



TROY CITY COUNCIL

REGULAR MEETING

AGENDA

JULY 14, 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", with a large, sweeping flourish at the end.

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

July 14, 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 Joel Brandt from Spirit of Christ Lutheran Church **1**

PLEDGE OF ALLEGIANCE: **1**

A. CALL TO ORDER: **1**

B. ROLL CALL: **1**

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

C-1 No Certificates of Recognition and Special Presentations 1

D. CARRYOVER ITEMS: **1**

D-1 No Carryover Items 1

E. PUBLIC HEARINGS: **1**

E-1 No Public Hearings 1

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES: **1**

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES: **2**

H. POSTPONED ITEMS: **2**

H-1 No Postponed Items 2

I. REGULAR BUSINESS: **2**

I-1	Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – None	2
I-2	Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Historic District Commission, Parks and Recreation Board, Traffic Committee, Zoning Board of Appeals	3
I-3	No Closed Session Requested	9
I-4	2025 Bond Proposal (<i>Introduced by: Frank Nastasi, City Manager</i>)	9
I-5	Standard Purchasing Resolution 4: GSA Cooperative Purchase - Lenco BearCat G2 – Troy Police Department, and Budget Amendment (<i>Introduced by: Josh Jones, Police Chief</i>)	12

J. CONSENT AGENDA: **13**

J-1a	Approval of “J” Items NOT Removed for Discussion	13
J-1b	Address of “J” Items Removed for Discussion by City Council	13
J-2	Approval of City Council Minutes	13
	a) City Council Special Meeting Minutes-Draft – June 30, 2025	13
	b) City Council Minutes-Draft – June 30, 2025.....	13
J-3	Proposed City of Troy Proclamations:	13
	a) Certificate of Recognition and Congratulations to Bemis Elementary School Crowned 2025 National Math Pentathlon Champions	13
J-4	Standard Purchasing Resolutions:	13
	a) Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 – Southeast Michigan Council of Governments (SEMCOG)	13
J-5	Revised Resoluton #2025-05-078 – Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route	14
J-6	Fiscal Year 2026 SMART Municipal Credit and Community Credit Contract	15

J-7	Global Troy Advisory Committee Student Membership	16
J-8	5310 SMART and City of Troy Vehicle Lease Agreement	16
K.	<u>MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:</u>	16
K-1	Announcement of Public Hearings: None Submitted	16
K-2	Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted	16
L.	<u>PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:</u>	17
M.	<u>CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:</u>	17
N.	<u>COUNCIL REFERRALS:</u>	17
N-1	No Council Referrals Submitted	17
O.	<u>REPORTS:</u>	17
O-1	Minutes – Boards and Committees:	17
	a) Civil Service Commission (Act 78)-Final – June 2, 2025	17
O-2	Department Reports:	17
	a) 2025 Assessment Roll Report and Board of Review Minutes	17
	b) Second Quarter 2025 Litigation Report	17
	c) Second Quarter Economic Development Report.....	17
	d) Troy Police 2 nd Quarter 2025 Report	17
O-3	Letters of Appreciation:	17
	a) To Legal Assistant Clara Reid from Matt Catchick	17
O-4	Proposed Proclamations/Resolutions from Other Organizations: None Submitted	17
P.	<u>COUNCIL COMMENTS:</u>	17
P-1	No Council Comments	17

<u>Q.</u>	<u>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):</u>	<u>17</u>
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<u>R.</u>	<u>CLOSED SESSION</u>	<u>17</u>
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R-1	No Closed Session	17
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<u>S.</u>	<u>ADJOURNMENT:</u>	<u>18</u>
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<u>2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:</u>	<u>19</u>
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October 6, 2025	Special Meeting/Closed Session-City Manager/City Attorney Evaluations	19
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<u>2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:</u>	<u>19</u>
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July 28, 2025	Regular Meeting	19
August 11, 2025	Regular Meeting	19
August 25, 2025	Regular Meeting	19
September 8, 2025	Regular Meeting	19
September 29, 2025	Regular Meeting	19
October 6, 2025	Regular Meeting	19
October 20, 2025	Regular Meeting	19
November 10, 2025	Regular Meeting	19
November 17, 2025	Regular Meeting	19
December 1, 2025	Regular Meeting	19
December 15, 2025	Regular Meeting	19

