



TROY CITY COUNCIL

REGULAR MEETING AGENDA

May 5, 2025
CONVENING AT 7:30 P.M.

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members
City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at CityManager@troymi.gov or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank Nastasi", written in a cursive style.

Frank Nastasi
City Manager



Chapter 14A – Elected and Appointed Persons' Ethics Ordinance Section 14.3 Annual Training and Acknowledgement

We, the undersigned Members of Troy City Council, have reviewed *Chapter 14A – Elected and Appointed Persons' Ethics Ordinance*, understand its contents, and agree to be bound by its provisions.

Signed this 25th day of November, 2024.



Mayor Ethan Baker



Council Member Theresa Brooks




Council Member Rebecca Chamberlain-Creanga



Council Member Hirak Chanda



Mayor Pro Tem Mark Gunn



Council Member David Hamilton



Council Member Ellen Hodorek



CITY COUNCIL AGENDA

May 5, 2025 – 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast

or on Local Access Cable Channels

(WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

INVOCATION: Pastor Paul Monson from SALT Church **1**

PLEDGE OF ALLEGIANCE: Scout Troup 1705 from Hill Elementary School **1**

A. CALL TO ORDER: **1**

B. ROLL CALL: **1**

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: **1**

C-1 Proclamation to Celebrate Electro Eels Robotics Team #66746 (*Presented by: Ethan Baker, Mayor*) **1**

C-2 Proclamation in Recognition of the 56th Annual Professional Municipal Clerks Week May 4–10, 2025 (*Presented by: Ethan Baker, Mayor*) **1**

D. CARRYOVER ITEMS: **1**

D-1 No Carryover Items **1**

E. PUBLIC HEARINGS: **1**

E-1 Adoption of the 2025/2026 Annual City Budget (*Introduced by: Robert Maleszyk, Chief Financial Officer*) **1**

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES: **8**

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2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS: **20**

May 19, 2025	Regular Meeting.....	20
June 9, 2025	Regular Meeting.....	20
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July 14, 2025	Regular Meeting.....	20
July 28, 2025	Regular Meeting.....	20
August 11, 2025	Regular Meeting	20
August 25, 2025	Regular Meeting	20
September 8, 2025	Regular Meeting.....	20
September 29, 2025	Regular Meeting.....	20
October 6, 2025	Regular Meeting.....	20
October 20, 2025	Regular Meeting.....	20
November 10, 2025	Regular Meeting.....	20
November 17, 2025	Regular Meeting.....	20
December 1, 2025	Regular Meeting.....	20
December 15, 2025	Regular Meeting.....	20

INVOCATION: Pastor Paul Monson from SALT Church

PLEDGE OF ALLEGIANCE: Scout Troup 1705 from Hill Elementary School

A. CALL TO ORDER:

B. ROLL CALL:

- a) Mayor Ethan Baker
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Hirak Chanda
- Mark Gunn
- David Hamilton
- Ellen Hodorek

Excuse Absent Council Members:

Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of May 5, 2025, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Proclamation to Celebrate Electro Eels Robotics Team #66746 (*Presented by: Ethan Baker, Mayor*)

C-2 Proclamation in Recognition of the 56th Annual Professional Municipal Clerks Week May 4–10, 2025 (*Presented by: Ethan Baker, Mayor*)

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Adoption of the 2025/2026 Annual City Budget (*Introduced by: Robert Maleszyk, Chief Financial Officer*)

Suggested Resolution

Resolution #2025-05-

Moved by
Seconded by

WHEREAS, Section 8.3 of the City Charter directs the City Council to adopt a budget for the ensuing year, beginning July 1, 2025; and,

WHEREAS, City Council directed City Management to also produce an additional two-year budget forecast;

NOW, THEREFORE, BE IT RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the General Operating Fund are **ANTICIPATED** and that the General Operating Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$45,544,140
Licenses and Permits.....	4,993,165
Federal Grants	17,700
State Grants.....	251,200
State Shared Revenues	10,961,189
Contributions – Local	53,500
Charges for Services	7,872,797
Fines and Forfeitures	690,800
Interest and Rents.....	2,858,476
Other Revenue	1,781,702
Operating Transfers – In	624,468
Total Revenues and Transfers	75,649,137
Appropriation of Fund Balance	<u>2,329,194</u>

Total Revenues, Transfers and Appropriations \$77,978,331

BE IT FURTHER RESOLVED, That the tax rate for the General Operating Fund **SHALL BE** six and fifty one-hundredths (6.5000) mills on the 2025 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated service delivery levels, expenditure amounts from the following listed budgetary activity level **SHALL BE** appropriated from the General Operating Fund:

General Government:

Council.....	\$139,842
Manager	2,284,671
City Attorney	1,495,426
City Clerk	1,333,548
Human Resources	1,427,960
Finance	1,555,380
Treasurer	932,774
Purchasing.....	437,910
Assessing	1,437,142
Building Operations.....	1,704,717
Total General Government:.....	\$12,749,370

Public Safety:

Police	\$34,986,190
Fire	7,674,514
Building Inspection	2,997,004
Total Public Safety	\$45,657,708

Public Works:

Streets/Drains	\$1,988,976
Transportation	688,690
Total Public Works	\$ 2,677,666

Community Development:

Engineering	\$3,947,351
Planning.....	1,454,030
Total Community Development.....	\$ 5,401,381

Recreation and Culture:

Parks	4,277,500
Recreation	6,614,838
Nature Center	225,300
Museum/Historic Village	363,440
Total Recreation and Culture.....	\$11,481,078

Other

Operating Transfers Out.....	\$11,128
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Total General Fund:.....\$ 77,978,331

BE IT FURTHER RESOLVED, That the following listed operating revenues of the Capital Projects Fund including tax revenues and transfers “to” the Capital Projects Fund are **ANTICIPATED** and that the Capital Projects Fund has sufficient Fund Balance to appropriate as follows:

Taxes.....	\$ 7,763,000
Grants.....	3,925,000
Contributions	490,000
Charges for Services	410,000
Interest and Rents	410,800
Other Revenues	30,000
Operating Transfer – In	4,000,000
Total Revenues and Transfers	17,028,800
Appropriation (Surplus) of Fund Balance.....	<u>3,167,582</u>

Total Revenues, Transfers and Appropriations..... \$20,196,382

BE IT FURTHER RESOLVED, That the tax rate for the Capital Fund **SHALL BE** one and one thousand three hundred fifty-two-thousandths (1.1352) mills on the 2025 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Capital Projects Fund:

Manager.....	\$30,000
Treasurer	10,000
Building Operations.....	20,000
Police	2,510,000
Fire.....	145,000
Streets	12,660,520
Public Works	230,000
Street Lighting.....	50,000
Drains.....	1,800,000
Sidewalks.....	1,000,000
Recreation	1,630,000
Nature Center	40,000
Museum	53,000
Debt and Other Financing Uses.....	<u>17,862</u>

Total Expenditures..... \$20,196,382

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Refuse Fund are **ANTICIPATED** and that the Refuse Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,111,130
Grants	90,000
Charges for Services	1,080
Interest and Rents.....	70,000
Appropriation (Surplus) of Fund Balance	(22,640)

Total Revenues, Transfer, and Appropriations \$ 7,249,570

BE IT FURTHER RESOLVED, That the tax rate for the Refuse Fund **SHALL BE** one and nine one-hundredths (1.0900) mills on the 2025 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Refuse Fund:

Refuse and Recycling	\$7,249,570
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Total Expenditures..... \$ 7,249,570

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Library Fund are **ANTICIPATED** and that the Library Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,360,500
Grants	120,000
Contributions.....	115,300
Charges for Services	21,200
Fines and Forfeitures	15,000
Interests and Rents.....	102,000

Other Revenue8,000
 Appropriation (Surplus) of Fund Balance..... (700,560)

Total Revenues, Transfers, And Appropriations\$7,041,440

BE IT FURTHER RESOLVED, That the tax rate for the Library Fund **SHALL BE** one and six hundred sixty-seven ten-thousandths (1.0667) mills on the 2025 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Library Fund:

Library\$7,041,440

Total Expenditures\$7,041,440

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the following budgets as shown in the 2025/26 budget document:

Major Road Fund

Revenue:

Grants\$8,100,000
 Charges for Services.....\$340,000
 Interests and Rent.....30,000
 Appropriation (Surplus) of Fund Balance (226,360)

Total Revenues, Transfers, and Appropriations\$8,243,640

Expenditures:

Streets.....\$3,607,680
 Parks135,960
 Other Finances Uses.....4,500,000
Total Expenditures\$8,243,640

Local Road Fund:

Revenue:

Grants\$3,200,000
 Interest and Rents.....30,000
 Operating Transfers – In1,500,000
 Appropriation (Surplus) of Fund Balance796,046

Total Revenues, Transfers, and Appropriations\$5,526,046

Expenditures:

Streets.....\$3,158,356
 Parks1,367,690
 Other Financing Uses.....1,000,000
Total Expenditures\$5,526,046

Transit Center:

Revenue:

Charges for Services.....\$150,000
 Other Financing Uses.....11,128
 Appropriation (Surplus) of Fund Balance.....530
Total Revenues, Transfers and Appropriations\$161,658

Expenditures:

Building and Facility Maint.....\$143,258

Grounds and Common Area.....	18,400
Total Expenditures	\$161,658
Forfeiture Fund	
Revenue:	
Fines and Forfeitures.....	\$136,240
Interest and Rents	20,800
Appropriation (Surplus) of Fund Balance.....	471,181
Total Revenue, Transfers, and Appropriations.....	\$628,221
Expenditures:	
Police Forfeitures.....	\$628,221
Total Expenditures	\$628,221
Community Development Block Grant Fund	
Revenue:	
Grants.....	\$186,848
Total Revenue, Transfers, and Appropriations.....	\$186,848
Expenditures:	
Home Chore	\$56,848
City Hall Improvements	130,000
Total Expenditures	\$186,848
Cemetery Fund	
Revenue:	
Charges for Services	\$2,418
Interest and Rents	4,000
Appropriation (Surplus) of Fund Balance.....	(5,083)
Total Revenue, Transfers, and Appropriations.....	\$1,335
Expenditures:	
Other Financing Uses.....	\$1,335
Total Expenditures	\$1,335
Series 2013 and 2020 DDA Debt Fund	
Revenue:	
DDA.....	\$938,784
Total Revenue, Transfers, and Appropriations.....	\$938,784
Expenditures:	
Gen Obligation Debt	\$938,784
Total Expenditures	\$938,784
Sanctuary Lake Golf Course Fund	
Revenue:	
Charges for Services	\$2,418,340
Appropriation (Surplus) of Fund Balance.....	839,899
Total Revenue, Transfers, and Appropriations.....	\$3,258,239
Expenditures:	
Sanctuary Lake.....	\$3,258,239
Total Expenditures	\$3,258,239
Sylvan Glen Golf Course Fund	
Revenue:	
Charges for Services	\$1,410,810
Interest and Rent	169,000
Appropriation (Surplus) of Fund Balance.....	5,232
Total Revenue, Transfers, and Appropriations.....	\$ 1,585,042
Expenditures:	

Sylvan Glen.....	\$1,585,042
Total Expenditures	\$1,585,042
Sanitary Sewer Fund	
Revenue:	
Charges for Services.....	\$16,739,350
Interest and Rents.....	150,000
Appropriation (Surplus) of Fund Balance	3,978,517
Total Revenue, Transfers, and Appropriations	\$20,867,867
Expenditures:	
Sanitary Sewer.....	\$20,867,867
Total Expenditures	\$20,867,867
Water Fund	
Revenue:	
Charges for Services.....	\$26,032,731
Interest and Rent.....	44,010
Appropriation (Surplus) of Fund Balance	(2,626,169)
Total Revenue, Transfers, and Appropriations	\$23,450,572
Expenditures:	
Water.....	\$23,450,572
Total Expenditures	\$23,450,572
Building Operations	
Revenue:	
Charges for Services.....	\$1,783,619
Interest and Rent.....	15,600
Appropriation (Surplus) of Fund Balance	23,031
Total Revenue, Transfers, and Appropriations	\$1,822,250
Expenditures:	
Building Operations.....	\$1,822,250
Total Expenditures	\$1,822,250
Fleet Maintenance Fund	
Revenue:	
Interest and Rent.....	5,250,460
Other Revenue.....	698,572
Appropriation (Surplus) of Fund Balance	2,271,628
Total Revenue, Transfers, And Appropriations	\$8,220,660
Expenditures:	
Administration	\$894,980
Equipment Operation and Maint.....	3,552,350
DPW Facility Maintenance	448,330
Capital.....	3,325,000
Total Expenditures	\$8,220,660
Information Technology	
Revenue:	
Charges for Services.....	\$2,679,352
Interest and Rent.....	10,400
Appropriation (Surplus) of Fund Balance	107,748
Total Revenue, Transfers, and Appropriations	\$2,943,531
Expenditures:	
Information Technology.....	\$2,797,500
Total Expenditures	\$2,797,500

Unemployment Insurance Fund

Revenue:

Charges for Services \$3,952

Total Revenue, Transfers, and Appropriations..... \$3,952

Expenditures:

Unemployment Insurance..... \$3,952

Total Expenditures \$3,952

Worker's Compensation Fund

Revenue:

Charges for Services \$754,000

Other Revenue 15,600

Appropriation (Surplus) of Fund Balance..... 104,000

Total Revenue, Transfers, and Appropriations..... \$873,600

Expenditures:

Worker's Compensation \$873,600

Total Expenditures \$873,600

Compensated Absences Fund

Revenue:

Interest and Rent..... \$26,000

Other Revenue 5,928,000

Appropriation (Surplus) of Fund Balance..... (154,000)

Total Revenue, Transfers, and Appropriations..... \$5,800,000

Expenditures:

Compensated Absences \$5,800,000

Total Expenditures \$5,800,000

Yes:

No:

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**In accordance with the Rules of Procedure for the City Council:**

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. **NOTE TO THE PUBLIC:** *City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.*

- Petitioners of items that are included in the pre-printed agenda booklet shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, does not have the right to engage in discussion or debate with City Council during the Public Comment portions of the meeting.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen

minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name. If the speaker is addressing an item(s) that appears on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.

- City Council may waive the requirements of this section by a consensus of the City Council.
- Agenda items that are related to topics where there is significant public input anticipated should initiate the scheduling of a special meeting for that specific purpose.

Prior to Public Comment, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will include the following language, as approved by City Council:

Please direct your comments to the City Council as a whole rather than to any individual. Please do not use expletives or make derogatory or disparaging comments about any individual or group. If you do, there may be immediate consequences, including being muted and having your comments omitted from any re-broadcast of the meeting. Please abide by these rules in order to minimize the possibility of disrupting the meeting.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – Brownfield Redevelopment Authority; b) City Council Appointments – None

a) Mayoral Appointments:

Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

RESOLVED, That the Mayor of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Brownfield Redevelopment Authority

Appointed by Mayor

6 Regular Members

3 Year Term

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2028**Steven Gottlieb**

Term currently held by: Steven Gottlieb

Yes:

No:

b) City Council Appointments: None

I-2 Board and Committee Nominations: a) Mayoral Nominations – Brownfield Redevelopment Authority, Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Historic District Commission, Zoning Board of Appeals

a) Mayoral Nominations:Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Global Troy Advisory Committee

Appointed by Mayor

12 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Baker	Ethan		11/8/2027	Council Member
Bica-Grodsky	Lisa	9/23/2025	10/30/2026	
Burrus	MiVida	7/15/2018	10/30/2025	
Cheriguene	Sadia	10/20/2024	10/30/2026	
Chezick	Edward	12/20/2024	10/30/2025	
Fakhoury	Awni	9/28/2023	10/30/2027	
Gunasekar	Vinaya	1/8/2026	7/31/2024	Student - Graduates 2025
Mohideen	Syeda	9/28/2023	10/30/2027	
Natcheva	Daniela	11/8/2021	10/30/2025	
Noguez-Ortiz	Carolina	12/20/2024	10/30/2025	BRA exp 4/30/2023

Sekhri	Suneel	11/5/2023	10/30/2027	
Vacancy			10/30/2026	Philippe Cicchini resigned 3/25/2025
Zhou	Yudong	12/7/2024	10/30/2025	

Nominations to the Global Troy Advisory Authority:**Term Expires: 7/31/2025****Student**

Term currently held by: Vinaya Gunasekar

Term Expires: 10/30/2026

Term currently held by: Vacancy-Philippe Cicchini resigned

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	
Comiskey	Ann M.	12/22/2024	
Devulapalli	Ramachandram	8/29/2026	
Dicker	Susanne Forbes	1/3/2025	
Haight	Michelle	10/8/2025	
Lee	Seojin Sarah	4/21/2025	Student – Graduates 2026
Marshall	Everett	1/3/2027	Student – Graduates 2027
Mehta	Susheilla	1/20/2025	
Rao	Rishi	5/21/2026	Student – Graduates 2025

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Bachert	Sandra	11/18/2023	6/30/2027	Resident Member	
Baker	Ethan		City Council Term	Alternate; City Council	City Council exp. 11/2027; DDA; GTAC, LDFA
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/2025
Rosenblum	Anthony	11/10/2024	6/30/2026	Resident Member	

