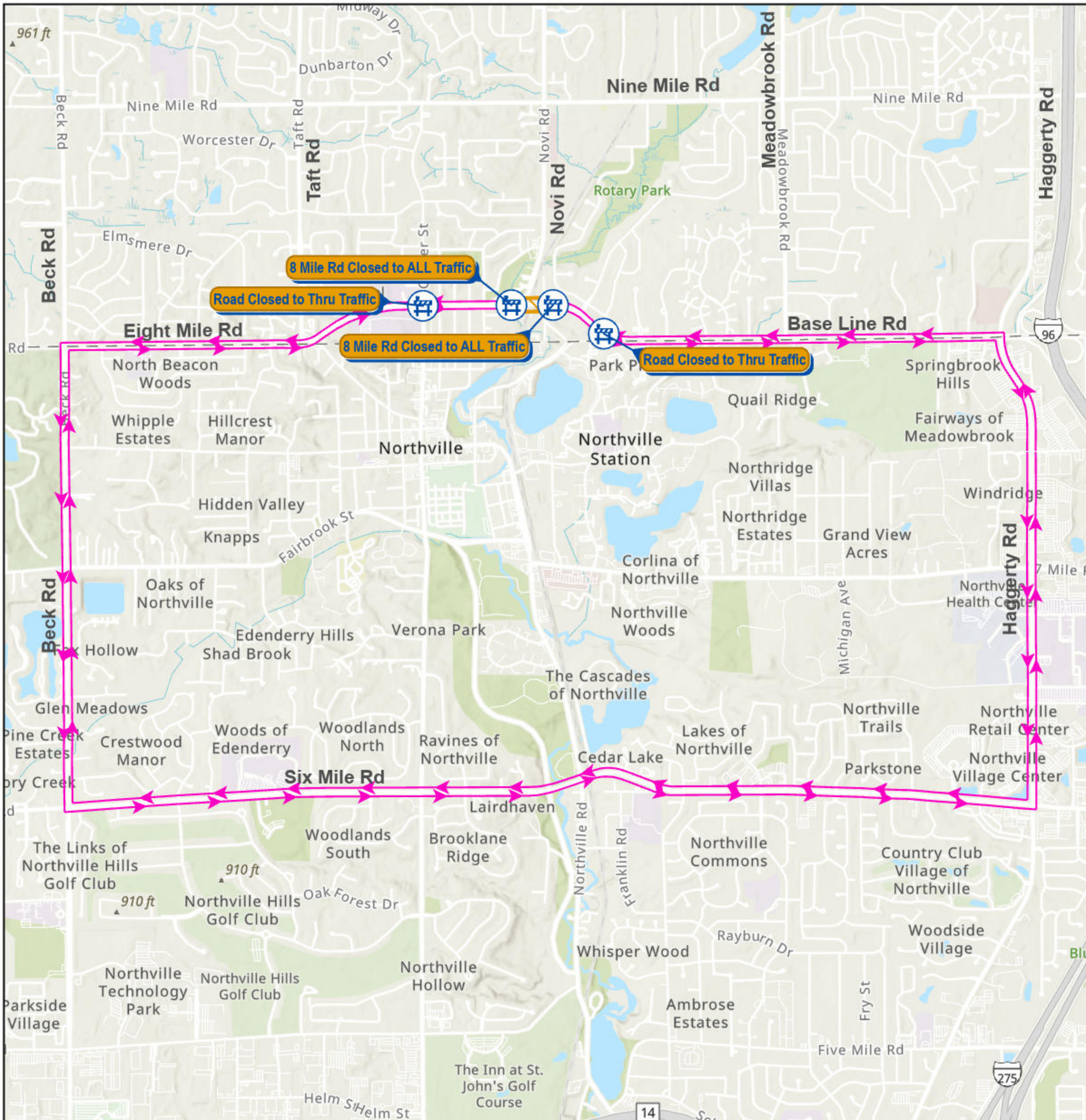
Novi Rd Reconstruction
Allen Dr to Nine Mile Rd

0 750 1,500 3,000 4,500 Feet

N

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.