INVOCATION: Pastor Joel Brandt from Spirit of Christ Lutheran Church

PLEDGE OF ALLEGIANCE:

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 #2025-07-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of July 14, 2025, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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 – None; b) City Council Appointments – None

a) Mayoral Appointments: None

b) City Council Appointments: None**I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Historic District Commission, Parks and Recreation Board, Traffic Committee, Zoning Board of Appeals**a) Mayoral Nominations:Suggested Resolution

Resolution #2025-07-

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	
Cheriguene	Sadia	10/20/2024	10/30/2026	
Chezick	Edward	12/20/2024	10/30/2025	
Fakhoury	Awni	9/28/2023	10/30/2027	
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 4/30/2026
Sekhri	Suneel	11/5/2023	10/30/2027	
Vacancy			7/31/2025	Vinaya Gunasekar – Student – Graduated 2025
Vacancy			10/30/2025	MiVida Burrus resigned 5/22/2025
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: 10/30/2025

Term currently held by: Vacancy – MiVida Burrus resigned

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.	12/22/2026	
Devulapalli	Ramachandram	8/29/2026	
Dicker	Susanne Forbes	12/26/2026	
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	

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	4/4/2026	6/30/2028	Resident Member	
Smieliauskas	Fabrice	4/9/2026	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
Cook	Walter	6/30/2027	
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 #2025-07-

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		
Murrish	Dale	2/6/2027	5/15/2027		
Rahman	Sadek	10/15/2022	3/1/2026		
Swaminathan	Abi	9/2/2025	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

Parks and Recreation Board

Appointed by Council

7 Regular Members and 1 Troy School Board of Education Representative

Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Atmakur	Sanika	9/18/2026	7/31/2025	Student-Graduates 2025	
Brady	Pamela	4/20/2024	9/30/2025		
Brady	Michael	9/2/2026	9/30/2027		
Colussi	Casey	8/20/2022	9/30/2026		
Gill	Jasper	1/10/2024	9/30/2025		
Goul	Brian				
Jansen	Matt	9/9/2026	7/31/2025	Troy School District Board of Education Representative	Requests Reappointment
Martin	Kelly	4/26/2025	9/30/2026		
Mudaliar	Vinodh Kumar	3/2/2024	9/30/2025		
Shepherd	John Chuck	9/20/2026	9/30/2027		

Nominations to the Parks and Recreation Board:**Term Expires: 7/31/2026**

Term currently held by: Sanika Atmakur

Term Expires: 7/31/2026

Term currently held by: Matt Jansen

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Battle	Timothy	10/22/2026		
Dicker	Susanne Forbes	12/26/2026		
Emerson	Rosalyn	9/2/2026		
Faiz	Iqbal	10/15/2026		
Forster	Jeffrey	1/22/2026		Personnel Bd exp 4/20/24; ZBA Alt exp 1/31/24
Hashmi	Amin	7/31/2025		
Hoef	Paul	9/23/2026		
Kaltsounis	Andrew	8/28/2025		
Marshall	Everett	1/3/2027	Student- Graduates 2027	
Pettinato	Jillian	11/27/2025		
Sabbagh	Allen	9/17/2026		

Traffic Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2	Notes 3
Battle	Timothy	10/22/2026	1/31/2028		
Christiansen	Dale	11/22/2024	1/31/2026		
Finlay	G. Scott		Ex-Officio Member		
Hullinger	Peter		Ex-Officio Member		
Jeeda	Swathi	7/2/2025	7/31/2025	Student- Graduates 2026	

Jones	Joshua		Ex-Officio Member		
Kenkre	Shama	9/11/2026	1/31/2028		
Petrulis	Al	9/2/2026	1/31/2026	ACAB exp 9/30/2027	
Rose	Justin	11/5/2023	1/31/2027		
Swaminathan	Abi	9/2/2025	1/31/2027		
Ziegenfelder	Peter	12/14/2024	1/31/2026		