Schmitz	Jim	9/14/2024	6/30/2028	Resident Member	
Smieliauskas	Fabrice	9/7/2025	6/30/2028	Resident Member	
Starks	Louis			Oakland County Designee	
Vacancy			6/30/2027	Resident Member	Nickolas Vitale resigned 7/17/21 (Term expired 6/30/2023)

Nominations to the Local Development Finance Authority (LDFA):

Term Expires: 6/30/2027

Resident Member

Term currently held by: Vacant – N. Vitale resigned 7/17/21

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Faiz	Iqbal	6/7/2025	
Frisen	Sande	1/2/2027	BCBA exp 1/1/2030
Murrish	Dale	2/6/2027	
Vassallo	Joseph	10/16/2026	Brownfield Redev Auth exp 4/30/27

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

[Historic District Commission](#)

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Adams	John Howard	3/5/2026	5/15/2027		BOR exp 1/31/26; HDC exp 5/15/27
Chambers	Barbara	1/18/2025	3/1/2026	HC Recommendation	
Emerson	Rosalyn	9/2/2026	3/1/2026		
Rahman	Sadek	10/15/2022	3/1/2026		
Swaminathan	Abi	9/2/2025	5/15/2027		
Murrish	Dale		5/15/2027		
Vacancy			3/1/2025	W. Kent Voigt (Deceased)	

Nominations to the Historic District Commission:**Term Expires: 3/1/2028**

Term currently held by: Vacancy - W. Kent Voigt (Deceased)

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Frisen	Sande	1/2/2027	Architectural Engineer	BCBA exp 1/1/2030

Zoning Board of Appeals

Appointed by Council

7 Regular Members; 2 Alternates

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Bossenbroek	Michael	3/7/2025	4/30/2026		
Chambers	Barbara	1/23/2026	1/31/2027	Alternate; Historic Dist exp 3/1/2026; HDSC	
Desmond	Thomas	5/6/2026	4/30/2027		
Eisenbacher	David	3/16/2018	4/30/2025		Requests Reappointment
Forster	Jeffrey	1/22/2026	1/31/2027	Alternate; Personnel Bd exp 4/30/27; ZBA Alt exp 1/31/27	
Green	Aaron	4/13/2024	4/30/2025		Requests Reappointment
Kenkre	Mahendra	4/10/2026	4/30/2027		

McCauley	James	3/7/2025	4/30/2026		
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Nominations to the Zoning Board of Appeals:**Term Expires: 4/30/2028**

Term currently held by: David Eisenbacher

Term Expires: 4/30/2028

Term currently held by: Aaron Green

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Frisen	Sande	1/2/2027	Architectural Engineer
Hashmi	Amin	7/31/2025	
Sabaj	Noah	2/28/2026	
Walters	Kelly	11/27/2025	

Yes:

No:

I-3 No Closed Session Requested**I-4 Approval of the Troy Downtown Development Authority Proposed Fiscal Year 2025/2026 Budget and Three-Year Budget (*Introduced by: Robert Maleszyk, Chief Financial Officer*)**Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

WHEREAS, The Troy Downtown Development Authority has adopted and recommends that City Council approve its proposed fiscal year 2025/26 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Downtown Development Authority's Annual Budget for fiscal year beginning July 1, 2025 through June 30, 2026 and Three-Year Budget.

Yes:

No:

I-5 Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2025/2026 Budget and Three-Year Budget (*Introduced by: Robert Maleszyk, Chief Financial Officer*)

Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

WHEREAS, The Troy Brownfield Redevelopment Authority has adopted and recommends that City Council approve its proposed fiscal year 2025/26 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Brownfield Redevelopment Authority's Annual Budget for fiscal year July 1, 2025 through June 30, 2026 and Three-Year Budget.

Yes:

No:

I-6 Approval of the Joint Local Development Finance Authority Troy Subcommittee (LDFA) Proposed Fiscal Year 2025/2026 and Three-Year Budget (*Introduced by: Robert Maleszyk, Chief Financial Officer*)

Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

WHEREAS, The Joint Local Development Finance Authority Troy Subcommittee has adopted and recommends that City Council approve its proposed fiscal year 2025/26 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Joint Local Development Finance Authority Troy Subcommittee Annual Budget for fiscal year July 1, 2025 through June 30, 2026 and Three-Year Budget.

Yes:

No:

I-7 Amendment to Chapter 20, Water and Sewer Rates (*Introduced by: Robert Maleszyk, Chief Financial Officer*)

Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

BE IT RESOLVED, That Troy City Council hereby **AMENDS** Sections 5.01 and 5.02 of Chapter 20, Water and Sewer Rates, as recommended by City Administration; a copy of the amendments shall be **ATTACHED** to the original Minutes of this meeting.

Yes:

No:

J. CONSENT AGENDA:

J-1a Approval of “J” Items NOT Removed for Discussion

Suggested Resolution

Resolution #2025-05-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) _____, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes:

No:

J-1b Address of “J” Items Removed for Discussion by City Council

J-2 Approval of City Council Minutes

Suggested Resolution

Resolution #2025-05-

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

- a) City Council Special Meeting Minutes-Draft – April 16, 2025
- b) City Council Minutes-Draft – April 21, 2025

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions: None Submitted

J-5 Authorization to Request Reimbursement from Oakland County West Nile Virus Fund

Suggested Resolution

Resolution #2025-05-

RESOLVED, That Troy City Council hereby **AUTHORIZES** the City of Troy Facilities and Grounds Division to seek reimbursement for an amount not to exceed \$11,582.15 from the Oakland County West Nile Virus Fund for the expenditures incurred while instituting proactive public health measures used to reduce the population of mosquitoes in the environment.

J-6 Agreement Between Oakland County and City of Troy for 2025 Search and Rescue Team Member (Part-Time/On-Call)Suggested Resolution

Resolution #2025-05-

WHEREAS, The Oakland County Sheriff Search and Rescue Team (SSRT) is a multi-jurisdictional task force responsible for enhancing the effectiveness of search and rescue operations, especially in challenging environments and critical situations within Oakland County and statewide upon request; the purpose of the task force is to play a vital role in ensuring the safety and well-being of the individuals in Oakland County and beyond;

WHEREAS, The Troy Police Department provides a police officer in a part-time/on-call capacity for participation in SSRT; and,

WHEREAS, An Agreement between Oakland County and the City of Troy is required to allow a Troy police officer to serve as a member of SSRT;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the 2025 Agreement between Oakland County and the City of Troy, and **AUTHORIZES** the Chief of Police to sign the 2025 Agreement between Oakland County and City of Troy, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Acceptance of a Permanent Easement and Approval for Compensation, TAP Pathways Project 2025C0108, Parcel #88-20-11-126-014Suggested Resolution

Resolution #2025-05-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for public roadways, public utilities and sidewalks from Sam and Zoja Seferovic, owners of the property having Sidwell #88-20-11-126-014.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** compensation for the permanent easement and temporary grading permit in the amount of \$3,000.00.

BE IT FURTHER RESOLVED, That Troy City council **AUTHORIZES** City Staff **TO EXPEND** any necessary costs incurred to meet closing requirements and recording costs in an amount not to exceed \$500.00.

BE IT FINALLY RESOLVED, That City Staff shall **RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

N. COUNCIL REFERRALS:

Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Sustainable Design Review Committee-Final – January 10, 2024
- b) Joint Local Development Finance Authority Troy Subcommittee-Final – October 21, 2024
- c) Planning Commission-Final – April 8, 2025

O-2 Department Reports: None Submitted

O-3 Letters of Appreciation: None Submitted

O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted

O-5 Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-21845

P. COUNCIL COMMENTS:

P-1 No Council Comments

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R-1 No Closed Session

S. ADJOURNMENT:

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank Nastasi", with a large, sweeping flourish at the end.

Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

May 19, 2025	Regular Meeting
June 9, 2025	Regular Meeting
June 30, 2025	Regular Meeting
July 14, 2025	Regular Meeting
July 28, 2025	Regular Meeting
August 11, 2025	Regular Meeting
August 25, 2025	Regular Meeting
September 8, 2025	Regular Meeting
September 29, 2025	Regular Meeting
October 6, 2025	Regular Meeting
October 20, 2025	Regular Meeting
November 10, 2025	Regular Meeting
November 17, 2025	Regular Meeting
December 1, 2025	Regular Meeting
December 15, 2025	Regular Meeting

**PROCLAMATION TO CELEBRATE
ELECTRO EELS ROBOTICS TEAM #66746**

WHEREAS, The Electro Eels Team #66746 are a First Lego League Robotics Team from Troy. The team consists of seven students from Wass Elementary School and one student from Hill Elementary School. All of the students are currently in fourth and fifth grade; and

WHEREAS, The Electro Eels Team #66746 members are Jonathan Perez-Burns, Marcos Perez-Burns, Aalap Deshpande, Nivaan Gupta, Arjun Jadhav, Gnanadeepak Karnam, and Siddharth Nagadi from Wass Elementary School; and Myra Patel from Hill Elementary School. The **Electro Eels** coaches Nikhil Gupta and Miguel Perez are responsible for the different aspects of mentorship for the team, and mentor Richa Singh has been primarily responsible for the innovation project; and

WHEREAS, The Electro Eels Team won the Best Robot Game and the Championship Trophy at the Troy Sharkfest Qualifier in Troy; and won the Best Robot Game and the Championship Trophy at the Michigan State Championship in Mason, Michigan. The **Electro Eels** proudly represented Michigan in the World Festival in Houston, Texas, April 2025; and

WHEREAS, As part of the competition, in addition to the robot game and design, the **Electro Eels Team** also worked on an innovation project “The Lamprey Lure Buoy” aimed at helping with sea lamprey control in the Great Lakes and supporting the fishing community. Sea Lampreys are a large threat to our local Great Lake fishing communities. Their Lamprey Lure Buoy will help to control this problem by detecting and luring the juveniles away without killing them; and

WHEREAS, Dr. Weiming Li, Dr. Tyler Buchinger, Kristen Lounsbury, and Dr. Michael Wagner from Michigan State University have been their expert advisors for this project, interacting with the Team and providing valuable feedback. The Great Lakes Fishery Commission has also recognized their efforts, and they are very grateful for the support and encouragement from Great Lakes Fishery Commission Chair, Mayor Ethan Baker; and

WHEREAS, The Electro Eels Team are also very well-rounded, as they participate in community service projects such as food drives, beach cleanups, and promoting STEM; and

NOW, THEREFORE, BE IT RESOLVED, That the Mayor and City Council of the City of Troy hereby congratulate The **Electro Eels Team #66746** members Aalap Deshpande, Nivaan Gupta, Arjun Jadhav, Gnanadeepak Karnam, Jonathan Perez-Burns, Marcos Perez-Burns, Siddharth Nagadi, and Myra Patel; and adult coaches Nikhil Gupta and Miguel Perez, and mentor Richa Singh for working tirelessly to excel in the field of Robotics, bringing pride and positive recognition to the City of Troy; and

BE IT FURTHER RESOLVED, that the Mayor and City Council of the City of Troy invite all residents to celebrate **The Electro Eels Team #66746’s** achievements, wish them much success in all future endeavors, and thank them for being great role models for our community and exceptional advocates for the field of Robotics.

Presented this 5th day of May 2025

**PROCLAMATION IN RECOGNITION OF THE
56th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 4 - 10, 2025**

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government, exists throughout the world; and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants; and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, The Professional Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of the Michigan Association of Municipal Clerks, the Oakland County Clerks Association, and the International Institute for Municipal Clerks; and

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council recognizes the week of May 4 - 10, 2025, as **Professional Municipal Clerks Week**, and further extends appreciation to the Troy City Clerk's Office and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Presented this 5th Day of May, 2025



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 5, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Christopher Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Kyle Vieth, Controller

Subject: Public Hearing - Adoption of the 2025/26 Annual City Budget introduced by Robert Maleszyk

Attached is a resolution to formally adopt the 2025/26 annual City budget, as discussed at the Special City Council meeting on April 14th.

The budget resolution reflects a total millage rate of 9.7919 mills for the 2025/26 fiscal year. Final millage rate requirements are summarized as follows:

	<u>2025/26</u>
General Operating	6.5000
Capital	1.1352
Refuse	1.0900
Library	1.0667
Debt	<u>0.0000</u>
Total Millage Rate	9.7919



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM

Date: April 16, 2024

To: Frank Nastasi, City Manager and TDDA Executive Director

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert Maleszyk, Chief Financial Officer and TDDA Treasurer

Subject: Approval of the Troy Downtown Development Authority (TDDA) Proposed Fiscal Year 2025/26 and Three-Year Budget
(Introduced by: Robert Maleszyk - Chief Financial Officer and Kyle Vieth - Controller)

Background

The Troy Downtown Development Authority (TDDA) adopted its proposed 2025/26 and Three-Year Budget at the April 16, 2025 TDDA meeting.

Recommendation

City Management recommends that City Council approve the TDDA's proposed 2025/26 and Three-Year Budget.



Downtown Development Authority

County of Oakland, State of Michigan

2025/26 through 2027/28 Budget

Introduction

In order to prevent further deterioration and to encourage economic development of the Downtown District, the City of Troy established the Downtown Development Authority of the City of Troy (the TDDA) pursuant to Act 197 of 1975 (Act 197) which was recodified as 2018 PA 57. An ordinance adopted by the City Council of the City of Troy on July 12, 1993 and amended on September 28, 1998, February 7, 2000, August 5, 2002, December 16, 2002, June 4, 2007, October 7, 2013, July 24, 2017, and June 28, 2021.

The TDDA in its first six Tax Increment Financing and Development Plans identified specific sources of funding to finance the implementation of a plan for physical improvements to the Downtown District identified in this plan as the Development Area.

The purpose of the Tax Increment Financing and Development Plans are to provide for the construction and financing of the necessary streets, sidewalks, street lighting, landscaping, parking garage and other facilities, Civic Center projects, widening of Rochester and Big Beaver roads to improve traffic flow; provide and expand existing public facilities on the civic center site to serve the needs of the TDDA businesses and the citizens of the City of Troy; to fund improvements contained in the Big Beaver Corridor Study and to carry out the objectives of the TDDA so as to prevent the further deterioration of the Downtown Development Area while preserving and promoting economic growth for the benefit of all taxing units located within and benefited by the Troy Downtown Development Authority.

The TDDA issued three separate bond issues in 2001, 2002 and 2003. The bonds were “naked tax increment bonds” secured solely by the tax increment revenues to be derived from the properties in the Downtown District. This is rare in Michigan and was based on the then perceived strength of the Downtown District’s taxable values and the ability of properties in the Downtown District to generate sufficient tax increment revenues to pay the debt service on the bonds. While the City has a AAA rating, its full faith and credit was not utilized or pledged for these three bond issues.



Downtown Development Authority

County of Oakland, State of Michigan

The initial value of the district in 1993 was \$309,192,270. In comparison, the projected taxable value for 2025/2026 is \$520,070,500 and the captured value is \$210,878,230. Prior to 2013, there was a decreased separation between the base year value and current taxable value, which created a revenue stream reduction trending toward elimination. This created a situation in which the TDDA would not be able to service the three bond issues and default was imminent.

On October 7, 2013, a new Tax Increment Financing and Development Plan was approved. The revised Plan eliminated properties that were a negative draw on the aggregate value of the TDDA. The Plan authorized three functions: debt service, maintenance costs and administrative fees. In addition, the TDDA and Plan were extended to 2033. Finally, the City of Troy issued bonds backed by the full faith and credit of the City, including its AAA bond rating to pay off the three TDDA bond series. This budget demonstrates that the revision of the Plan provides for sufficient revenue to service the City of Troy bonds and thereby eliminates the threat of default of the TDDA bonds. Lastly, the 2013 bonds were refinanced in October 2020 to further reduce both principal and interest and again lessen the threat of default of the TDDA bonds.

On July 24, 2017 the Development Plan was amended to authorize the Quality Development Initiative (QDI). The QDI utilizes 60% of the annual tax increment increase of the target property to be used for public facilities and enhancement. The funds may be used to financially assist a developer on an annual basis for a portion of the cost of needed public improvements. The DDA is now allowed to use surplus funds after servicing the "City Bonds".

The last Plan Revision was approved by the Troy City Council on June 28, 2021.