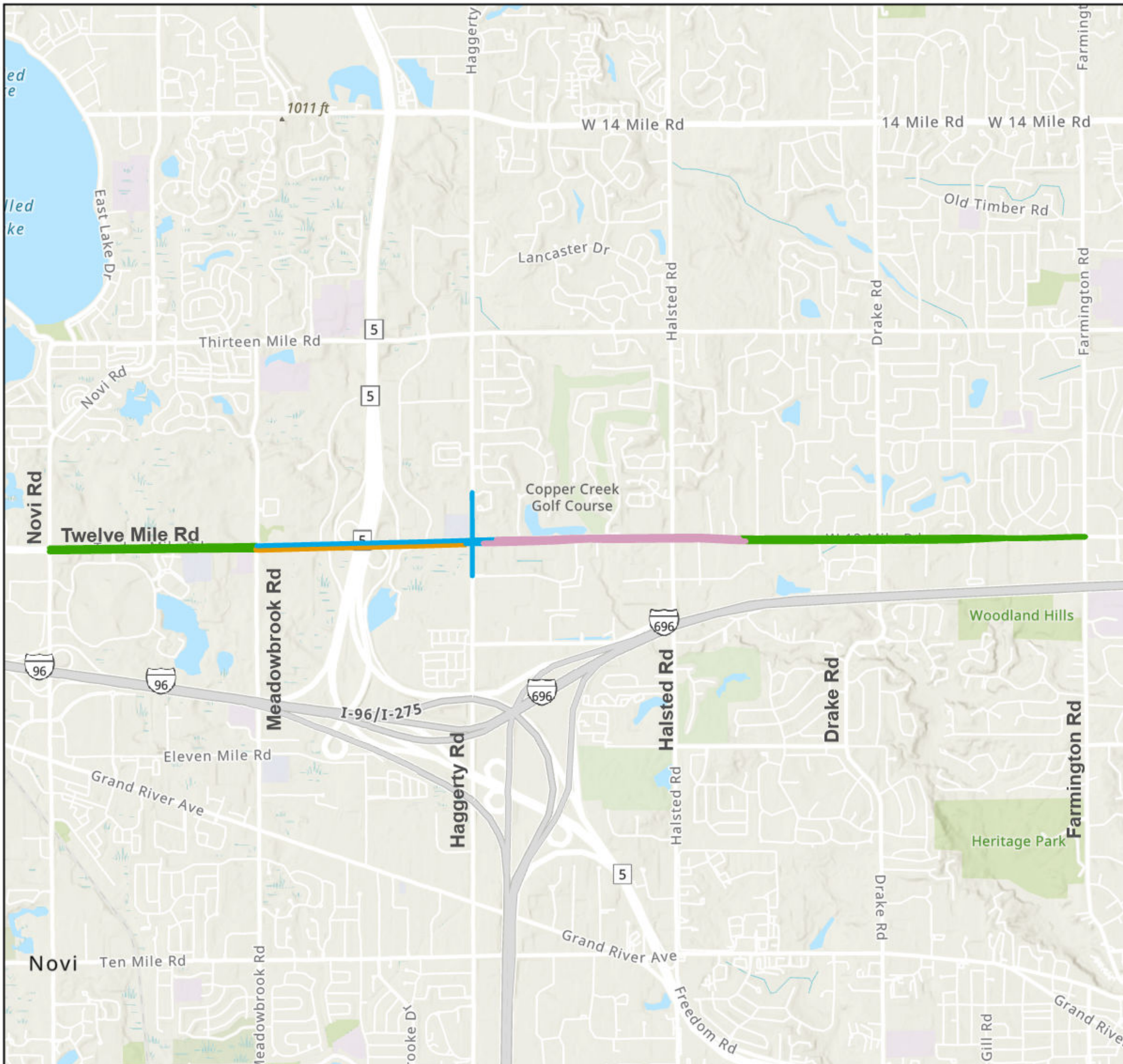
Detour Route
CLOSED to Traffic

8 Mile Rd at CSX Railroad Bridge

Novi Rd to Brickscape Dr

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

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

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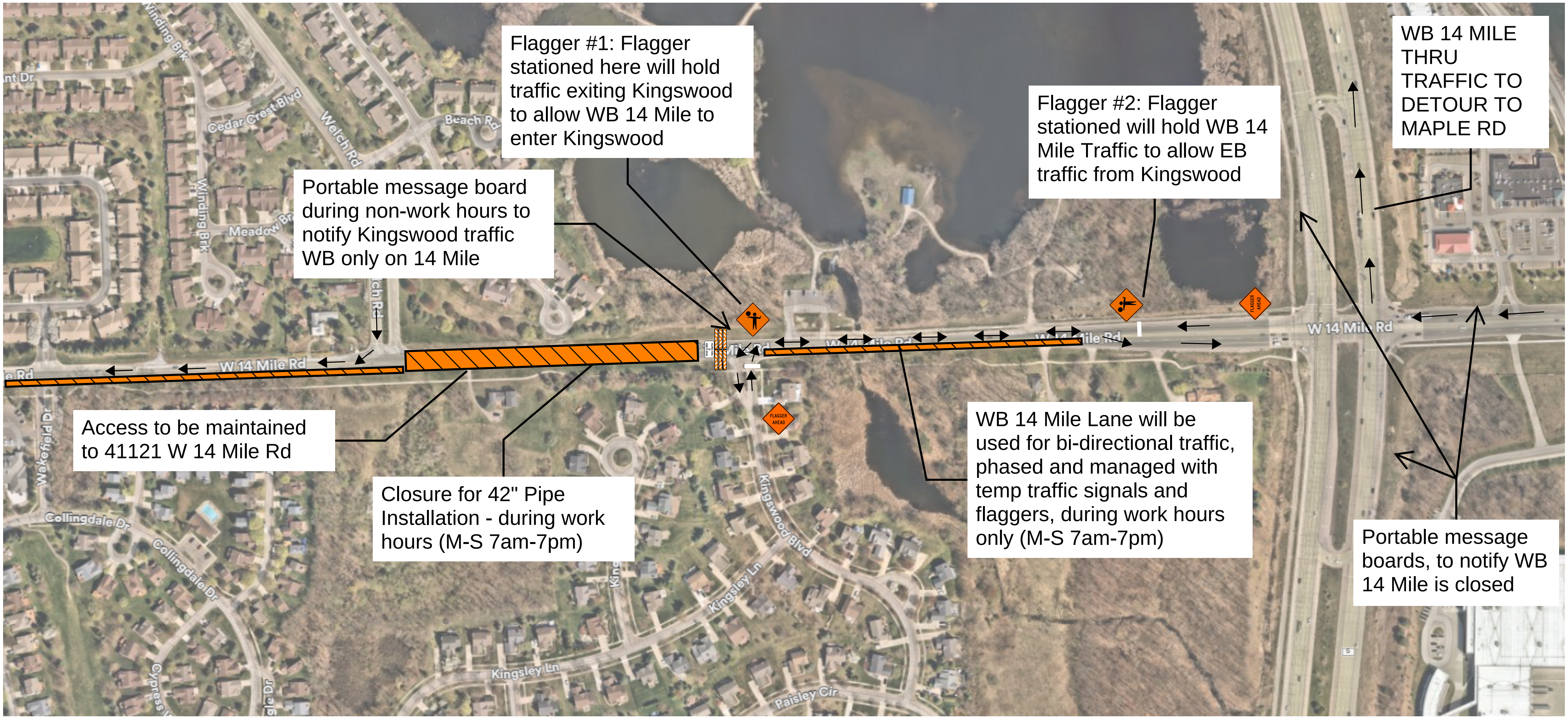
Twelve Mile Rd Rehabilitation
Novi Rd to Farmington Rd

Feet
0 1,800 3,600 7,200 10,800

N

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

14 Mile Rd Closure - Kingswood to Welch - Access for Haverhill Residents



DETAILS:

- Daytime closure expected to begin Tuesday March 3rd, after 9am.

- Traffic pattern will be in-place during work hours only (M-S 7am-7pm).