Nominations to the Traffic Committee:**Term Expires: 7/31/2026**

Term currently held by: Swathi Jeeda

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Chambers	Barbara	12/23/2026	
Marshall	Everett	1/3/2027	Student- Graduates 2027
Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

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	3/21/2027	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	
Fox	Tyler	6/15/2024	12/31/2025	PC Rep on ZBA	

Green	Aaron	4/1/2027	4/30/2025		Requests Reappointment
Kenkre	Mahendra	4/10/2026	4/30/2027		
McCauley	James	3/7/2025	4/30/2026		

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 2025 Bond Proposal (Introduced by: Frank Nastasi, City Manager)****a) Resolution Approving Submission of Bond Proposal to Electors (30 Year)****Suggested Resolution**

Resolution #2025-07-

Moved by

Seconded by

WHEREAS, The City Council desires to finance certain City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental thereto (the "Improvements"); and,

WHEREAS, The City Council has determined that it is appropriate to submit a bond proposal to the electors of the City at the general election to be held in the City on November 4, 2025 (the "Election Date"), for the purposes set forth in the proposal attached hereto;

NOW, THEREFORE, BE IT RESOLVED, That:

1. The proposal attached hereto shall be **SUBMITTED** to the electors of the City on the Election Date.
2. The City Clerk is **AUTHORIZED** to certify the proposal to the County Clerk not later than 4:00 p.m. on Tuesday, August 12, 2025, pursuant to Michigan Election Law, Act 116, Public Acts of Michigan, 1954, as amended.
3. The City Clerk, the City Attorney, and all other City officials are **AUTHORIZED AND DIRECTED** to take any and all actions necessary to have the proposal placed on the ballot for the election to be held on the Election Date.
4. All existing or previous resolutions and parts of resolutions, insofar as they may conflict with the provisions of this resolution, are hereby **RESCINDED** to the extent necessary to avoid such conflict.

**CITY OF TROY
BOND PROPOSAL**

Shall the City of Troy, Oakland County, Michigan, borrow the principal amount of not to exceed \$137,000,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 30 years from the date of issue of each series for the purpose of defraying the cost of City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental to these improvements?

The estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 0.9504 mills (\$0.9504 per \$1,000 of taxable value of real and tangible personal property in the City of Troy); and the estimated simple average annual millage that will be required to retire the bonds is 0.8562 mills (\$0.8562 per \$1,000 of taxable value of real and tangible personal property in the City of Troy).

YES ☐

NO ☐

Yes:

No:

OR

b) **Resolution Approving Submission of Bond Proposal to Electors (20 Year)**

Suggested Resolution

Resolution #2025-07-

Moved by

Seconded by

WHEREAS, The City Council desires to finance certain City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental thereto (the "Improvements"); and,

WHEREAS, The City Council has determined that it is appropriate to submit a bond proposal to the electors of the City at the general election to be held in the City on November 4, 2025 (the "Election Date"), for the purposes set forth in the proposal attached hereto;

NOW, THEREFORE, BE IT RESOLVED, That:

1. The proposal attached hereto shall be **SUBMITTED** to the electors of the City on the Election Date.
2. The City Clerk is **AUTHORIZED** to certify the proposal to the County Clerk not later than 4:00 p.m. on Tuesday, August 12, 2025, pursuant to Michigan Election Law, Act 116, Public Acts of Michigan, 1954, as amended.
3. The City Clerk, the City Attorney, and all other City officials are **AUTHORIZED AND DIRECTED** to take any and all actions necessary to have the proposal placed on the ballot for the election to be held on the Election Date.
4. All existing or previous resolutions and parts of resolutions, insofar as they may conflict with the provisions of this resolution, are hereby **RESCINDED** to the extent necessary to avoid such conflict.

**CITY OF TROY
BOND PROPOSAL**

Shall the City of Troy, Oakland County, Michigan, borrow the principal amount of not to exceed \$137,000,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20

years from the date of issue of each series for the purpose of defraying the cost of City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental to these improvements?

The estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 1.1327 mills (\$1.1327 per \$1,000 of taxable value of real and tangible personal property in the City of Troy); and the estimated simple average annual millage that will be required to retire the bonds is 1.1329 mills (\$1.1329 per \$1,000 of taxable value of real and tangible personal property in the City of Troy).