Downtown Development Authority

County of Oakland, State of Michigan

2025/26 through 2027/28 Budget

	2024 Actual	2025 Estimated	2025 Budget	2026 Budget	2027 Budget	2028 Budget
REVENUE						
Property Taxes	\$ 2,717,743	\$ 2,929,719	\$ 3,033,760	\$ 3,366,730	\$ 3,505,150	\$ 3,646,340
State Revenue Sharing-EMPP	-	-	-	-	-	-
Interest Income/Other	183,918	150,000	80,000	120,000	120,000	120,000
Total Revenues	2,901,661	3,079,719	3,113,760	3,486,730	3,625,150	3,766,340
EXPENDITURES						
Administrative Expenses	54,000	59,000	59,700	61,360	65,000	66,950
Tax Tribunals	-	-	25,000	25,000	25,000	25,000
Quality Development Initiative (QDI)	-	-	365,000	365,000	379,600	394,784
Big Beaver Corridor Maintenance	372,439	597,480	599,166	623,133	662,541	682,417
Corridor and Pedestrian Improvements	391,151	2,584,133	2,584,133	3,000,000	2,000,000	2,000,000
Debt Service-Series 2013/2020	702,857	819,107	819,107	938,284	965,135	1,188,472
District Promotion	5,000	25,000	25,000	35,000	35,000	35,000
Other expenditures	661	1,500	1,500	1,500	1,500	1,500
TOTAL - EXPENDITURES	1,526,108	4,086,220	4,478,606	5,049,277	4,133,776	4,394,123
SURPLUS (USE) OF FUND BALANCE	1,375,553	(1,006,501)	(1,364,846)	(1,562,547)	(508,626)	(627,783)
BEGINNING FUND BALANCE	3,810,128	5,185,681	5,185,681	4,179,180	2,616,633	2,108,007
ENDING FUND BALANCE	\$ 5,185,681	\$ 4,179,180	\$ 3,820,835	\$ 2,616,633	\$ 2,108,007	\$ 1,480,224

Captured Taxable Value

	2025/26 Taxable	2026/27 Taxable	2027/28 Taxable
Real Base Taxable Value (1993 initial/Revised 2013)	\$ 244,924,440	\$ 244,924,440	\$ 244,924,440
Real Taxable Value	433,492,130	442,161,973	451,005,212
Real Captured Value	188,567,690	197,237,533	206,080,772
Personal Base Taxable Value (1993 initial/Revised 2013)	64,267,830	64,267,830	64,267,830
Personal Taxable Value	86,578,370	86,578,370	86,578,370
Personal Captured Value	22,310,540	22,310,540	22,310,540
Total Captured Value	\$ 210,878,230	\$ 219,548,073	\$ 228,391,312

	Oakland County	Oakland Comm. College	City of Troy	Total
Millage Rates	5.7565	1.4836	8.7252	15.9653



Downtown Development Authority

County of Oakland, State of Michigan

Projected Tax Capture to Debt Schedule

Year	Revenues			Debt Service - Series 2013 and Series 2020			
	Total Taxable Value	Captured Taxable Value	Captured Tax Revenues 15.9653	Principal	Interest	Total Debt Service	Net
2025/2026	520,070,500	210,878,230	3,366,730	805,000	133,284	938,284	2,428,446
2026/2027	528,740,343	219,548,073	3,505,150	840,000	125,135	965,135	2,540,015
2027/2028	537,583,582	228,391,312	3,646,340	1,075,000	113,472	1,188,472	2,457,868
2028/2029**	548,335,254	239,142,984	3,817,990	1,040,000	98,180	1,138,180	2,679,810
2029/2030	559,301,959	250,109,689	3,993,080	1,000,000	81,125	1,081,125	2,911,955
2030/2031	570,487,998	261,295,728	4,171,660	975,000	63,623	1,038,623	3,133,037
2031/2032	581,897,758	272,705,488	4,353,820	930,000	45,561	975,561	3,378,259
2032/2033	593,535,713	284,343,443	4,539,630	880,000	27,266	907,266	3,632,364
2033/2034	605,406,427	296,214,157	4,729,150	835,000	9,072	844,072	3,885,078

** = 2% Increase



Downtown Development Authority

County of Oakland, State of Michigan

TAX INCREMENT PROCEDURE

Tax increment revenue to be transmitted to the TDDA is generated when the current taxable value of all properties within a development area exceeds the initial assessed value of the properties. The initial assessed value is defined in Act 197 as the assessed value of all taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the ordinance is adopted. The current assessed value refers to the assessed value of all properties, real and personal, within the development area as established each year subsequent to the adoption of the tax increment financing plan. The amount in any one year by which the current taxable value exceeds the initial assessed value, including real and personal property, is defined as the "captured taxable value". The tax increment revenue transmitted to the TDDA results from applying the total tax levy of taxing units within the development area to the captured taxable value.

Increases in assessed values within a development area which result in the generation of tax increment revenues, can result from any of the following:

- a. Construction of the new development occurring after the date establishing the "initial assessed value".
- b. Construction of new rehabilitation, remodeling alterations, or additions accruing after the date establishing the "initial assessed value".
- c. Increases in property values which occur for any other reason.

Tax increment revenues transmitted to the TDDA can be pledged for debt service on general obligation tax increment bonds issued by the municipality or tax increment revenue bonds issued by the TDDA.



Downtown Development Authority

County of Oakland, State of Michigan

If bonds are to be sold, the municipality may not pledge for annual debt service requirements in excess of 80% of the estimated tax increment revenue to be received from a development area for that year. In addition, the estimated annual debt service owed on bonds issued by the municipality may not exceed 80% of the estimated annual tax increment revenues. Should actual tax increment revenues fall below projections, any previously accumulated revenue would be devoted to retirement of the bonds. Any tax increment revenues collected in excess of the 80% measure described in Table 2 of the Development Plan will be used to pay current debt service on any bonds issued under the Plan. The bonds are subject to the Michigan Municipal Finance Act and may not mature in more than thirty years.

The TDDA may expend tax increment revenues only in accordance with the tax increment financing plan; surplus revenues revert proportionally to the prospective taxing jurisdictions. The tax increment financing plan may be modified upon approval of the governing body after notification and hearings as required by Act 197. When the governing body finds that the purposes for which the plan was established have been accomplished, they may abolish the plan.



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-05

CITY COUNCIL AGENDA ITEM

Date: April 16, 2025

To: Frank Nastasi, City Manager



From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Mark Adams, Economic Development Manager and TBRA Treasurer

Subject: Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2025/26 and Three -Year Budget
(Introduced by: Robert Maleszyk - Chief Financial Officer and Kyle Vieth - Controller)

Background

The Troy Brownfield Redevelopment Authority (TBRA) adopted its proposed 2025/26 and Three-Year Budget at the April 15, 2025 TBRA meeting.

Recommendation

City Management recommends that City Council approve the TBRA's proposed 2025/26 and Three-Year Budget.



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

2025/26 through 2027/28 Budget

Introduction

The Brownfield Redevelopment Financing Act, Act 381 of 1996, authorized the City of Troy to create the Troy Brownfield Redevelopment Authority (TBRA), which occurred on January 18, 1999. The purpose of the TBRA is to implement Brownfield Plans, create Brownfield redevelopment zones, promote revitalization, redevelopment and reuse of distressed properties within the City. Furthermore, the TBRA may utilize tax increment financing to assist redevelopment.

The TBRA shall consist of not less than five (5) persons and not more than nine (9) persons who serve for three year terms, and are appointed by the Mayor and approved by City Council.

The three year budget contains four active Brownfield plans as follows: Plan #4 for the TCF Bank Branch; Plan #8 for the Somerset Shops; Plan #10 for the Harrison Poolside Troy Apartments; and Plan #11 for the Village of Troy.



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

2025/26 through 2027/28 Budget

	2024	2025	2025	2026	2027	2028
	Actual	Estimated	Budget	Budget	Budget	Budget
REVENUE						
Property Taxes-TCF	\$ 18,207	\$ 15,162	\$ 14,910	\$ 14,760	\$ 15,120	\$ 15,490
Property Taxes - Somerset Shops	23,517	29,483	27,910	27,060	28,330	29,630
Property Taxes - Regency at Troy	149,760	169,043	110,245	-	-	-
Property Taxes - Uptown Apts.	461,680	-	-	-	-	-
Property Taxes - Harrison-Troy PS Apts.	-	-	-	-	-	-
Property Taxes - Village of Troy	-	162,436	179,030	390,990	1,512,110	1,512,110
Interest Income	53,506	30,000	20,000	20,000	20,000	20,000
Total Revenues	706,670	406,124	352,095	452,810	1,575,560	1,577,230
EXPENDITURES						
Administrative Expenses	6,200	6,200	6,200	6,200	6,400	6,600
Payment to TCF Bank	18,207	15,162	14,910	14,760	15,120	15,490
Payment to Somerset Shops	23,517	29,483	27,910	27,060	28,330	29,630
Payment to Taxing Authorities (Shareback)	-	318,803	260,005	-	-	-
Payment to Uptown Apts.	471,409	-	-	-	-	-
Payment to Harrison-Troy PS Apts.	-	-	-	-	-	-
Payment to Village of Troy	-	162,436	179,030	390,990	1,512,110	385,823
Other expenditures	540	3,000	3,000	3,000	3,100	3,200
TOTAL - EXPENDITURES	519,873	535,084	491,055	442,010	1,565,060	440,743
Change in Fund Balance	186,797	(128,960)	(138,960)	10,800	10,500	1,136,487
BEGINNING FUND BALANCE	710,608	897,405	897,405	768,446	779,246	789,746
ENDING FUND BALANCE	\$ 897,405	\$ 768,446	\$ 758,445	\$ 779,246	\$ 789,746	\$ 1,926,233



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

Tax Capture and Millage
2025/26 through 2027/28

	2026 Budget	2027 Budget	2028 Budget
<u>TCF Bank (TCF)(BR4)</u>			
Base Taxable Value	\$ 197,940	\$ 197,940	\$ 197,940
Taxable Value	1,079,640	1,101,233	1,123,257
Captured Taxable Value	881,700	903,293	925,317
TCF Bank Tax Revenues	14,760	15,120	15,490
<u>Somerset Shops (SSS)(BR8)</u>			
Base Taxable Value	\$ 1,838,350	\$ 1,838,350	\$ 1,838,350
Taxable Value	3,198,560	3,262,531	3,327,782
Captured Taxable Value	1,360,210	1,424,181	1,489,432
Somerset Shops Tax Revenues	27,060	28,330	29,630
<u>Regency at Troy (MSC)(BR7)</u>			
Base Taxable Value	\$ 879,840	\$ 879,840	\$ 879,840
Taxable Value	-	-	-
Captured Taxable Value	-	-	-
MSC Tax Revenues	-	-	-
<u>Harrison Troy Poolside Apt (HTA)(BR10)</u>			
Base Taxable Value	\$ 300,000	\$ 300,000	\$ 300,000
Taxable Value	188,190	191,954	195,793
Captured Taxable Value	-	-	-
HTA Tax Revenues	-	-	-
<u>Village of Troy (BR11)</u>			
Base Taxable Value	\$ 551,410	\$ 551,410	\$ 551,410
Taxable Value	17,129,450	35,000,000	35,000,000
Captured Taxable Value	16,578,040	34,448,590	34,448,590
VT Tax Revenues	390,990	1,512,110	1,512,110
Total Tax Revenues	\$ 432,810	\$ 1,555,560	\$ 1,557,230



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

**Tax Capture and Millage
2025/26 through 2027/28**

	2026 Budget	2027 Budget	2028 Budget
Millage Rates			
City Less Debt Service	9.7919	9.7919	9.7919
County Operating	4.5187	4.5187	4.5187
County Parks	-	-	-
H/CL Metro Authority	-	-	-
Zoo Authority	0.0941	0.0941	0.0941
Art Institute	0.1937	0.1937	0.1937
Community College	1.4836	1.4836	1.4836
Oakland Transit	0.9464	0.9464	0.9464
Intermediate School District	3.1541	3.1541	3.1541
School Operating	9.0000	9.0000	9.0000
State Education Tax (SET)	6.0000	6.0000	6.0000
School Debt	6.1000	6.1000	6.1000
School Sinking Fund	0.9606	0.9606	0.9606
School Supplemental	2.7294	2.7294	2.7294
Total	44.9725	44.9725	44.9725



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-06

CITY COUNCIL AGENDA ITEM

Date: April 22, 2025

To: Frank Nastasi, City Manager



From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Mark Adams, Economic Development Manager and LDFA Treasurer

Subject: The Joint Local Development Finance Authority Troy Subcommittee (LDFA)
Proposed Fiscal Year 2025/26 and Three-Year Budget
(Introduced by: Robert Maleszyk - Chief Financial Officer and Kyle Vieth - Controller)

Background

The Joint Local Development Finance Authority Troy Subcommittee (LDFA) adopted its proposed 2025/26 and Three-Year Budget at the April 21, 2025 LDFA meeting.

Recommendation

City Management recommends that City Council approve the LDFA's proposed 2025/26 and Three – Year Budget.



Local Development Financing Authority

County of Oakland, State of Michigan

2025/26 through 2027/28 Budget

Introduction

Troy's Local Development Finance Authority, as established by the Local Development Financing Act, Act 281 of 1986, Section 125.2151, and recodified as Act 57 of 2018, MCL 125.4401 et. seq., is composed of five members appointed for four year terms by the Mayor, subject to the approval of City Council.

The Authority's primary objective is to encourage local development to prevent conditions of unemployment and to promote economic growth; to provide for the establishment of local development finance authorities and to prescribe their powers and duties; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to provide for the creation and implementation of development plans; to authorize the acquisition and disposal of interests in real and personal property; to permit the issuance of bonds and other evidences of indebtedness by an authority; to prescribe powers and duties of certain public entities and state officers and agencies; to reimburse authorities for certain losses of tax increment revenues; and to authorize and permit the use of tax increment financing.

In 2003, the City of Troy established the Automation Alley SmartZone. In 2017, the SmartZone was extended for an additional 15 years. Central to the SmartZone was the designation of an area as a certified technology park. This 75-acre zone was created as a Local Development Finance Authority (LDFA). The tax increment will be used to fund infrastructure for the Automation Alley SmartZone. Initially funds were used to establish Automation Alley and its technology accelerator program. Funds are provided to Automation Alley for operational assistance of the technology accelerator. Automation Alley is a nonprofit manufacturing and technology business association and Michigan's Industry 4.0 knowledge center, with a global outlook and a regional focus. The organization connects industry, academia and government to fuel Michigan's economy and accelerate innovation. Automation Alley offers programs, resources and knowledge to help members grow and prosper in the digital age.



Local Development Financing Authority

County of Oakland, State of Michigan

2025/26 through 2027/28 Budget

	2024 Actual	2025 Estimated	2025 Budget	2026 Budget	2027 Budget	2028 Budget
REVENUE						
Property Taxes	\$ 176,456	\$ 233,981	\$ 231,420	\$ 251,800	\$ 262,220	\$ 272,850
State Revenue Sharing-EMPP	52,935	28,399	40,000	20,000	20,000	20,000
Interest Income (loss)	7,948	8,000	100	2,000	2,000	2,000
Total Revenues	237,339	270,380	271,520	273,800	284,220	294,850
EXPENDITURES						
Automation Alley - Operations	109,094	144,859	145,512	146,743	152,892	159,102
Infrastructure	-	-	97,008	97,829	101,928	106,068
Tax Tribunals/Tax Refunds	-	-	-	-	-	-
Administrative Services	5,300	5,700	5,700	5,928	6,000	6,180
Marketing Costs (Membership)	20,000	20,000	20,000	20,000	20,000	20,000
Audit Fees	-	2,200	-	-	-	-
Other	7	1,049	3,300	3,300	3,400	3,500
TOTAL - EXPENDITURES	134,401	173,808	271,520	273,800	284,220	294,850
Change Before Other Financing	102,938	96,572	-	-	-	-
BEGINNING FUND BALANCE	95,581	198,519	198,519	295,091	295,091	295,091
ENDING FUND BALANCE	\$ 198,519	\$ 295,091	\$ 198,519	\$ 295,091	\$ 295,091	\$ 295,091

Captured Taxable Value

	2025/26 Taxable	2026/27 Taxable	2027/28 Taxable
Industrial Real Property			
Real Base Taxable Value	\$ 13,016,380	\$ 13,016,380	\$ 13,016,380
Real Taxable Value	19,629,530	20,022,121	20,422,563
Industrial Real Captured Value	6,613,150	7,005,741	7,406,183
Commercial Personal Property			
Personal Base Taxable Value	545,070	545,070	545,070
Personal Taxable Value	2,757,910	2,757,910	2,757,910
Commercial Personal Property Captured Value	2,212,840	2,212,840	2,212,840
Industrial Personal Property			
Personal Base Taxable Value	885,930	885,930	885,930
Personal Taxable Value	2,355,970	2,355,970	2,355,970
Industrial Personal Property Captured Value	1,470,040	1,470,040	1,470,040
Total Captured Value	\$ 10,296,030	\$ 10,688,621	\$ 11,089,063
Tax Revenues			
Industrial Real Revenues	\$ 175,530	\$ 185,950	\$ 196,580
Commercial Personal Revenues	48,480	48,480	48,480
Industrial Personal Revenues	27,790	27,790	27,790
Total Revenues	\$ 251,800	\$ 262,220	\$ 272,850



Local Development Financing Authority

County of Oakland, State of Michigan

2025/26 through 2027/28 Budget

Millage Rates	Oakland County	City (Less Library)	Oakland Transit	School OP	1/2 School OP-12	1/2 ISD	Community College	1/2 Hold Harmless	Total
Industrial Real	4.8101	8.7252	0.9464	-	9.0000	1.5771	1.4836	-	26.5424
Commercial Personal	4.8101	8.7252	0.9464	3.0000	-	1.5771	1.4836	1.3647	21.9071
Industrial Personal	4.8101	8.7252	0.9464	-	-	1.5771	1.4836	1.3647	18.9071



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-07

CITY COUNCIL AGENDA ITEM

Date: May 5, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Christopher Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Kurt Bovensiep, Director of Public Works
Jason Schmidt, Water and Sewer Operations Manager
Kyle Vieth, Controller

Subject: Amendment to Chapter 20 of the Troy City Code (Water and Sanitary Sewer Rates)

Attached is an amendment to Chapter 20 of the Troy City Code reflecting the water rate adjustment discussed during the 2025/26 budget study sessions. The rate adjustments are a result of increased prices charged to the City for wholesale water and sanitary sewer disposal services charged by the Great Lakes Water Authority (GLWA) and the Oakland County Water Resource Commission (OCWRC), respectively.