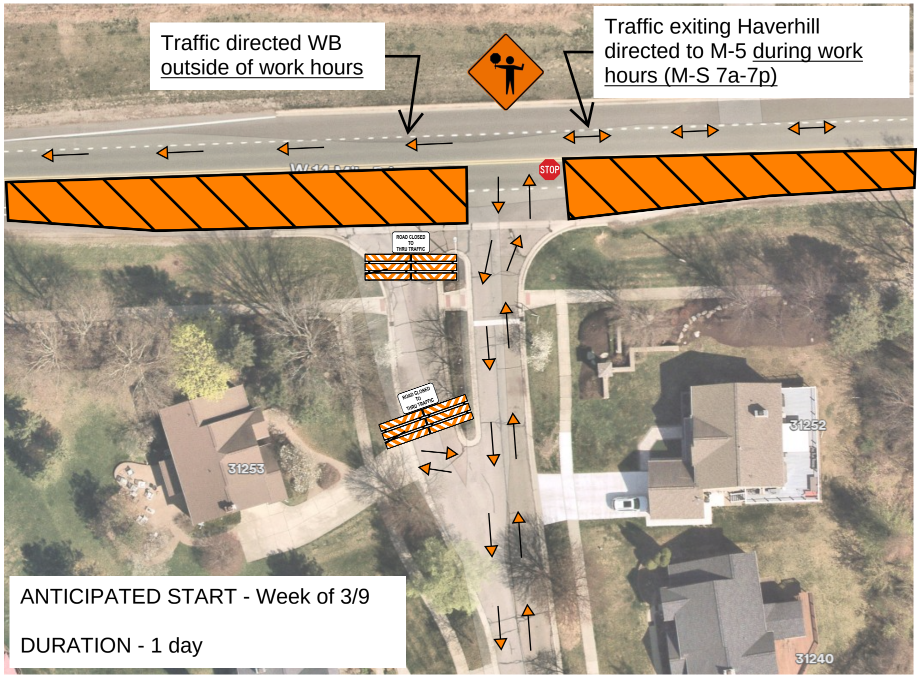
- Outside of work hours, WB 14 Mile will be re-opened.

- Anticipate reaching Kingswood Blvd approx 6-9 days following closure. Pending frost laws production loss.

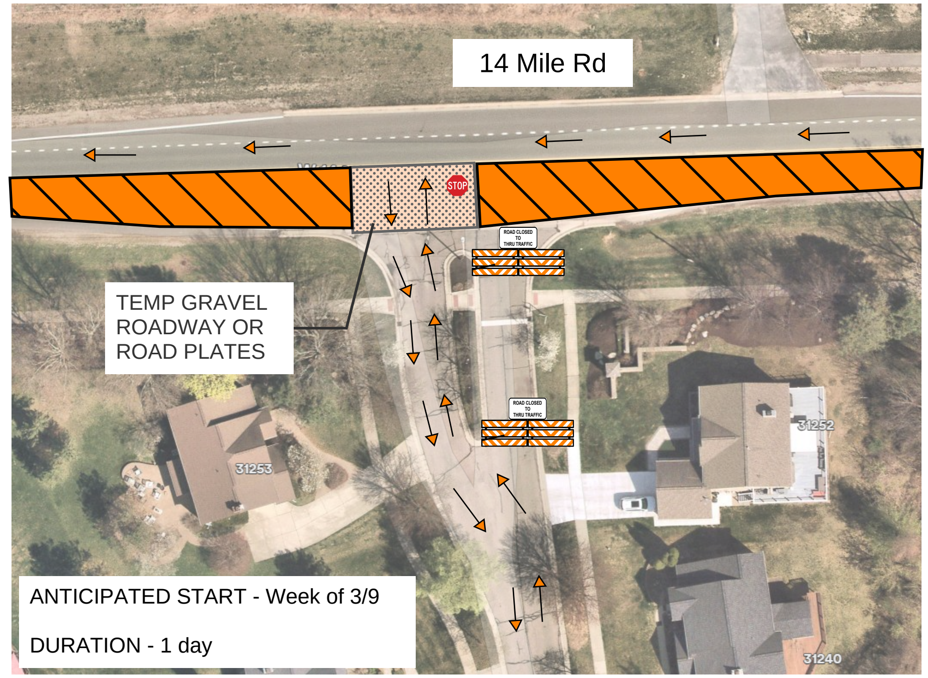
- Once crews reach Kingswood Blvd, anticipate 1 day to cross the west entrance and 1 day to cross the east entrance