YES ☐

NO ☐

Yes:

No:

I-5 Standard Purchasing Resolution 4: GSA Cooperative Purchase - Lenco BearCat G2 – Troy Police Department, and Budget Amendment (Introduced by: Josh Jones, Police Chief)

Suggested Resolution

Resolution #2025-07-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** a contract for the purchase of a Lenco BearCat G2 from *Lenco Industries, Inc. of Pittsfield, MA*, per the GSA Cooperative Purchasing Contract # GS-07F-169DA for an estimated cost of \$426,108.00 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 budget amendment to the Police Department Drug Forfeiture Fund and Project Number 2026DF0001 in the amount of \$26,108.00.

Yes:

No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2025-07-

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 #2025-07-

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

- a) City Council Special Meeting Minutes-Draft – June 30, 2025
- b) City Council Minutes-Draft – June 30, 2025

J-3 Proposed City of Troy Proclamations:

Suggested Resolution

Resolution #2025-07-

- a) Certificate of Recognition and Congratulations to Bemis Elementary School Crowned 2025 National Math Pentathlon Champions

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 – Southeast Michigan Council of Governments (SEMCOG)**

Suggested Resolution

Resolution #2025-07-

RESOLVED, That approval is **GRANTED** to pay membership dues to the Southeast Michigan Council of Governments (SEMCOG) in the amount of \$12,819.00, which covers the time period of July 1, 2025 to July 31, 2026.

J-5 Revised Resoluton #2025-05-078 – Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route**a) Request to Rescind Resolution #2025-05-78 Exchange City Parcels For A Privately-Owned Parcel For Additional Trail Route**

Suggested Resolution
Resolution #2025-07-

RESOLVED, That Troy City Council hereby **RESCINDS** the following resolution in order to correct a typographical error:

I-6 Request to Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

*Resolution #2025-05-078
Moved by Baker
Seconded by Gunn*

WHEREAS, Troy City Council adopted a Remnant Parcel Policy Resolution in January 2001 (Resolution 2001-01-028), providing a process for the City in lieu of a formal bid process for the transfer of City owned properties; and,

WHEREAS, This 2001 Remnant Parcel Policy Resolution was adopted in order to provide assurances that the City was getting the best value for City-owned properties, but strict compliance with the Remnant Parcel Policy Resolution is not the only way to achieve this goal; and,

WHEREAS, The Troy City Council has determined that it is in the best interest of the City to acquire property owned by Gary Abitheira to expand the Troy Nature Trail, and instead of a monetary exchange, City Council is willing to transfer six City owned parcels to Gary Abitheira; this property exchange provides both parties with approximately the same value; and,

WHEREAS, This proposed property exchange is in the best interest of the City, even though there has not been strict compliance with Council's 2001 Remnant Parcel Policy resolution;

*NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** and **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Quit Claim deeds, facilitating an exchange of six City-owned properties for property owned by Gary Abitheira, which will allow for the expansion of the Troy Trail; the City parcels are identified as Sidwell #88-20-02-228-021, 88-20-02-228-037, 88-20-02-230-011, 88-20-02-279-002, 88-20-24-451-029, and 88-20-27-155-013, and Gary Abitheira's parcel is identified as part of 88-20-15-179-002.*

*BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED** to **ENSURE** all deeds are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.*

Yes: All-7
No: None

MOTION CARRIED

b) Request to Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

Suggested Resolution
Resolution #2025-07-

WHEREAS, Troy City Council adopted a Remnant Parcel Policy Resolution in January 2001 (Resolution 2001-01-028), providing a process for the City in lieu of a formal bid process for the transfer of City owned properties; and,

WHEREAS, This 2001 Remnant Parcel Policy Resolution was adopted in order to provide assurances that the City was getting the best value for City owned properties, but strict compliance with the Remnant Parcel Policy Resolution is not the only way to achieve this goal; and,

WHEREAS, The Troy City Council has determined that it is in the best interest of the City to acquire property owned by Gary Abitheira to expand the Troy Nature Trail, and instead of a monetary exchange, City Council is willing to transfer six City owned parcels to Gary Abitheira. This property exchange provides both parties with approximately the same value; and,