These adjustments will provide sufficient funds to operate, maintain and make improvements to our systems. The water and sewer rates are reviewed annually and adjusted when required. The last water and sanitary sewer rate adjustments were on July 1, 2024.

The following water and sewer rates are recommended for City of Troy water bills rendered after July 1, 2025:

	<u>2024/25 Rate</u>	<u>2025/26 Rate</u>	<u>Adjustment</u>
Water	\$51.30	\$57.50	\$6.20
Sewer	<u>35.30</u>	<u>37.10</u>	<u>1.80</u>
	<u>\$86.60</u>	<u>\$94.60</u>	<u>\$8.00</u>

The average residential bill will increase approximately \$18.40 per quarter.

Recommendation

It is recommended that City Council approve the rates outlined herein and reflected in the amendments to Chapter 20 of the Troy City Code.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 20 - CITY OF TROY ORDINANCE

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 20- City of Troy Ordinance.

Section 2. Amendment

Sections 5.01 and 5.02 shall be amended as follows:

- 5.01 Water Rates. Charges for water service to each premises within the City connected with the water supply system, for each quarterly (3 month) period, shall be ~~\$51.30~~ **\$57.50** per 1,000 cubic feet. Minimum quarterly bills shall be ~~\$41.55~~ **\$46.58**

Private fire service lines shall be billed at a rate equal to four (4) times the minimum water bill.

Charges for water service to premises outside the City shall be 150% of those for water service within the City.

5.02 Sewer Rates

- A. Charges for sewage disposal, operation and maintenance service shall be levied upon all premises having any sewer connection with the public sewers.

Those premises using metered water shall pay ~~\$35.30~~ **\$37.10** dollars per 1,000 cubic foot of water consumption for sewage disposal and maintenance charges.

Where there is no water meter the sewage disposal and maintenance charges shall be ~~\$176.50~~ **\$185.50**

Water lines used solely for fire protection shall be exempt from sewage disposal and maintenance charges.

- B. 1. Rates and charges established are based upon methodology which complies with applicable EPA regulations.
- 2. Users of the system must be individually notified annually of costs for operation, maintenance, replacement and debt service.
- C. A ready to serve charge shall be levied on each quarterly bill in the amount of ~~\$28.59~~ **\$30.05** dollars less any amount for current consumption up to the maximum of the ready to serve charge.

Section 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 5. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 6. Effective Date

This Ordinance shall become effective **July 1, 2024 2025** or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a Regular Meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, _____.

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Monday, April 16, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:01 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Hirak Chanda
- Mark Gunn
- David Hamilton
- Ellen Hodorek

C. PUBLIC COMMENT:

David Kniffen	Spoke in opposition of a bond proposal.
Jen Peters	Spoke in support of a bond proposal

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:**D-1 2025 Bond Proposal Discussion**

City Manager Nastasi introduced the discussion topic and indicated that based upon feedback from City Council, they narrowed topics to library, roads, public safety and parks and recreation. He said that Jaymes Vettraino has been part of the process from the beginning and he turned the presentation over to Mr. Vettraino to provide an update on how the proposal has progressed to today.

Mr. Vettraino presented the information discussed at the 2025 Capital Conference in January. He said he met with City staff prior to the Capital Conference to obtain a list of the Capital projects. He said the highest priority Capital projects totaled \$199.98 million dollars. He said during the Capital Conference, City Council considered the need, cost, and tax impact to the tax payers when prioritizing the Capital needs. He said City Council determined the library, public safety, streets, City Hall, and Parks and Recreation were the highest priority and requested more information on those projects. He said City administration researched project feasibility and cost analysis on those projects and conducted community engagement to obtain feedback on the highest priority projects. Mr. Vettraino said the library, roads, public safety and parks gained the most general support with a clear desire to keep the impact on the taxpayer as low as possible based upon feedback provided to City Council members and City staff. City administration estimates \$112 million for library, roads, parks and public safety with the library is estimated at \$50 million, \$10 million for public safety, \$35 million for roads, and \$17 million for Parks and Recreation. Mr. Vettraino shared upcoming meetings leading up to consideration of a bond proposal and communicated that the City will prepare educational information for residents.

Mayor Baker thanked Mr. Vettrano for his presentation and involvement in this process. Mayor Baker welcomed questions from City Council.

Mayor Pro Tem Gunn asked about the bond amounts, and what would be required for a renovation versus a complete tear down, and what would the building be used for if there is a new library building built. City Manager Nastasi responded that the library amount is based upon a study estimating the price per square foot times the square footage building for a community of our size. Mr. Bovensiep responded that the bones of the library is not the issue, but renovating the library and have it function as a modern-day library is the concern. He said consultants have been used to renovate and add space and the current design will not provide a sufficient return on investment. He said architects have looked at the library, submitted proposals to renovate it, and the bids came back too expensive. Mayor Baker recalled that it would be approximately \$40 million to build a new library and over \$20 million to renovate the existing library. Library Director Dumas said consultants have come in and said the library is vastly undersized and the option explored did not expand the footprint of the library. She said a consultant evaluated the building in 2008 and determined that the building cannot support a second floor, so the only option is to expand the footprint. Mr. Bovensiep said that whether or not City Hall is included in the bond proposal, there are infrastructure issues with City Hall that need to be addressed and they discussed options for repurposing the library during the Capital Conference.

Council Member Chamberlain-Creanga commented on the tariffs and their effects on the Budget. City Manager Nastasi said that extra costs are factored in when planning projects. He said he cannot predict the future, but transparency to the residents is a priority and they would prioritize, provide options, and obtain community feedback throughout the entire process. Mayor Baker asked about the flexibility with the bond language. City Attorney Bluhm said that City Council will be required to approve the bond language and it must state what the money will be used for, but it does not require the exact dollar amount. She said transparency is a key component in the ballot language. Mr. Maleszyk said that should there be any overages, there are contingencies such as fund balance that can be used. He said for the bonds, the figures can vary every day and a rough estimate of 1.0 mill is approximately \$124 million.

Council Member Hamilton asked if there is any flexibility with the June 30th meeting date. City Attorney Bluhm said there is some flexibility with the June 30th date, but it is important to have time to prepare and get the information to the public. Council Member Hamilton asked about the projects for parks. Mr. Bovensiep discussed some of the projects with Parks & Recreation and explained that most are already planned expenditures. He said any projects not included in the bond would then compete with other higher priority capital projects. Council Member Hamilton asked when the bond interest rate is determined. Mr. Maleszyk said the schools face the same situation. He said City Council will need to tell City administration the total dollar amount, and the timing of the bonds and projects will depend on that total dollar amount and interest rates at that time. Council Member Hamilton said it is important to keep it under 1 mill.

Council Member Chanda referenced the June 9th date and asked for clarification on the timeline. City Manager Nastasi said there is some flexibility with that date, but there are definite timelines that need to be met in order for the proposal to be included on the November 2025 ballot.

Council Member Hodorek said that Mr. Vettraino's presentation dated back to the Capital Conference in January; although, City Council has been discussing Capital needs for years. She said the City has been creative and fiscally responsible as possible and has had to kick the can down the road. She said there is a sense of urgency because there are many projects and every time the can is kicked down the road, it costs the City more money. City Manager Nastasi said the sense of urgency is correct because capital needs are becoming more abundant and they are always competing with other projects. Mr. Maleszyk said that other communities are in the same situation proposing millages with higher dollars and a larger millage rate. Council Member Hodorek said that as a resident, she wants Troy to be competitive with other communities but other communities have millages for various services. She commented that the City has added only a handful of positions from the 1/3 of the staff that was cut during the Great Recession and confirmed if that is still correct. City Manager Nastasi said we have been doing more with less for years and that makes it difficult when competing with other communities and the private industry. He said it has been difficult to retain employees because employees have more responsibilities.

Council Member Hamilton commented that any increase in tax revenue has been put into the Operating Budget to help restore services and positions in the police department that were cut during the Great Recession. He said approximately half of the cuts to the police department have been restored and the Capital Budget has taken the brunt.

Council Member Brooks commented on the possibility of renovating a vacant building. Mr. Bovensiep said anything is possible, but he said the Civic Center complex was designed for civic use so there is one-stop place for residents. He said he doesn't believe the people who use the library would look for a building off of Civic Center campus. Council Member Brooks commented that City Council has been fiscally responsible and the longer we wait to take action, costs are not going to come down. She said this is not a want, but a need and it needs to be done soon. She said it is the most fiscally responsible thing to do.

Mayor Pro Tem Gunn commented that the bond proposals should be split so the voters can decide. He asked if there should be more effort to find ways to increase revenue, such as a big attraction, or we will be facing this in another 10 years. Mayor Baker asked Mayor Pro Tem Gunn how does a city make money when half of the income is property taxes. Council Member Hamilton said Troy's millage rate is the second lowest in Oakland County and other cities increase their millage rates to increase taxes. Mayor Baker commented that City Council has been exploring options, but the City faces challenges because it is primarily built out. He commented that he doesn't believe residents would support the City selling park land to earn money. Council Member Hodorek spoke about the history of the public-private partnership with the Civic Center property, the pushback from the residents, and that the City lost time. She said the plan was designed in such a way that it could be revisited in the future. Council Member Hodorek said other communities have millages for services, but Troy's City Charter was changed in the mid-2000's and has an operating millage cap requiring any increases to go to the vote of the people. She said a millage increase requires time to accrue money; whereas, a bond provides instant money like a loan. She said if the residents vote no on a bond proposal, then City Council will know they cannot provide the services residents pressure them to provide. Mayor Pro Tem Gunn expressed concerns with the highest bond amount approved by other communities listed in the presentation being \$18 million. Mayor Baker responded that other communities have millages for services, not bonds so they are not comparable to Troy. Mayor Baker said there are residents that will vote no on every bond proposal or tax increase,

but he knows the City needs it. Council Member Hamilton commented that it has been 26 years since the residents of Troy have invested back into the community.

Council Member Chamberlain-Creanga commented that she had her a-ha moment and now understands the need for a bond proposal. She said taxes generate \$7 million from development, the unassigned fund balance is \$23.6 million and policy requires a minimum balance, and there will be \$1.7 million left in capital. She said unless Troy seeks other sources of money, it will affect public safety. She said she supports a bond proposal and keep it at \$112 million and under 1 mill.

Council Member Chanda commented that the City needs this bond proposal and that a City of this size cannot have a Capital Fund balance at \$1.7 million. He said he supports a bond proposal under 1 mill.

Council Member Hamilton asked about the April 28, 2025 Joint Meeting. Mrs. Dumas said the April 28th meeting will discuss the design and site plan and possibly the size, but not cost estimate.

Council Member Hodorek said there are issues with City Hall that need to be addressed, but she doesn't feel City Hall should be part of the bond proposal. City Manager Nastasi said that City Hall has been removed from the bond discussion and it has been limited to library, public safety, roads and parks and recreation.

Mayor Baker said there is consensus from City Council to move forward with bond proposal language. He said there are residents that will never vote for any proposal, and there are residents that vote begrudgingly for it, and there are residents that vote excitedly for it. He said our City is aging and a bond proposal borrowing money versus a general tax increase is the best chance to provide the services the residents and businesses want.

Mayor Pro Tem Gunn asked about paying back the bond. Mayor Baker said the bond millage is set to pay back the bond payments, so it will not come out of the annual budget. Council Member Hodorek said she is in favor of a bond versus a tax increase. Mayor Pro Tem Gunn commented that he is in favor of splitting the bond proposals because other bonds have been split, and he does not want to risk it failing because everything is combined into one proposal. Mayor Baker said he is not in favor of splitting the proposals because he does not want to send the message of picking between the library and roads. He said capital needs are all equally important.

Council Member Brooks said she is not in favor of splitting the proposals based upon resident feedback done during the preliminary public engagement.

Council Member Chanda said he is not in favor of splitting the proposals because all are equally important and keep it under 1 mill. He said it is not enough money in the long run, but the City will manage. He said it is important to educate residents of the impact on services in the event the proposal fails.

Council Member Chamberlain-Creanga said communication is so important and that relaying the message that capital needs are all important. She said the benefit of a debt millage is that it cannot be rolled back by Headlee. Council Member Hamilton said bonds can also be refinanced if the interest rates drop.

Council Member Hodorek said that splitting the proposals communicates the message that voting for one will be good for the City, and that is inaccurate. She said the City needs all of it and she has concerns that \$112 million is not enough. She said given the circumstances, they are doing the fiscally responsible choice because the capital projects are all critical and splitting the proposals could pit different projects against each other. Mayor Pro Tem Gunn expressed concerns about the voter turnout for a local election. Council Member Hodorek stressed the importance of community engagement and said that as a senior citizen, it is critical to have a community that is safe, vital, and vibrant to age in place.

Mayor Baker thanked Jaymes Vettraino for his presentation this evening. He asked City Manager Nastasi if anything further is needed from City Council to proceed. City Manager Nastasi said on April 28th there is a Joint Special meeting with City Council and the Planning Commission to review the ground floor concept for the library and May 30th is the schematic design and cost estimate. He said there is consensus of City Council to proceed with a bond proposal for 1 mill or less for library, roads public safety and parks and recreation. He said they will have City staff start on community engagement and move forward to meet the tight timeline. He thanked Mr. Vettraino for the presentation and City staff for answering questions this evening. He said for City Council to reach out to his office should they have any questions.

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:47 PM.

Mayor Ethan Baker

Cheryl A. Stewart, CMC, MiPMC2
Deputy City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

April 28, 2025 Special Joint Meeting with Planning Commission

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

April 21, 2025 Regular Meeting
May 5, 2025 Regular Meeting
May 19, 2025 Regular Meeting
June 9, 2025 Regular Meeting
June 30, 2025 Regular Meeting
July 14, 2025 Regular Meeting
July 28, 2025 Regular Meeting
August 11, 2025 Regular Meeting
August 25, 2025 Regular Meeting
September 8, 2025 Regular Meeting
September 29, 2025 Regular Meeting
October 6, 2025 Regular Meeting
October 20, 2025 Regular Meeting
November 10, 2025 Regular Meeting
November 17, 2025 Regular Meeting
December 1, 2025 Regular Meeting
December 15, 2025 Regular Meeting

Associate Pastor Matt Schuler from Faith Lutheran Church performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, April 21, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
- Theresa Brooks
- Rebecca A. Chamberlain-Creanga
- Hirak Chanda
- Mark Gunn
- David Hamilton
- Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C-1** Proclamation in Recognition of Athens High School 2024-2025 Student Council
(Presented by: *Ethan Baker, Mayor*)

D. CARRYOVER ITEMS:

- D-1** No Carryover Items

E. PUBLIC HEARINGS:

- E-1** Draft Kings Sports and Social Liquor License Violation (*Introduced by: Nicole MacMillan, Assistant City Attorney, and Lynn Giorgi, Police Staffing and Standards Specialist*)

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after no Public Comment.

Resolution #2025-04-043
Moved by Brooks
Seconded by Hodorek

WHEREAS, The City of Troy scheduled a hearing, as allowed under State Law and the Chapter 101 of the City of Troy Ordinances, as well as the Liquor License Agreement between the licensee and the City, and properly noticed this hearing; and,

WHEREAS, The purpose of the hearing was to review the following liquor license violation:

Name: **Draft Kings Sports and Social**
Address: **2850 Coolidge Highway, Troy, MI 48084**

License No: **L-000454475 and L-000454473**

Violation: **SALE TO MINOR (Compliance Test) on August 28, 2024;** and,

WHEREAS, After due notice, the licensee was given the opportunity to contest this cited violation before the Troy City Council on Monday, April 21, 2025 and/or an opportunity to provide additional information concerning the licensee's alcohol service, and adjoining property owners were also provided with an opportunity to provide public comment; and,

WHEREAS, The licensee does not contest the cited liquor license violation or wish to proceed to hearing;

NOW THEREFORE, BE IT RESOLVED, That due to the violation at the licensed establishment, the Troy City Council **REQUIRES** the licensee to provide proof to the Troy Police Department within 90 days that all serving employees successfully completed a server training program, as defined under State Law (MCL 436.1906).

BE IT FURTHER RESOLVED, That if the licensee does not provide proof within the allocated 90 days, then licensee **SHALL APPEAR** at the next regularly scheduled Troy City Council meeting to explain the reasons for the non-compliance.

BE IT FINALLY RESOLVED, That licensee's non-compliance **MAY SERVE** as a basis for the Troy City Council to take adverse action against the licensee.