Detailed Phasing of Kingswood Blvd Crossing

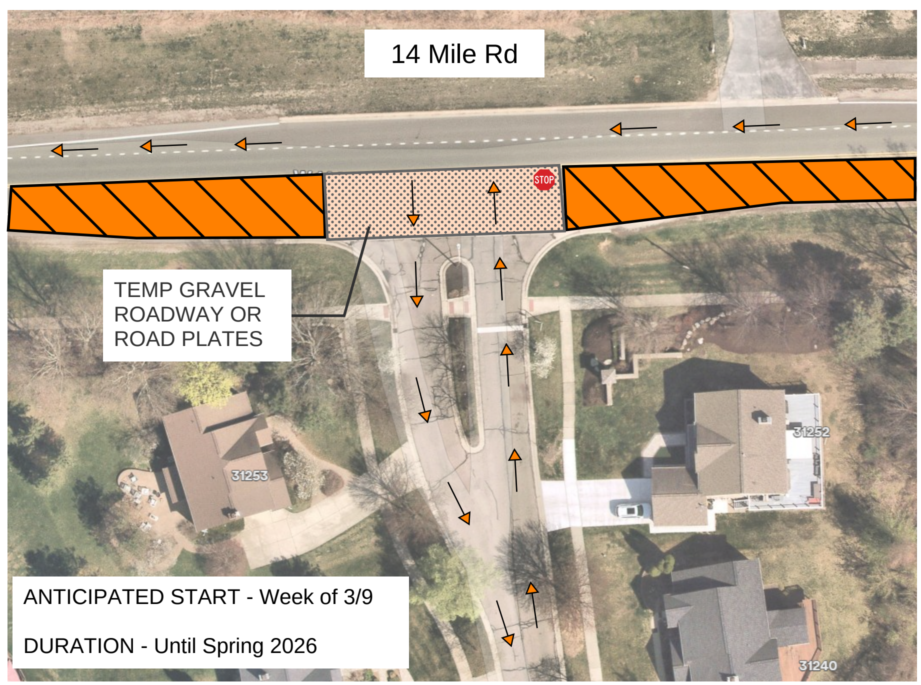
Phase A

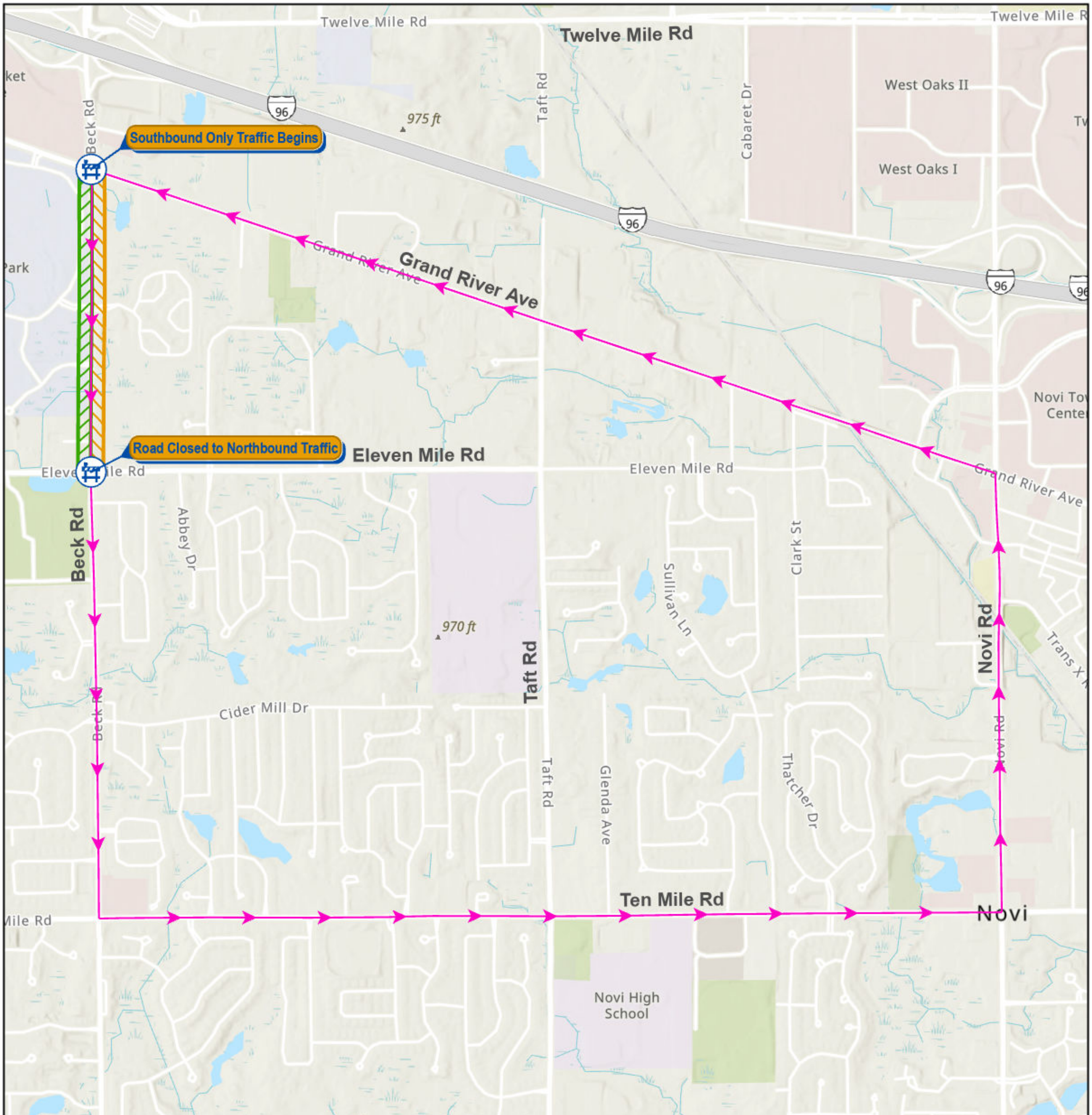


Phase B



Interim Traffic Pattern, until Roadway Restoration





Beck Rd is **closed to northbound traffic** from 11 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

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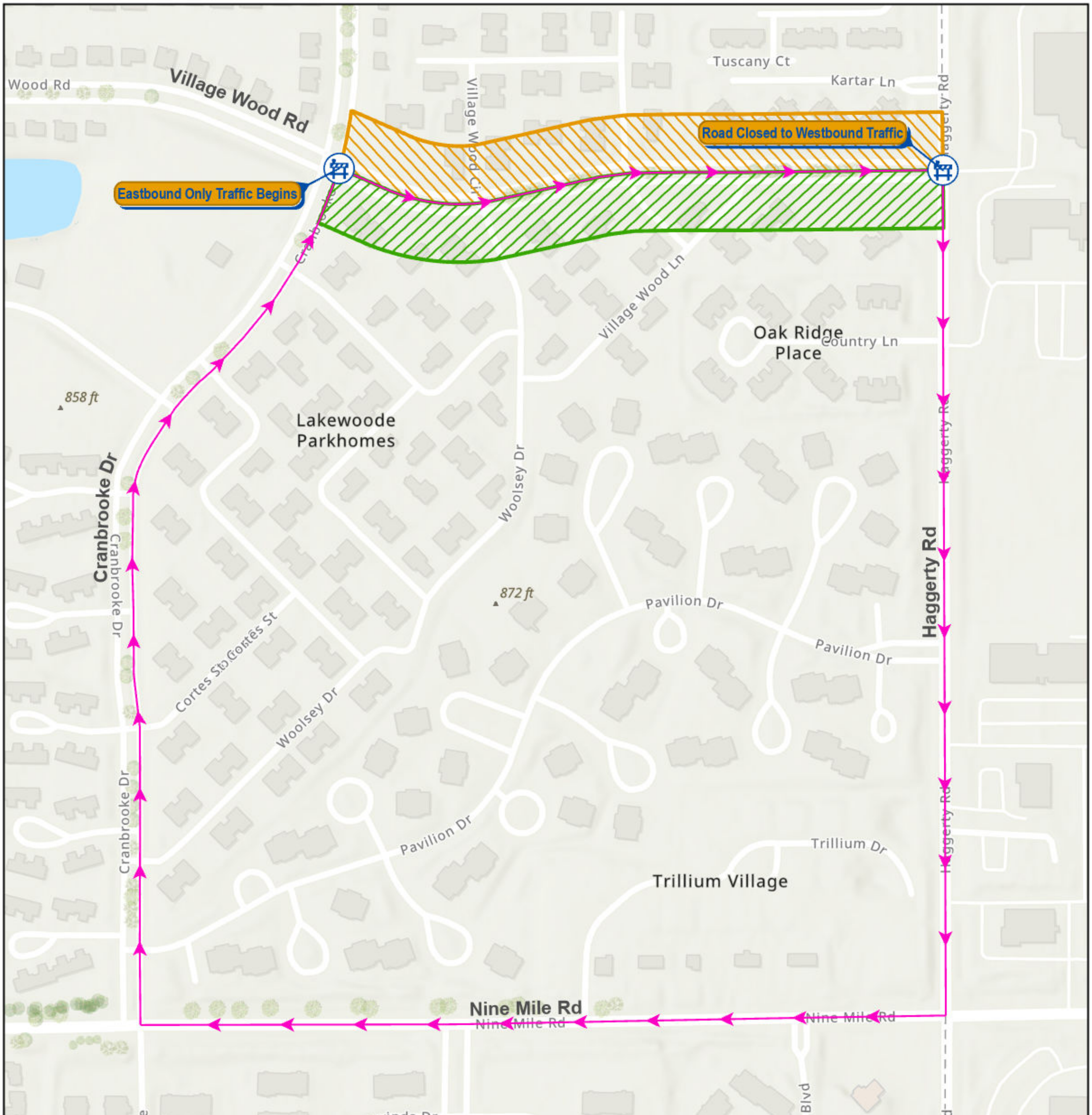
Beck Road Widening