Yes: All-7

No: None

MOTION CARRIED

E-2 Granite City Food and Brewery Liquor License Violation (*Introduced by: Nicole MacMillan, Assistant City Attorney, and Lynn Giorgi, Police Staffing and Standards Specialist*)

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after Public Comment from Cynthia Rivers.

Resolution #2025-04-044

Moved by Chanda

Seconded by Hamilton

WHEREAS, The City of Troy scheduled a hearing, as allowed under State Law and the Chapter 101 of the City of Troy Ordinances, as well as the Liquor License Agreement between the licensee and the City, and properly noticed this hearing; and,

WHEREAS, The purpose of the hearing was to review the following liquor license violation:

Name: **Granite City Food and Brewery (dba: Granite City)**

Address: **699 W. Big Beaver Road, Troy, MI 48084**

License No: **L-000435060/61/62**

Violation: **SALE TO MINOR (Compliance Test) on April 25, 2024;**and,

WHEREAS, After due notice, the licensee was given the opportunity to contest this cited violation before the Troy City Council on Monday, April 21, 2025 and/or an opportunity to provide additional information concerning the licensee's alcohol service, and adjoining property owners were also provided with an opportunity to provide public comment; and,

WHEREAS, The licensee does not contest the cited liquor license violation or wish to proceed to hearing;

NOW THEREFORE, BE IT RESOLVED, That due to the violation at the licensed establishment, the Troy City Council **REQUIRES** the licensee to provide proof to the Troy Police Department within 90 days that all serving employees successfully completed a server training program, as defined under State Law (MCL 436.1906).

BE IT FURTHER RESOLVED, That if the licensee does not provide proof within the allocated 90 days, then licensee **SHALL APPEAR** at the next regularly scheduled Troy City Council meeting to explain the reasons for the non-compliance.

BE IT FINALLY RESOLVED, That licensee's non-compliance **MAY SERVE** as a basis for the Troy City Council to take adverse action against the licensee.

Yes: All-7

No: None

MOTION CARRIED

E-3 The Melting Pot Liquor License Violation (Introduced by: Nicole MacMillan, Assistant City Attorney, and Lynn Giorgi, Police Staffing and Standards Specialist)

The Mayor opened the Public Hearing. No Public Comment was received.

Moved by Gunn

Seconded by Chamberlain-Creanga

WHEREAS, The City of Troy scheduled a hearing, as allowed under State Law and the Chapter 101 of the City of Troy Ordinances, as well as the Liquor License Agreement between the licensee and the City, and properly noticed this hearing; and,

WHEREAS, The purpose of the hearing was to review the following liquor license violation:

Name: **Babylon Restaurant Group, Inc. (dba: The Melting Pot)**

Address: **888 W. Big Beaver Road, Suite 120, Troy, MI 48084**

License No: **L-000132488/89**

Violation: **SALE TO MINOR (Compliance Test) on August 28, 2024; and,**

WHEREAS, After due notice, the licensee was given the opportunity to contest this cited violation before the Troy City Council on Monday, April 21, 2025 and/or an opportunity to provide additional information concerning the licensee's alcohol service, and adjoining property owners were also provided with an opportunity to provide public comment; and,

WHEREAS, The licensee does not contest the cited liquor license violation or wish to proceed to hearing;

NOW THEREFORE, BE IT RESOLVED, That due to the violation at the licensed establishment, the Troy City Council **REQUIRES** the licensee to provide proof to the Troy Police Department within 90 days that all serving employees successfully completed a server training program, as defined under State Law (MCL 436.1906).

BE IT FURTHER RESOLVED, That if the licensee does not provide proof within the allocated 90 days, then licensee **SHALL APPEAR** at the next regularly scheduled Troy City Council meeting to explain the reasons for the non-compliance.

BE IT FINALLY RESOLVED, That licensee's non-compliance **MAY SERVE** as a basis for the Troy City Council to take adverse action against the licensee.

Motion to CONTINUE Item E-3 The Melting Pot Liquor License Violation Public Hearing Until the Regular City Council Meeting of May 5, 2025

Resolution #2025-04-045

Moved by Baker

Seconded by Hodorek

RESOLVED, That Troy City Council hereby **CONTINUES** the Public Hearing for *Item E-3 The Melting Pot Liquor License Violation* until the next Regular City Council meeting on Monday, May 5, 2025, in order to obtain more information from the business regarding the status of the employee.

Yes: All-7

No: None

MOTION CARRIED

E-4 Polish Market Liquor License Violation Hearing (*Introduced by: Nicole MacMillan, Assistant City Attorney, and Lynn Giorgi, Police Staffing and Standards Specialist*)

The Mayor opened the Public Hearing. Public Comment was received from Majid Kesto.

Moved by Baker

Seconded by Hamilton

WHEREAS, The City of Troy scheduled a hearing, as allowed under State Law and the Chapter 101 of the City of Troy Ordinances, as well as the Liquor License Agreement between the licensee and the City, and properly noticed this hearing; and,

WHEREAS, The purpose of the hearing was to review the following liquor license violation:

Name: **Polish Market II (dba: Polish Market)**

Address: **2938 E. Maple Road, Troy, MI 48083**
License No: **L-000271701**
Violation: **SALE TO MINOR (Compliance Test) on April 15, 2024;** and,

WHEREAS, After due notice, the licensee was given the opportunity to contest this cited violation before the Troy City Council on Monday, April 21, 2025 and/or an opportunity to provide additional information concerning the licensee's alcohol service, and adjoining property owners were also provided with an opportunity to provide public comment; and,

WHEREAS, The licensee does not contest the cited liquor license violation or wish to proceed to hearing;

NOW THEREFORE, BE IT RESOLVED, That due to the violation at the licensed establishment, the Troy City Council **REQUIRES** the licensee to provide proof to the Troy Police Department within 90 days that all employees selling alcohol successfully completed a server training program, as defined under State Law (MCL 436.1906).

BE IT FURTHER RESOLVED, That if the licensee does not provide proof within the allocated 90 days, then licensee **SHALL APPEAR** at the next regularly scheduled Troy City Council meeting to explain the reasons for the non-compliance.

BE IT FINALLY RESOLVED, That licensee's non-compliance **MAY SERVE** as a basis for the Troy City Council to take adverse action against the licensee.

Motion to CONTINUE Item E-4 Polish Market Liquor License Violation Public Hearing Until the Regular City Council Meeting of May 19, 2025

Resolution #2025-04-046
Moved by Baker
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **CONTINUES** the Public Hearing for *Item E-4 Polish Market Liquor License Violation* until the Regular City Council meeting on Monday, May 19, 2025, in order to obtain more information from the business regarding the status of the employee.

Yes: All-7
No: None

MOTION CARRIED

Motion to RECONSIDER the Resolution Motion to CONTINUE Item E-3 The Melting Pot Liquor License Violation Public Hearing Until the Regular City Council Meeting of May 5, 2025, and REVISE the Meeting Date to May 19, 2025

Resolution #2025-04-047
Moved by Baker
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **RECONSIDERS** the resolution *Motion to CONTINUE Item E-3 The Melting Pot Liquor License Violation Until the Regular City Council Meeting of May 5, 2025*, and **REVISES** the meeting date to be the Regular City Council Meeting of May 19, 2025.

Yes: All-7
No: None

MOTION CARRIED

E-5 Motion to CONTINUE *Item E-5 Sunoco (Maple Gas Mart LLC) Liquor License Violation* Public Hearing Until the Regular City Council Meeting of May 19, 2025

The Mayor opened the Public Hearing. No Public Comment was received.

Resolution #2025-04-048
Moved by Baker
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **CONTINUES** the Public Hearing for *Item E-5 Sunoco (Maple Gas Mart LLC) Liquor License Violation* until the Regular City Council meeting on Monday, May 19, 2025, in order to obtain more information from the business regarding the status of the employee.

Yes: All-7
No: None

MOTION CARRIED

E-6 Motion to CONTINUE *Item E-6 BP Gas (John R Petro Mart) Liquor License Violation* Public Hearing Until the Regular City Council Meeting of May 19, 2025

The Mayor opened the Public Hearing. No Public Comment was received.

Resolution #2025-04-049
Moved by Baker
Seconded by Chanda

RESOLVED, That Troy City Council hereby **CONTINUES** the Public Hearing for *Item E-6 BP Gas (John R Petro Mart) Liquor License Violation* until the Regular City Council meeting on Monday, May 19, 2025, in order to obtain more information from the business regarding the status of the employee.

Yes: All-7
No: None

MOTION CARRIED

E-7 Motion to CONTINUE *Item E-7 Seven Eleven Inc. and MCME Investment (5020 John R Road) Liquor License Violation* Public Hearing Until the Regular City Council Meeting of May 19, 2025

The Mayor opened the Public Hearing. Public Comment was received from from Mizan Rahman, Deborah Louzecky, Anthony Kapas and Joey Colby.

Resolution #2025-04-050

Moved by Baker

Seconded by Gunn

RESOLVED, That Troy City Council hereby **CONTINUES** the Public Hearing for *Item E-7 Seven Eleven Inc. and MCME Investment (5020 John R Rd) Liquor License Violation* until the Regular City Council meeting on Monday, May 19, 2025, in order to obtain more information from the business regarding the status of the employee.

Yes: All-7

No: None

MOTION CARRIED

E-8 Motion to CONTINUE *Item E-8 Seven Eleven Inc. and Jandou LLC (2910 John R Road) Liquor License Violation* Public Hearing Until the Regular City Council Meeting of May 19, 2025

The Mayor opened the Public Hearing. Public Comment was received from Lisa Spiteri, Deborah Louzecky and Joey Colby.

Resolution #2025-04-051

Moved by Baker

Seconded by Gunn

RESOLVED, That Troy City Council hereby **CONTINUES** the Public Hearing for *Item E-8 Seven Eleven Inc. and Jandou LLC (2910 John R Rd) Liquor License Violation* until the Regular City Council meeting on Monday, May 19, 2025, in order to obtain more information from the business regarding the status of the employee.

Yes: All-7

No: None

MOTION CARRIED

The Meeting **RECESSED** at: 8:45 PM

The Meeting **RECONVENED** at: 8:52 PM

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – Charter Revision Committee

a) Mayoral Appointments: None

b) City Council Appointments:

Resolution #2025-04-052

Moved by Gunn

Seconded by Hamilton

RESOLVED, That Troy City Council hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Charter Revision Committee

Appointed by Council

7 Regular Members

3 Year Term

Nominations to the Charter Revision Committee:

Term Expires: 4/30/2028

Robin Beltramini

Term currently held by: Robin Beltramini

Term Expires: 4/30/2028

Timothy Burns

Term currently held by: Timothy Burns

Yes: All-7

No: None

MOTION CARRIED

I-2 Board and Committee Nominations: a) Mayoral Nominations – Brownfield Redevelopment Authority; b) City Council Nominations – None

a) Mayoral Nominations:

Resolution #2025-04-053
Moved by Baker
Seconded by Brooks

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Brownfield Redevelopment Authority

Appointed by Mayor
6 Regular Members
3 Year Term

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2028

Steven Gottlieb

Term currently held by: Steven Gottlieb

Yes: All-7
No: None

MOTION CARRIED

b) **City Council Nominations: None**

I-3 Request for Closed Session

Resolution #2025-04-054
Moved by Baker
Seconded by Hodorek

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (e) - Troy v. Cassani.

Yes: All-7
No: None

MOTION CARRIED

I-4 Revisions to Troy Precinct Map (*Introduced by: Aileen Dickson, City Clerk*)

Resolution #2025-04-055
Moved by Hamilton
Seconded by Chamberlain-Creanga

WHEREAS, The City of Troy has 37 precincts and 20 polling locations, as established in 2022; and,

WHEREAS, The rearrangement of precinct boundaries is governed under Michigan Election Law (MCL 168.654-661), and must be submitted to the Michigan Department of State no later than 120 days prior to an election, with the next election in Troy being held on November 4, 2025; and,

WHEREAS, The revised precinct boundaries and polling locations were approved unanimously by the Troy Election Commission on April 7, 2025, and recommended for approval to the Troy City Council;

THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **APPROVES** the proposed precinct boundaries and polling locations, which will decrease the number of precincts to 27 and the number of polling locations to 18, as submitted and shown below:

PRECINCT #	BOUNDARY DESCRIPTION	POLLING LOCATION
1	Section 1 in its entirety; Portion of Section 12 north of Highbury, east of Harbor, north of Willard, north and east of English	Evanswood Church of God 2601 E. Square Lake Rd.
2	Portion of Section 2 that lies within Troy School District boundary	Woodside Bible Church 6600 Rochester Rd.
3	Portions of Sections 2, 3 and 4 that lie within Avondale School District boundary	First United Methodist Church 6363 Livernois Rd.
4	Portions of Sections 5 and 6 that lie within the Avondale School District boundary	Faith Apostolic Church 6710 Crooks Rd.
5	Portion of Section 6 that lies within the Troy School District boundary	Troy Nature Center 6685 Coolidge Hwy.
6	Portions of Sections 6, 7 and 18 that lie within the Bloomfield Hills School District	St. Stephen Episcopal Church 5500 Adams Rd.
7	Portion of Section 7 from the west boundary line of the Troy School District, to the portion of Section 8 west of Coolidge Hwy; Portion of Section 18 that lies within the Troy School District boundary	St. Stephen Episcopal Church 5500 Adams Rd.
8	Portion of Section 8 east of Coolidge Hwy	Northfield Hills Baptist Church 1800 W. Long Lake Rd.

9	Portion of Section 5 that lies within the Troy School District boundary; Portion of Section 4 that lies within the Troy School District boundary; Section 9 in its entirety	SALT Church 5475 Livernois
10	Portion of Section 3 that lies within the Troy School District boundary; Section 10 in its entirety	First United Methodist Church 6363 Livernois Rd.
11	Section 11 in its entirety	Woodside Bible Church 6600 Rochester Rd.
12	Section 12 south of Highbury, west of Harbor, south of Willard, south and west of English	Kensington Community Church 1825 E. Square Lake Rd.
13	Section 13 in its entirety	Kensington Community Church 1825 E. Square Lake Rd.
14	Section 14 in its entirety	St. Anastasia Catholic Church 4571 John R Rd.
15	Section 15 in its entirety; Section 22 in its entirety	St. Lucy Croatian Church 200 E. Wattles Rd.
16	Portion of Section 16 east of I-75 and the portion of Section 21 east of I-75	First Presbyterian Church 4328 Livernois Rd.
17	Portion of Section 16 west of I-75 and Section 17 in its entirety	St. Nicholas Greek Orthodox Church 760 W. Wattles Rd.
18	Portions of Section 18, Section 19, Section 30, Section 31 and Section 32 that lie within the Birmingham School District boundary	Central Woodward Christian Church 3955 W. Big Beaver Rd.
19	Portions of Section 19 and 30 that lie within the Troy School District boundary; Section 29 in its entirety; portion of Section 32 that lies within the Troy School District boundary	Lutheran Church of the Master 3333 Coolidge Hwy.
20	Section 20 in its entirety and the portion of Section 21 west of I-75	St. Nicholas Greek Orthodox Church 760 W. Wattles Rd.
21	Section 23 in its entirety	St. Anastasia Catholic Church 4571 John R Rd.
22	Section 24 in its entirety	St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd.

23	Portions of Sections 26 and 25 that lie within the Warren Consolidated Schools District	St. George Antiochian Orthodox Church 2160 E. Maple Rd.
24	Portions of Section 35 and Section 36 that lie within the Warren Consolidated Schools District boundary	St. George Antiochian Orthodox Church 2160 E. Maple Rd.
25	Portion of Section 35 that lies within the Royal Oak School District boundary; portion of Section 36 that lies within the Lamphere School District boundary	St. George Antiochian Orthodox Church 2160 E. Maple Rd.
26	Portions of Section 27 south of I-75 and west of Rochester Rd.; and Section 34 west of Rochester Rd.	Troy Community Center 3179 Livernois Rd.
27	Section 28 in its entirety; portion of Section 27 north of I-75 and east of Rochester Rd.; portion of Sections 25, 26, and 35 within the Troy School District boundary; portion of Section 34 east of Rochester Rd	Troy Community Center 3179 Livernois Rd.

Yes: All-7
No: None

MOTION CARRIED

I-5 Standard Purchasing Resolution 4: Sourcewell Purchasing Cooperative – Community Development Block Grant (CDBG) Inclusive Park Play Structure – Boulan Park, and Budget Amendment (*Introduced by: Kurt Bovensiep, Public Works Director*)

Resolution #2025-04-056
Moved by Chamberlain-Creanga
Seconded by Chanda

RESOLVED, That Troy City Council hereby **APPROVES** a contract for the purchase and installation of the play structure and associated amenities from *Landscape Structures of Delano, MN*, per the Sourcewell Cooperative Purchasing Contract #010521-LSI for an estimated total amount of \$630,749.40, as detailed in the attached proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment for \$630,749.40 to the CDBG Fund 280.741.995.401 and Capital Fund 401.770.771.974.1000.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the submission of properly executed contract documents, including insurance certificates and all other specified requirements.

Yes: All-7
No: None

MOTION CARRIED

I-6 Standard Purchasing Resolution 4: NASPO and Oakland County Cooperative Purchases, Bid Waiver and Budget Amendment – Emergency Communications Center Renovations and Upgrades – Troy Police Department (*Introduced by: Josh Jones, Police Chief, and Sam Kalef, Communications Manager*)

Resolution #2025-04-057
Moved by Baker
Seconded by Gunn

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** contracts to:

- *Xybix Systems, Inc. of Littleton, CO* for the purchase and installation of the dispatch consoles for an estimated cost of \$196,393.08 as detailed in the attached quote #35591 as per the NASPO Cooperative Purchasing Contract #00318, a copy of which shall be **ATTACHED** to the original Minutes of this meeting;
- *Shaw Service & Maintenance of Southfield, MI* for the electrical infrastructure upgrade for an estimated cost of \$39,125.00 as detailed in the attached quote #SCOT250211001 and as per the Oakland County Extended Purchasing Contract #010460, a copy of which shall be **ATTACHED** to the original Minutes of this meeting;
- *Brilliant Systems, LLC. of West Bloomfield, MI* for the temporary relocation and network cabling of the Emergency Communications Center for an estimated cost of \$29,572.51 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a 10% contingency in the amount of \$26,509.06 for an estimated project total cost of \$291,600.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Police Department Communications Section Capital Fund in the amount of \$201,600.

BE IT FINALLY RESOLVED, That the award is **CONTINGENT** upon contractors' submission of properly executed contract documents, including insurance certificates and all other specified requirements.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

J-1a Approval of “J” Items NOT Removed for Discussion

Resolution #2025-04-058-J-1a

Moved by Hamilton

Seconded by Hodorek

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented.

Yes: All-7

No: None

MOTION CARRIED

J-1b Address of “J” Items Removed for Discussion by City Council

J-2 Approval of City Council Minutes

Resolution #2025-04-058-J-2

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

- a) City Council Special Meeting Minutes-Draft – April 2, 2025
- b) City Council Minutes-Draft – April 7, 2025
- c) City Council Special Budget Study Meeting Minutes-Draft – April 14, 2025

J-3 Proposed City of Troy Proclamations:

Resolution #2025-04-058-J-3

- a) Proclamation to Celebrate Electro Eels Robotics Team #66746
- b) Proclamation in Recognition of the 56th Annual Professional Municipal Clerks Week – May 4 – 10, 2025

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications – Printing and Distribution of 2025 and 2026 Summer/Winter Tax Bills**

Resolution #2025-04-058-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with the option to renew upon mutual consent of both parties at the same prices, terms and conditions for three (3) additional years to provide Printing and Distribution of Troy Summer and Winter Tax Bills to *LaserCom, LLC of Troy, MI*; for an estimated annual cost of \$13,840.00, plus the actual cost of first class postage; not to exceed annual budgetary limitations at prices contained in the bid

tabulation opened April 3, 2025; a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring December 31, 2029.

Annual Cost	\$13,840.00
Total 2-Years	\$27,680.00
Total 3-Year Renewal	\$41,520.00
Contract 5-Year Total	\$69,200.00

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon contractor's submission of properly executed bid and contract documents, insurance certificates and all other specified requirements.

b) Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fire and Police Training Center Radiant Tube Heater Replacements

Resolution #2025-04-058-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the purchase of radiant tube heater replacements for the Fire-Police Training Center to the sole bidder meeting specifications, *Lakes Contracting LLC of Shelby Twp., MI* for an estimated total cost of \$10,063.78 at unit prices contained in the bid tabulation, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds for additional purchases for materials, equipment and labor; not to exceed budgetary limitations.

c) Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2025 US Conference of Mayors 93rd Annual Meeting

Resolution #2025-04-058-J-4c

RESOLVED, That Troy City Council hereby **AUTHORIZES** City Council member travel expenses for the 2025 US Conference of Mayors 93rd Annual Meeting, in accordance with accounting procedures of the City of Troy.

J-5 Contract Extension – Short and Long-Term Disability, Life and AD&D Insurance Coverage

Resolution #2025-04-058-J-5

WHEREAS, *The Hartford Life Insurance Company of Hartford, CT* (The Hartford) is currently and successfully providing the City of Troy's Short and Long-Term Disability Insurance, Life Insurance and Accidental Death and Dismemberment Insurance; and,

WHEREAS, The Hartford is extending the previously quoted rate for two additional years; and,

WHEREAS, The City's estimated monthly premium will be \$22,560 and the estimated annual premium will be \$270,720 for each additional year; City Administration recommends approval of the two-year agreement extension as in the best interest of the City;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **AGREES** to renew the Agreement with *The Hartford Life Insurance Company of Hartford, CT* for Short/Long Term Disability Insurance, Life Insurance and Accidental Death and Dismemberment Insurance and **AUTHORIZES** payment of the estimated annual premium of \$270,720 for each of two (2) additional years, and **AUTHORIZES** the City Attorney to execute any documents necessary for the Agreement with The Hartford Insurance Company; contract to expire May 31, 2027.

J-6 City Attorney Request for Salary Increase

Resolution #2025-04-058-J-6

RESOLVED, That, as a result of a favorable personnel evaluation, as of July 1, 2025, the City Attorney's salary **SHALL BE INCREASED** in an amount commensurate with the percentage increase provided to all other classified and exempt employees receiving personnel evaluation scores that fall within the highest tier.

J-7 Authorization for Grant Submittal – Local Bridge Program

Resolution #2025-04-058-J-7

WHEREAS, The City of Troy wishes to submit Local Bridge Program Application; and,

WHEREAS, The City of Troy wishes to actively seek participation in the replacement and/or repair of the Beach Road bridge, structure #13611; and,

WHEREAS, The City of Troy believes it to be appropriate to apply to the Local Bridge Program in the amount of 95% of construction and the City Council has identified sources of funding to contribute the required local match and any cost overruns;

NOW, THEREFORE, BE IT RESOLVED, That the City of Troy hereby **RESOLVES TO TAKE ALL ACTIONS NECESSARY** to apply to the Michigan Department of Transportation Local Bridge Program in connection with the above referenced bridge on Beach Road, as outlined in the application.

J-8 Acceptance of Two Permanent Easements and Approval for Compensation, TAP Pathways Project 2025C0106, Parcels #88-20-22-351-021 and #88-20-22-351-005

Resolution #2025-04-058-J-8

RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for public roadways, public utilities and sidewalks from Troy Assembly of God, Inc., owners of the properties identified by Sidwell #88-20-22-351-021 and #88-20-22-351-005.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** compensation for the two permanent easements, two regrading and temporary construction permits, cost to cure and sign relocation expenses in the amount of \$39,254.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** City Staff to expend any necessary costs incurred to meet closing requirements and recording costs in an amount not to exceed \$1,000.

BE IT FINALLY RESOLVED, That City Staff shall **ENSURE** and **CONFIRM** that the permanent easements and any accompanying documentation are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-9 Acceptance of a Permanent Easements and Approval for Compensation, TAP Pathways Project 2025C0108, Parcel #88-20-02-451-007

Resolution #2025-04-058-J-9

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for public roadways, public utilities and sidewalks from Steven Isakovic, owner of the property having Sidwell #88-20-02-251-007.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** compensation for the permanent easement and temporary grading permit in the amount of \$5,760.00.

BE IT FURTHER RESOLVED, That Troy City council **AUTHORIZES** City Staff to expend any necessary costs incurred to meet closing requirements and recording costs in an amount not to exceed \$500.00.

BE IT FINALLY RESOLVED, That City Staff shall **RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-10 Request for Acceptance of Two Permanent Easements from GFA Development, Inc., Sidwell #88-20-11-276-014

Resolution #2025-04-058-J-10

RESOLVED, That Troy City Council **ACCEPTS** for storm sewers and surface drainage, and for emergency vehicle ingress and egress from GFA Development, Inc., owner of the property having Sidwell #88-20-11-276-014.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easements with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-11 Permanent Utility Easement and Approval for Compensation, Rochester Road, Parcel #84, Sidwell #88-20-11-301-018, Nelson Drain Drainage District

Resolution #2025-04-058-J-11

RESOLVED, That City Council **ACCEPTS** a Permanent Easement for Public Utilities and Public Service Facilities from Nelson Drain Drainage District, owner of the property having Sidwell #88-20-11-301-018 and **AUTHORIZES** a compensation amount of \$8,700.00.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** City Staff to expend any necessary costs incurred to meet closing requirements and recording costs in an amount not to exceed \$500.00.

BE IT FINALLY RESOLVED, That City Staff shall **ENSURE** and **CONFIRM** that the Permanent Easement and all required accompanying documentation is recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

- a) May 5, 2025 – Adoption of the 2025/2026 Annual Budget

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

David Kniffen	Commented on the April 16 Special City Council Meeting, and fundraising ideas for a new library
Cheryl Kapas	Commented on issues on Eckford Drive with developers
Tyler Fox	Commented on the need for a humane animal ordinance
Joey Colby	Commented on cuts to federal funding for libraries

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Mayor Baker replied to Mr. Kniffen that he and Mayor Pro Tem Gunn have a good working relationship of respect. He said that he is not interested in selling ad space to post banners in parks.

Mayor Baker responded to Mrs. Kapas that he will review the pictures she provided and continue to look into the matter.

Council Member Chamberlain-Creanga responded to Mr. Colby by saying that the current cuts proposed to federal funding for nonprofits like the Library and Museum have a lot of unknowns,

but she is confident that the City of Troy will step in if needed to help with funding and continue to support nonprofits, while investigating funding options.

Council Member Chamberlain-Creanga responded to Mrs. Kapas that the City of Troy has a history of helping residents when developers damage property.

Council Member Hamilton responded to Mr. Kniffen that Rochester Hills has a higher tax rate and other expenses passed along to residents directly.

Council Member Hamilton responded to Mr. Colby that he is concerned about federal funding cuts, and he would support a resolution, but he is standing by for more information.

Council Member Hodorek responded to Mr. Colby that City Council has discussed federal funding cuts with Library Director Dumas, and City Council is standing by ready to address issues with federal funding if needed.

Council Member Hodorek responded to Mr. Kniffen that she took away a lot of information from the Special Meeting, and respected Mayor Pro Tem Gunn's comments and questions. She said she has a good working relationship with all members of City Council, and she said if there seemed to be tension during that meeting, it was because it was candid discussion, but it wasn't argumentative.

N. COUNCIL REFERRALS:

Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Election Commission-Final – October 14, 2024
- b) Brownfield Redevelopment Authority-Final – October 15, 2024
- c) Zoning Board of Appeals-Final – November 19, 2024
- d) Civil Service Commission (Act 78)-Final – December 16, 2024
- e) Downtown Development Authority-Final – January 15, 2025
- f) Election Commission-Final – January 23, 2025
- g) Civil Service Commission (Act 78)-Final – February 6, 2025
- h) Planning Commission-Final – March 11, 2025

Noted and Filed

O-2 Department Reports:

- a) First Quarter 2025 Litigation Report
- b) Emergency Medical Services (EMS) Report

Noted and Filed

O-3 Letters of Appreciation:

- a) To Troy R.Y.D.E. from Jen Peters, Troy Historic Village
Noted and Filed

O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted

O-5 Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-21426

Noted and Filed

P. COUNCIL COMMENTS:

P-1 Council Comments

Council Member Hamilton questioned what options are available to the City to enhance enforcement of liquor sales laws, and what other communities do to address this problem. City Attorney Bluhm responded that Troy is probably one of the more aggressive cities with calling out violations, holding public hearings, and conducting compliance checks. She said that she could bring a memo to Council on May 19 that describes how Troy compares with other municipalities.

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

The Meeting **RECESSED** at: 9:55 PM

The Meeting **RECONVENED** at: 10:00 PM

R. CLOSED SESSION

R-1 Closed Session**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 10:04 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

April 28, 2025..... Special Joint Meeting with Planning Commission

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

May 5, 2025	Regular Meeting
May 19, 2025	Regular Meeting
June 9, 2025	Regular Meeting
June 30, 2025	Regular Meeting
July 14, 2025.....	Regular Meeting
July 28, 2025.....	Regular Meeting
August 11, 2025.....	Regular Meeting
August 25, 2025.....	Regular Meeting
September 8, 2025	Regular Meeting
September 29, 2025	Regular Meeting
October 6, 2025	Regular Meeting
October 20, 2025	Regular Meeting
November 10, 2025	Regular Meeting
November 17, 2025	Regular Meeting
December 1, 2025	Regular Meeting
December 15, 2025	Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-05

CITY COUNCIL AGENDA ITEM

Date: April 28, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Kurt Bovensiepe, Public Works Director
Dennis Trantham, Deputy Public Works Director

Subject: Authorization to Request Reimbursement from Oakland County West Nile Virus Fund

History

The Grounds Division is responsible for the maintenance of all municipal property including the control of pests. Park patrons, golf course participants, and property owners abutting some City of Troy maintained retention ponds have become accustomed to using these facilities with limited nuisances like mosquitoes. The objective of mosquito control is not to eradicate all mosquitoes but to limit the population to a tolerable threshold. The control targets both mosquito larva and adult mosquitoes at city parks, golf courses, cemeteries, and some retention ponds. Although Oakland County Department of Health and Human Services recommends the best form of protection from mosquitoes is personal protection products, the mosquito control products used by professionals will decrease the mosquito population at some of our facilities. Based on the County formula, the City of Troy is eligible for reimbursement of County approved expenses up to \$11,582.15 for the control of mosquito larva. These funds will be used to reimburse the city for expenses used for a contractor to supply larvicide and to provide personal protection products to residents. Personal protection products will be available to residents at the Community Center, Department of Public Works, Community Events, and at City Hall in the Community Affairs Office beginning in May 2025. The city will update residents if restrictions or recommendations require the city to change distribution methods or locations. To qualify for reimbursement of eligible expenses, City Council must pass a resolution authorizing the reimbursement request.

Policy Considerations

Lower mosquito populations reduce the danger of insect borne diseases being transferred to the general public, thereby enhancing the health and safety of the community. Also, reducing the population of mosquitoes adds to the quality of life for Troy residents using our parks and other outdoor facilities.

Recommendation

The Facilities and Grounds Division recommends that City Council approve the request to seek reimbursement from the Oakland County West Nile Virus Fund for an amount not to exceed \$11,582.15.



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-06

CITY COUNCIL AGENDA ITEM

Date: April 29th, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Josh Jones, Police Chief
Nathan Gobler, Police Captain
Frank Shuler, Police Lieutenant

Subject: Agreement between Oakland County and City of Troy for 2025 Search and Rescue Team Member (part-time/on-call)

History

- The Oakland County Sheriff Search and Rescue Team (SSRT) is a multi-jurisdictional task force responsible for enhancing the effectiveness of search and rescue operations, especially in challenging environments and critical situations within Oakland County and statewide upon request. The purpose of the task force is to play a vital role in ensuring the safety and well-being of the individuals in Oakland County and beyond. SSRT is available 24/7, 365 days a year to provide immediate response and support for search and rescue operations.
- Troy Police Department provides a police officer in a part-time/on-call capacity for participation in SSRT.
- A resolution by the City Council exercising approval of the attached 2025 Agreement between Oakland County and City of Troy is required for purposes of adding a member to the team.

Financial

There is no anticipated negative financial impact on the city.

Recommendation

City management recommends approval of the 2025 Agreement between Oakland County and City of Troy.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

**AGREEMENT FOR PARTICIPATION WITH THE OAKLAND COUNTY
SHERIFF'S OFFICE SHERIFF'S SEARCH AND RESCUE TEAM (SSRT)**

BETWEEN

COUNTY OF OAKLAND, THE OAKLAND COUNTY SHERIFF,

AND

CITY OF TROY POLICE DEPARTMENT

This Agreement ("Agreement") is made between OAKLAND COUNTY, a Michigan constitutional and municipal corporation, whose address is 1200 North Telegraph, Pontiac, Michigan 48341 ("County"), the OAKLAND COUNTY SHERIFF, a Michigan constitutional officer, whose address is 1200 North Telegraph Rd., Pontiac, Michigan 48341, Bldg. #38 East ("Sheriff"), and the CITY OF TROY POLICE DEPARTMENT, a municipal corporation whose address is 500 W Big Beaver Rd, Troy, MI 48084 ("Municipality"). In this Agreement, the County, Sheriff, and the Municipality may also be referred to individually as "Party" or jointly as "Parties."

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **AUTHORITY**. Authority for the Parties to enter into this Agreement can be found at 1951 PA 35 (MCL 124.1 *et seq.*).
2. **PURPOSE**. The purpose of this Agreement is to delineate the responsibilities of the Parties associated with the Municipality's participation with the Sheriff's Search and Rescue Team (SSRT). This Agreement is not intended, and should not be construed, to create any right or benefit enforceable by law or otherwise by any third party against the Parties or the officers, employees, agents, or other associated personnel thereof.
3. **DEFINITIONS**. The following words and expressions, whether used in the singular or plural, within or without quotation marks, or possessive or non-possessive, are defined as follows:
 - 3.1. **Oakland County Sheriff's Office (OCSO)** means the County and the Sheriff jointly.
 - 3.2. **Sheriff's Search and Rescue Team (SSRT)** means OCSO's select team of specially trained Oakland County Sheriff's deputies who respond to emergency and critical incidents including, but not limited to, wide-area searches, technical rescues, hazardous materials, public safety diving, water searches, and other search and rescue operations.