11 Mile Rd to Grand River Ave

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

N

Map Print Date: 2/24/26
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

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Village Wood Rd Reconstruction

Cranbrooke Dr to Haggerty Rd

0 175 350 700 1,050 Feet

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

Want to lower your energy bills? Curious about solar? We got you.

JOIN A SOLARIZE OAKLAND COUNTY EVENT

WEDNESDAY, APRIL 29 / 6:30–8:30 p.m.
Novi Public Library | West Meeting Room
45255 W. 10 Mile Rd., Novi, MI 48375

Join us for ***Solarize Oakland County***, a free, no-obligation event that provides reliable solar education and discount opportunities.

6:30 p.m.	**Presentation for Oakland County businesses, non-profits, houses of worship, and local governments**
7:30 p.m.	**Presentation for Oakland County residents/homeowners**

- Learn about going solar *without sales pressure*
- Connect with neighbors, community leaders, and solar experts
- Protect yourself against rising energy costs
- Be a part of positive environmental change
- Take advantage of 30% solar tax credits *(not available for residential projects)*

Food will be provided between sessions. Multiple dietary options available.

LEARN MORE & REGISTER NOW!

Scan this QR code with your phone or visit:
bit.ly/SolarizeOaklandCounty

Questions? Contact Marshall Clabeaux
Marshall@GLREA.org

OAKLAND COUNTY MICHIGAN
OFFICE OF SUSTAINABILITY

GLREA
GREAT LAKES RENEWABLE ENERGY ASSOCIATION

DETROIT 2030 DISTRICT

SEMCOG | SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

View this email in a web browser.

Biking through Different Environments

In addition to being great exercise and fun, riding a bike is a key mobility option that provides access to popular destinations throughout Southeast Michigan. To demonstrate how to safely navigate a range of environments, we took a ride and made a video diary in the City of Novi.

On the route, there were parking lots, dirt roads, sidewalks, shared-use trails, bike lanes, neighborhoods, and larger road crossings. Each setting brings different risks and expectations, and safe riding depends on understanding the local context and adjusting your behavior accordingly.

While this video is from a bicycling perspective, it can also help motorists better understand bicyclists and keep everyone safe. Motorists can learn about the bicycling experience and why people on bicycles may behave differently from how a driver may expect. This understanding can help drivers better predict bicyclist behavior and help *everyone* avoid conflicts.

We chose the City of Novi because it offers many different riding environments in a small area, making it easy to show how cyclists adjust their behavior based on context. As such, we hope you will share this video with your community.

We encourage other communities to consider this format to highlight their own biking infrastructure and local challenges. By showing familiar streets, paths, and intersections, communities can make safety guidance more relevant and easier to understand. Whether the goal is to showcase new facilities or reinforce safe riding habits, this video format provides a clear and flexible way to promote predictable, visible, and safe cycling.

Read more

SEMCOG is a regional planning partnership of governmental units serving 4.8 million people in the seven-county region of Southeast Michigan striving to enhance the region's quality of life.

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