4. MUNICIPALITY'S RESPONSIBILITIES.

City of Troy Police Department - Agreement for Participation in the OCSO's SSRT

- 4.1. The Municipality may designate one or more of its full-time or part-time employees to try out for the SSRT. If OCSO selects a Municipality employee for the SSRT, the Municipality may authorize that employee to participate in the SSRT.
- 4.2. If the Municipality authorizes its employee to participate on the SSRT:
 - 4.2.1. The Municipality will allow its employee to attend all SSRT training sessions.
 - 4.2.2. The Municipality shall be responsible for all trainings costs related to the certification of the Municipality-employee SSRT member.
 - 4.2.3. The Municipality shall be responsible for all equipment costs for the Municipality-employee SSRT member. The OCSO will not provide any equipment for the Municipality-employee SSRT member.
 - 4.2.4. The Municipality will permit its employee to respond to SSRT callouts when requested by OCSO. The Municipality's permission may be granted on a case-by-case basis and will not be unreasonably withheld.
 - 4.2.5. The Municipality will promptly notify the OCSO of any personnel action involving a Municipality-employee SSRT member, including but not limited to, any reprimand, suspension, discharge, resignation, or demotion. The Municipality also agrees that it will promptly notify the OCSO of any complaint, charge, or allegation of misconduct, whether civil or criminal in nature, that the Municipality becomes aware of regarding any Municipality-employee SSRT member.
- 4.3. All employment-related costs of the Municipality-employee SSRT member, including, but not limited to, wages, salary, overtime, benefits, local, state and federal taxes associated with employment, and worker's compensation, shall be the sole responsibility of the Municipality at all times.

5. OCSO'S RESPONSIBILITIES.

- 5.1. The OCSO will provide:
 - 5.1.1. Monthly training for the Municipality-employee SSRT member.
 - 5.1.2. Deputation of the Municipality-employee SSRT member, as set forth in Section 6.
 - 5.1.3. Liability protection for the Municipality-employee SSRT member as set forth in Section 9.
- 5.2. The OCSO will dispatch its SSRT to provide aid to the Municipality on an as-needed and as-available basis, as solely determined by the Sheriff using generally accepted standards for search and rescue operations.

6. DEPUTATIONS.

- 6.1. Subject to a background inquiry, a Municipality-employee must be sworn as a special deputy of the Oakland County Sheriff before acting as a SSRT member. The deputation must remain in effect throughout the tenure of each Municipality-employee's assignment to the SSRT.
- 6.2. Administrative and personnel policies imposed by the Municipality will not be voided by deputation of its employee. However, deputized Municipality-employees must follow OCSO's orders, rules, regulations, policies, and procedures when acting as a member of the SSRT under this Agreement.
- 6.3. This Agreement does not, in any manner, limit the unilateral and complete discretion of the Sheriff to deputize, refuse to deputize, or revoke the deputation of any Municipality-employee at any time and for any reason.
- 6.4. If a Municipality-employee's deputation is revoked, the Municipality-employee shall be considered immediately terminated from the SSRT. The Municipality may designate another Municipality-employee to try out for the SSRT.

7. DURATION.

- 7.1. Prior to its effectiveness, this Agreement and any amendments hereto must be:
 - 7.1.1. Signed by all Parties.
 - 7.1.2. Approved by the Parties' respective governing bodies. Such approval shall be entered in the official minutes of the governing body of each Party.
 - 7.1.3. Filed with the Oakland County Clerk and the Secretary of State, in compliance with MCL 124.510(4).
- 7.2. This Agreement becomes effective when the requirements in Section 7.1 are met and will remain in effect until terminated as set forth in 7.3.
- 7.3. Any Party may terminate this Agreement for any reason upon 30 days' written notice. The effective date for termination or cancellation shall be clearly stated in the notice.

8. NOTICES.

- 8.1. Notices given under this Agreement must be in writing and sent via certified mail or first-class U.S. mail as follows:
 - 8.1.1. **To the Sheriff:** Oakland County Sheriff, 1200 N. Telegraph, Building 38 East, Pontiac, MI 48341.
 - 8.1.2. **To the County:** Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph, Building 12 East, Pontiac, Michigan 48341.
 - 8.1.3. **To the Municipality:** City of Troy Police Department, 500 W Big Beaver Rd, Troy, MI 48084

9. LIABILITY.

- 9.1. The Municipality shall immediately notify OCSO of any civil, administrative, or criminal claim, complaint, discovery request, or other request for information that the Municipality receives notice of concerning or arising from the conduct of any Municipality-employee SSRT member or otherwise relating to the SSRT.
- 9.2. Except as provided in Section 9.3, each Party shall be responsible for its own acts and the acts of its employees, agents, and subcontractors, the costs associated with those acts, and the defense of those acts.
- 9.3. Except for a claim involving the rendering of medical aid/care, whenever a claim is made or a civil action is commenced against a Municipality-employee arising from alleged negligent or wrongful conduct by the Municipality-employee while acting under the direction and control of OCSO and within the scope of his or her authority as a deputized member of the SSRT team pursuant to this Agreement, the Municipality may request that the County defend and indemnify the Municipality-employee. Under such circumstances, the Municipality-employee will be covered under the County Indemnification Policy (specifically, County Miscellaneous Resolutions 85339 and 86124 and any amendments thereto). Consistent with County Miscellaneous Resolutions 85339 and 86124, and as further described in such Resolutions, the County will select the attorney to represent the Municipality-employee and will have control and supervision over the claim or civil action including, but not limited to, settlement of the claim or lawsuit.
- 9.4. Notwithstanding the indemnification under Section 9.3, OCSO will not be responsible for the Municipality-employee's conduct that is not under the direction and control of the OCSO, authorized by OCSO, or undertaken outside the scope of a Municipality-employee's SSRT duties and assignments under this Agreement.
- 10. DISCRIMINATION.** The Parties may not discriminate against their employees, agents, applicants for employment, or any other person or entity with respect to hire, tenure, terms, conditions, and privileges of employment, or any matter directly or indirectly related to employment in violation of any federal, state or local law.
- 11. COMPLIANCE WITH LAWS.** Each Party shall comply with all federal, state, and local statutes, ordinances, regulations, administrative rules, and requirements applicable to its activities performed under this Agreement.
- 12. PERMITS AND LICENSES.** Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations for its employees and/or agents necessary to perform all its obligations under this Agreement. Upon request, a Party shall furnish copies of any permit, license, certificate or governmental authorization to the requesting Party.
- 13. DELEGATION/SUBCONTRACT/ASSIGNMENT.** A Party shall not delegate, subcontract, and/or assign any obligations or rights under this Agreement without the

prior written consent of the other Parties. A delegation, subcontract and/or assignment made without the prior written consent of the other Parties is void.

14. **RESERVATION OF RIGHTS.** This Agreement does not and is not intended to impair, divest, delegate, or contravene any constitutional, statutory, or other legal right, privilege, power, obligation, duty, or immunity of the Parties.
15. **NO IMPLIED WAIVER.** Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by any Party shall subsequently affect its right to require strict performance of this Agreement.
16. **SEVERABILITY.** If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.
17. **CAPTIONS.** The captions and sections contained in this Agreement are intended for the convenience of the reader, are not intended to have any substantive meaning, and shall not be interpreted to limit or modify any substantive provisions of this Agreement. This Agreement will be construed as a whole, according to its fair meaning, and not construed strictly for or against any Party. In this Agreement, for any noun or pronoun, use of the singular or plural form, use of the nominative possessive, or objective case, and any reference to gender (masculine, feminine, and neuter) shall mean the appropriate form, case, or gender as the context requires.
18. **GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
19. **MODIFICATIONS.**
 - 19.1. This Agreement may be modified at any time by written consent of all Parties.
 - 19.2. Modifications to this Agreement shall have no force and effect unless such modifications are in writing and the requirements in Section 7.1 are met.
20. **ENTIRE AGREEMENT.** This Agreement represents the entire Agreement and understanding between the Parties. This Agreement supersedes all other oral or written Agreements between the Parties.

The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

THE COUNTY OF OAKLAND:

BY: _____ **DATE:** _____
David T. Woodward , Chairman, Oakland County Board of Commissioners

OAKLAND COUNTY SHERIFF MICHAEL J. BOUCHARD:

BY: _____ **DATE:** _____
Oakland County Sheriff

CITY OF TROY POLICE DEPARTMENT:

BY: _____
Joshua Jones, Police Chief, City of Troy **Signature**

DATE: _____



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-07

CITY COUNCIL AGENDA ITEM

Date: April 22, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
G. Scott Finlay, City Engineer
Larysa A. Figol, Sr. Right of Way Representative

Subject: Acceptance of a Permanent Easement and Approval for Compensation, TAP Pathways Project 2025C0108, Parcel #88-20-11-126-014

History

The City of Troy received federal funding for the Transportation Alternative Program (TAP) to improve non-motorized transportation. Staff identified several areas within the City to address sidewalk and pathway gaps.

The City received a permanent easement for public roadways, public utilities and sidewalks, and a temporary grading permit from Sam and Zoja Seferovic, owners of the property located on the southwest corner of side of Square Lake and Willow Grove roads, and identified by Sidwell #88-20-11-126-014.

Financial

As required by Federal Regulations, an appraisal report was prepared by Susan P. Shipman, MAI, and reviewed by Michael T. Williams, MAI, both Michigan Certified General Appraisers. The total compensation amount is \$3,600.00 and itemized below:

Type	Compensation Amount
Permanent Easement	\$3,000.00
Temporary Grading Permit	\$600.00
TOTAL FOR #88-20-02-451-007	\$3,600.00

Funds are budgeted for and available in the Capital Projects Fund, Project Code 2025C0108, Account #401.444.989.246035.

Recommendation

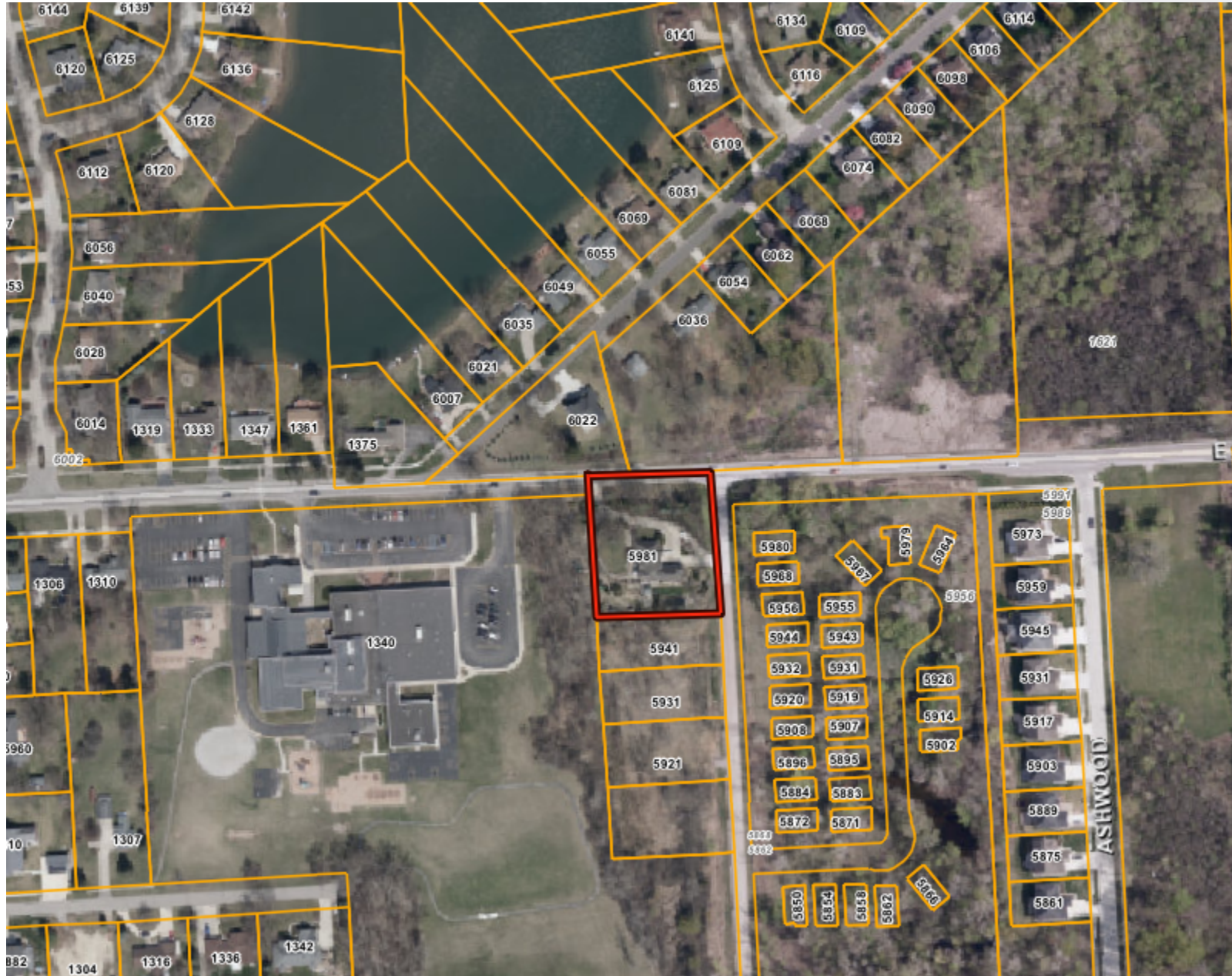
Staff recommend that City Council accept the permanent easement and approve a compensation amount of \$3,600.00 for the permanent easement and temporary grading permit. Staff also requests approval for closing and recording costs not to exceed \$500.00.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.



GIS Online



Legend

Tax Parcels

Tax Parcel



0 350 700
ft

Print Date: 4/21/2025



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



500 West Big Beaver
Troy, MI 48084
troymi.gov

Acceptance of Offer

The undersigned accept(s) the City of Troy's offer of \$3,600.00 for the property rights described in the City of Troy's offer letter dated March 12, 2025

Signature: Sam Sererovic Signed Date: 4-18-2025

Signatory Name: SAM SEREROVIC

Signatory Title: OWNER

Witness Signature: [Signature] Witness Date: 4/18/2025

Witness Name: Andrew D. Ketchum

Additional Conditions:

Per the property owner's request, the City of Troy and its contractors will make every reasonable effort to leave logs from felled right of way trees at the property for use by the property owners.

The City of Troy and its contractors will make every reasonable effort to place any excess soil generated from the sidewalk construction on the property owner's pre-existing berm that runs parallel to the proposed sidewalk.

The City of Troy makes no assurances as to the quality of the logs or soil left on the property, and any future removal is the responsibility of the property owner.

**PERMANENT EASEMENT
FOR ROADWAYS, PUBLIC UTILITIES, & SIDEWALKS**

Sidwell #88-20-11-126-014 (pt)

Sam Seferovic and Zoja Seferovic, Grantor, whose address is 5981 Willow Grove, Troy, Michigan 48085, for and in consideration of the sum of: Three Thousand and no/100 Dollars (\$3,000.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee, as part of the TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace roadways, public utilities, and sidewalks said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its condition prior to Project construction by the Grantee.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, though, or under the above-described easement, except upon the City of Troy's approval and provided the proposed improvements do not interfere with the use, operation, maintenance, repair and replacement of the roadways, public utilities, and sidewalks in the easement area shown on the attached Exhibit A.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signature(s) this 18th day of April A.D. 2025.

By: Zoja Seferovic
Signature

By: Sam Seferovic
Signature

By: Zoja Seferovic
Printed Name

By: SAM SEFEROVIC
Printed Name

STATE OF MICHIGAN }
COUNTY OF Oakland }

The foregoing instrument was acknowledged before me this 18th day of April, 2025, by SAM SEFEROVIC and ZOJA SEFEROVIC.

Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of Oakland

Merissa Clark
Notary Public, _____, County, Michigan
Acting in _____ County, Michigan
My Commission Expires _____

Prepared by:

Andrew Ketchum, Right of Way Specialist

Egis – Consultant for the City of Troy

48797 Alpha Drive, Suite 130

Wixom, MI 48393

When Recorded Return To:

City Clerk, City of Troy

500 West Big Beaver

Troy, MI 48084

EASEMENT SKETCH

Exhibit "A"

S 00°11'44" W 238.92'

N1/4 COR.
SEC. 11

N89°23'40"W 33.00'

WILLOW GROVE DR.

EX. 33' ROW

POB-PATHWAY ESMT.

S 00°11'44" W

20.01'

S 89°23'40" E

30.01'

N55°49'34"W

36.19'

N00°11'44"E 10.00'

POB-TEMP. ESMT.

N89°23'40"W

10.00'

S52°40'01"E

50.19'

33'

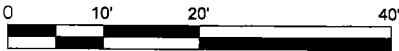
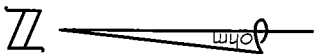
SQUARE LAKE RD.

EX. 33' ROW

S 89°23'40" E 211.56'

88-20-11-126-014
SAM & ZOJA SEFEROVIC
5981 WILLOW GROVE DR.
TROY, MI 48085

N 00°01'50" W 240.74'



SCALE: 1" = 20'

LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- PERM. PATH EASEMENT
- TEMP. GRADING EASEMENT

EASEMENT SKETCH

PART OF THE NW 1/4 SECTION 11
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.
PARCEL ID #88-20-11-126-014

SCALE
H: 1"=20'
SHEET
5
OF 6



DATE: 11/04/2024 CLIENT: CITY OF TROY JOB #: 0128-24-0030

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EASEMENT DESCRIPTIONS

Exhibit "A"

PARCEL DESCRIPTION (88-20-11-126-014)

A parcel of land being a part of the NW 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Beginning at the N 1/4 of said Section 11; thence S 00°11'44" W 238.92 feet; thence N 89°53'13" W 210.60 feet; thence N 00°01'50" W 240.74 feet; thence S 89°23'40" E 211.56 feet to the Point of Beginning.

PERMANENT PATHWAY EASEMENT

A parcel of land being a part of the NW 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Commencing at the N 1/4 of said Section 11; thence S 00°11'44" W 33.00 feet; thence N 89°23'40" W 33.00 feet to the Point of Beginning; thence S 00°11'44" W 20.01 feet; thence N 55°49'34" W 36.19 feet; thence S 89°23'40" E 30.01 feet to the Point of Beginning;


Contains 300.0 square feet or 0.007 acres of land, more or less. Subject to all easements and restrictions of record, if any.

TEMPORARY GRADING EASEMENT

A parcel of land being a part of the NW 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Commencing at the N 1/4 of said Section 11; thence S 00°11'44" W 33.00 feet; thence N 89°23'40" W 33.00 feet; thence S 00°11'44" W 20.01 feet to the Point of Beginning; thence N 55°49'34" W 36.19 feet; thence N 89°23'40" W 10.00 feet; thence S 52°40'01" E 50.19 feet; thence N 00°11'44" E 10.00 feet to the Point of Beginning.

Contains 300.0 square feet or 0.007 acres of land, more or less. Subject to all easements and restrictions of record, if any.

EASEMENT DESCRIPTION		SCALE	
PART OF THE NW 1/4 SECTION 11		SHEET	
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.		6	
PARCEL ID #88-20-11-126-014		OF 6	
DATE: 11/04/2024	CLIENT: CITY OF TROY	JOB # 0128-24-0030	
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TEMPORARY GRADING EASEMENT

Sidwell # 88-20-11-126-014 (pt)

Sam Seferovic and Zoja Seferovic, Grantor(s), whose address is: 5981 Willow Grove, Troy, MI 48085, for and in consideration of the sum of Six Hundred and no/100 Dollars (\$600.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, hereinafter called the Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, hereby grants to the Grantee, during the construction of and for a period of six (6) Months after completion of TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), a temporary grading easement and the right to move workers, equipment, and materials on and through, and to store equipment, materials, and excavated matter on the following described property, located in the City of Troy, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

IN FURTHER CONSIDERATION, premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its condition prior to Project construction by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representative, successors, and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signatures(s) this 18th day of April, 2025.

Zoja Seferovic

By: *Sam Seferovic*
Signature

Zoja Seferovic

By: SAM SEFEROVIC
Printed Name

STATE OF MICHIGAN }
COUNTY OF oakland }

The foregoing instrument was acknowledged before me this 18th day of April, 2025, by Sam Seferovic and Zoja Seferovic.

Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of oakland

Merissa Clark
Notary Public, _____, County, Michigan
Acting in _____ County, Michigan
My Commission Expires _____

Prepared by:
Andrew Ketchum, Right of Way Specialist
Egis – Consultant for the City of Troy
48797 Alpha Drive, Suite 130
Wixom, MI 48393

Return to:
City Clerk, City of Troy
500 West Big Beaver
Troy, MI 48084

EASEMENT SKETCH

Exhibit "A"

S 00°11'44" W 238.92'

WILLOW GROVE DR.

EX. 33' ROW

N1/4 COR.
SEC. 11

N89°23'40"W 33.00'

33.00'

S 00°11'44" W

20.01'

POB-PATHWAY ESMT.

S 89°23'40" E

N89°23'40"W

33'

10.00'

36.19'

N55°49'24"W

S52°40'01"E

N00°11'44"E 10.00'

POB-TEMP. ESMT.

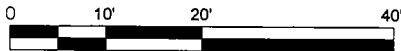
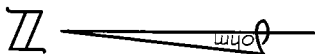
SQUARE LAKE RD.

EX. 33' ROW

S 89°23'40" E 211.56'

88-20-11-126-014
SAM & ZOJA SEFEROVIC
5981 WILLOW GROVE DR.
TROY, MI 48085

N 00°01'50" W 240.74'



SCALE: 1" = 20'

LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- PERM. PATH EASEMENT
- TEMP. GRADING EASEMENT

EASEMENT SKETCH

PART OF THE NW 1/4 SECTION 11
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.
PARCEL ID #88-20-11-126-014

SCALE
H: 1"=20'
SHEET
5
OF 6



DATE: 11/04/2024 CLIENT: CITY OF TROY JOB #: 0128-24-0030

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R. Brent Savidant called the meeting of the Sustainable Design Review Committee to order at 3:00 pm on Wednesday, January 10, 2024 in the Community Development Conference Room.

1. ROLL CALL

Present:

SDRC Members:

Michael W. Hutson, Troy Planning Commission Representative
John Tagle, Troy Planning Commission Representative
Salim Huerta, City Building Official (attended via Zoom)
R. Brent Savidant, Community Development Director (acting as the Zoning Administrator)
Scott Finlay, City Engineer

Other Attendees:

Salim Huerta Jr, Commercial Projects Coordinator, (attended via Zoom)
Chris Willis, Architect, emersion Design (attended via Zoom)
Tom Caporuscio, Deputy Building Official
Brad Brickel, Civil Engineer, Nowak & Fraus
Allen Eizember, Civil Engineer, Nowak & Fraus
Jakob Dickenson, Celanese Site Leader

Resolution # SDRC-2024-01-001

Moved by: Hutson
Seconded by: Finlay

RESOLVED, To elect SDRC Member Savidant as Chair for the purposes of managing this meeting.

Yes: All present (5)

MOTION CARRIED

2. APPROVAL OF MINUTES

Resolution # SDRC-2024-01-002

Moved by: Finlay
Seconded by: Savidant

RESOLVED, To approve the minutes of the January 28, 2021 Sustainable Design Review Committee, as printed.

Yes: All present (5)

MOTION CARRIED3. BUSINESS AGENDA

Building addition to Celanese Lab (1150 Allen), Section 35 – Zoned IB Integrated Industrial Business District

- Seeking SDP status to expand parking lot within front set back

Jacob Dickinson from Celanese summarized the project.

Chris Willis further summarized the project. She went into further detail on the proposed pervious paving, bioswale and reflective white roof.

The board discussed these items with the applicant.

Salim Huerta expressed concern regarding long term maintenance of the pervious pavement.

Jacob Dickinson stated that the parking lot was the main entrance for customers. He would be willing to add a Maintenance Plan for the pervious parking lot.

Resolution # SDRC-2021-01-002

Moved by: Savidant

Seconded by: Tagle

RESOLVED, The SDRC hereby grants Sustainable Development Project status to Celanese Lab (1150 Allen) to expand the parking lot within the front yard setback, subject to providing a Maintenance Plan for the pervious pavement on the Landscape Plan drawing.

Yes: All present (5)

MOTION CARRIED4. OTHER BUSINESS - None

ADJOURN

The meeting of the Sustainable Design Review Committee adjourned at 3:00pm

Respectfully submitted,



R. Brent Savidant, Community Development Director

G:\SUSTAINABLE DEVELOPMENT OPTION\SDRC Meetings\Minutes\Final\2024\2024-01-10 SDRC Minutes
FINAL.docx

Final Minutes
Joint Local Development Finance Authority Troy Subcommittee
Regular Meeting of October 21, 2024

O-01b

The meeting, held at Troy City Council Boardroom, was called to order at 4:05 p.m. by Chair Sandra Bachert.

Members Present: Ethan Baker (Alternate)
Ellen Hodorek (Alternate)
Sandra Bachert
Louis Starks
Anthony Rosenblum
Fabrice Smieliauskas

Members Absent: James Schmitz

Also Present: Renee Hazen, Troy City Treasurer
Lori Bluhm, Troy City Attorney
Mark Adams, Troy Economic Development Manager
Kelly Timm, City Assessor
Dylan J Clark, Troy City Management Analyst

APPROVAL OF MINUTES

Resolution # LDFA Subcommittee 2024-10-01
Moved by Anthony Rosenblum
Seconded by Fabrice Smieliauskas

RESOLVED, that the LDFA Subcommittee approve the minutes of the April 22, 2024 meeting.

Yeas: 6
Nays: 0

OLD BUSINESS

Mark Adams indicated that funding for a fast charging station is still an issue and the County is still focusing on their properties before they will consider any local funding assistance. The Board expressed disappointment that the County did not respond to the Board's written request. Further correspondence with the County, including correspondence with County Executive David Coulter, was discussed by the Board.

Final Minutes
Joint Local Development Finance Authority Troy Subcommittee
Regular Meeting of October 21, 2024

NEW BUSINESS

A. Approval of the 2025 - - Meeting Schedule

2025 Local Development Finance Authority Troy Subcommittee meetings are scheduled for April 21 and October 20 at 3:30.

Resolution # LDFA Subcommittee 2024-10-02

Moved by Louis Starks

Seconded by Anthony Rosenblum

RESOLVED, that the LDFA Subcommittee approves the proposed meeting schedule for 2025.

Yeas: 6

Nays: 0

BOARD MEMBER COMMENT

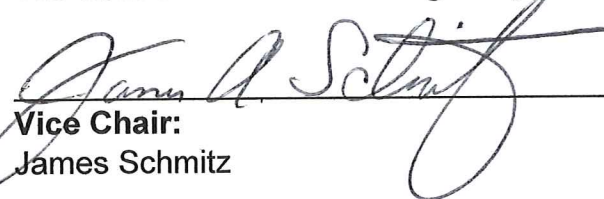
None.

PUBLIC COMMENT

None.

Meeting was adjourned at 4:22 pm

The next scheduled meeting is April 21, 2025 at 3:30PM

 _____ 5/1/2025
Vice Chair: _____
James Schmitz _____
Date

 _____ 5/1/2025
Secretary: _____
Mark Adams, Economic Development Manager _____
Date

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on April 8, 2025, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure for tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Carlton M. Faison

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-04-020

Moved by: Fox
Support by: Tagle

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)
Absent: Faison

MOTION CARRIED

3. APPROVAL OF MINUTES – March 11, 2025

Resolution # PC-2025-04-021

Moved by: Lambert
Support by: Hutson

RESOLVED, To approve the minutes of March 11, 2025 Regular meeting as submitted.

Yes: All present (8)
Absent: Faison

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Deborah Louzecky, 6327 Donaldson; addressed Facebook group *Save Troy Corners*.

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT - (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North side of Big Beaver, West side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 and 88-20-19-430-004), Section 19, Presently Zoned PUD (Planned Unit Development) Zoning District

Mr. Savidant said both the administration and the applicant determined it would be in the best interest to postpone the Public Hearing to the April 22, 2025 Regular meeting. He said there will be no presentation, deliberation or discussion on the item this evening.

Chair Perakis opened the Public Hearing.

PUBLIC HEARING OPENED

- Mary Ellen Barden, 2105 Babcock; addressed concerns with increase in foot traffic; unsightly view of dumpsters, meters and trash; noise and light pollution; inadequacy of 100-foot easement; and neglect by current owner to maintain property. She asked for a fence around the property and a beautiful view that mirrors Somerset Mall and the U of M building.

Chair Perakis closed the floor for public comment.

Chair Perakis asked the record to reflect that the administration received thirteen emails in support of the application.

Resolution # PC-2025-04-022

Moved by: Fox

Support by: Lambert

RESOLVED, That the Public Hearing for Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North side of Big Beaver, West side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 and 88-20-19-430-004), Section 19, presently Zoned PUD (Planned Unit Development) Zoning District, be **POSTPONED** to April 22, 2025.

Yes: All present (8)

Absent: Faison

MOTION CARRIED

CONDITIONAL REZONING

6. CONDITIONAL REZONING APPLICATION (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently Zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Zoning Districts

Mr. Carlisle gave a brief review of the Conditional Rezoning application for the proposed Village of Hastings since last reviewed at the February 25, 2025 Planning Commission meeting. Mr. Carlisle asked the Board in its deliberation to consider if the application complies with the Master Plan, and if the application meets the Conditional Rezoning Standards and Site Plan Review Design Standards. Mr. Carlisle said any recommendation for approval should be subject to the design considerations as identified in his report dated April 1, 2025.

Mr. Abitheira addressed elevations, building materials and voluntary conditions upon approval. Mr. Abitheira said he plans to put the three existing homes that are currently rental homes on the market.

There was discussion on the three existing homes.

- Zoning classification of homes as relates to the application.
- Renovations; exterior improvements only, interior in good condition, home inspection.
- Sale of homes.
- Consideration by applicant to add porches.

Mr. Abitheira offered to condition approval on placing deed restrictions on the existing homes that state the homes cannot be torn down for fifteen (15) years.

Chair Perakis opened the floor for public comment.

- Jeff Williams, 159 Telford; spoke on behalf of the Telford Ridge Homeowners Association and addressed the HOA letter of support dated April 8, 2025. He asked for clarification on the brick veneer and horizontal lap siding building materials.
- Matthew Gebara, 5305 Collington; addressed housing variety, livability and walkability of proposed development.
- Deborah Louzecky, 6327 Donaldson; thanked Mr. Abitheira for collaborating with the neighbors. Ms. Louzecky addressed concerns expressed by residents on the west side of Livernois with the future widening of Livernois.
- Leasa Williams, 159 Telford; addressed traffic concerns, layout of patios on duplexes.

Chair Perakis closed the floor for public comment.

Mr. Savident said the City Engineer and City Traffic Consultant are cognizant of the neighbors' concerns with potential road improvements.

Moved by: Fox
Support by: Malalahalli

Resolution # PC-2025-04-

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN and R-1B to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois and north of Square Lake (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), within Section 3, being approximately 5 acres in size, be **GRANTED**, subject to the following site plan design considerations:

1. Provide a Conditional Rezoning Agreement to be reviewed by the City Attorney.
2. Provide an updated photometric plan to satisfy City staff for approval.
3. As applicant voluntarily offered during this meeting, provide fifteen (15) year deed restriction(s) on existing three homes.

Discussion on the motion on the floor.

There was discussion on:

- Modification to Resolution to include reasons for granting approval; accepted by both maker and support of Resolution.
- Proposed landscaping; extensive as shown on plan to protect existing homes.
- Building materials; applicant confirmed brick, LPL siding, no vinyl.
- Conditions of support cited in Telford Ridge Homeowners Association communication.
- City Attorney review of Conditional Rezoning Agreement prior to the City Council consideration.
- Applicant's word not to extend development beyond subject application.

Vote on the motion on the floor, as modified.

Resolution # PC-2025-04-023

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN and R-1B to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois and north of Square Lake (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), within Section 3, being approximately 5 acres in size, be **GRANTED**, for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Provide a Conditional Rezoning Agreement to be reviewed by the City Attorney.
2. Provide an updated photometric plan to satisfy City staff for approval.
3. As applicant voluntarily offered during this meeting, provide fifteen (15) year deed restriction(s) on existing three homes.

Yes: All present (8)

Absent: Faison

MOTION CARRIED

OTHER ITEMS

7. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

There were general comments among the members.

Mr. Savidant announced there is a joint meeting of the City Council and the Planning Commission on Monday, April 28, at 6 p.m. (dinner at 5 p.m.) at the Troy Library to discuss a conceptual new Troy Library. The meeting is open to the public.

9. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:03 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

CITY CLERK
CITY OF TROY
500 W. BIG BEAVER ROAD
TROY, MI 48084

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-21845**

- DTE Electric Company requests Michigan Public Service Commission's approval for reconciliation of its Electric Infrastructure Recovery Mechanism for the 13 months ended December 31, 2024.
- The information below describes how a person may participate in this case.
- You may call or write DTE Electric Company 1 Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Wednesday, May 14, 2025 at 10:00 AM

BEFORE: Administrative Law Judge Jonathan F. Thoits

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) March 28, 2025 application requesting the Commission to: 1) approve DTE Electric's 2024 Infrastructure Recovery Mechanism (IRM) reconciliation, as proposed; 2) approve DTE Electric's \$0.12M over-recovery and its proposal to return this amount to customers through the recording of regulatory liability to be amortized in a future DTE Electric general rate case filed after the conclusion of this reconciliation; and 3) grant DTE Electric such further additional relief and authority as the Commission may deem necessary, suitable and appropriate.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: mpscdockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscdockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by May 7, 2025. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, Carlton D. Watson, One Energy Plaza, 1650 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21845**. Statements may be emailed to: mpscdockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

U-21845