WHEREAS, This proposed property exchange is in the best interest of the City, even though there has not been strict compliance with Council's 2001 Remnant Parcel Policy resolution;

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** and **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Quit Claim deeds, facilitating an exchange of six city-owned properties for property owned by Gary Abitheira, which will allow for the expansion of the Troy Trail. The City parcels are identified as Sidwell #88-20-02-228-031, #88-20-02-228-037, #88-20-02-230-011, #88-20-02-279-002, #88-20-24-451-029, and #88-20-27-155-013. Gary Abitheira's parcel is identified as part of #88-20-15-179-002.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED** to ensure all deeds are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Fiscal Year 2026 SMART Municipal Credit and Community Credit Contract

Suggested Resolution
Resolution #2025-07-

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the Suburban Mobility Authority for Regional Transportation (SMART) and the City of Troy for the Municipal Credit and Community Credit Agreement, which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Global Troy Advisory Committee Student MembershipSuggested Resolution

Resolution #2025-07-

WHEREAS, On May 9, 2016, City Council approved the addition of two non-voting student representatives to the Global Troy Advisory Committee (Resolution #2016-05-089-J-11); and,

WHEREAS, The Global Troy Advisory Committee wishes to increase the number of non-voting student representatives as well as ensure these students are representative of the major high schools in Troy;

NOW THEREFORE, BE IT RESOLVED, That the number of non-voting student representatives on the Global Troy Advisory Committee is hereby **INCREASED** to three, and that each of these appointments **SHALL UNIQUELY REPRESENT** one of the three major high schools in Troy: Troy High, Troy Athens, and International Academy.

BE IT FURTHER RESOLVED, That these student representatives **SHALL BE NOMINATED** by the Mayor, **SHALL BE SUBJECT** to City Council approval, appointed for one-year terms, and **SHALL BE ELIGIBLE** for re-appointment.

J-8 5310 SMART and City of Troy Vehicle Lease AgreementSuggested Resolution

Resolution #2025-07-

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the Suburban Mobility Authority for Regional Transportation (SMART) and the City of Troy for the 5310 Vehicle Lease Agreement, which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement 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) Civil Service Commission (Act 78)-Final – June 2, 2025

O-2 Department Reports:

- a) 2025 Assessment Roll Report and Board of Review Minutes
b) Second Quarter 2025 Litigation Report
c) Second Quarter Economic Development Report
d) Troy Police 2nd Quarter 2025 Report

O-3 Letters of Appreciation:

- a) To Legal Assistant Clara Reid from Matt Catchick

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

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:

October 6, 2025Special Meeting/Closed Session-City Manager/City Attorney Evaluations

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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



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I-04

CITY COUNCIL AGENDA ITEM



Date: July 10, 2025

To: Honorable Mayor and City Council

From: Frank A. Nastasi, City Manager
Lori Grigg Bluhm, City Attorney

Subject: 2025 Bond Proposal

Background

June 10, 2024, Regular City Council Meeting: ReThinking Libraries (RTL) delivered the Troy Public Library Strategic Planning Report to the City Council. The presentation included a minimum space needs analysis of 82,299 square feet, based on 0.95 square feet per person and a population of 87,000 (slide 11). The presentation noted support for a new library building of at least 90,000 square feet, costing between \$29 million and \$39 million, within the Civic Center complex (slide 21).

June 24, 2024, Special City Council Meeting: City Council discussed funding options for a new library building. There was a consensus of the City Council to request that City Management provide funding options and examples of bond proposals from other communities.

January 11, 2025, Special City Council Meeting (Capital Conference): A detailed Post-Meeting Report dated January 27, 2025, was provided by the facilitator and included in the February 24, 2025, Special City Council Meeting agenda.

January 27, 2025, Regular City Council Meeting: The City Council awarded a contract to HBM Architects for architectural and engineering services to provide a schematic design and an opinion of cost for a new library building (Resolution #2025-01-015).

February 24, 2025, Special City Council Meeting (Capital Conference follow-up): The agenda packet included the Capital Conference Post-Meeting Report, an updated and detailed list of capital improvement projects, and every bond proposal that appeared on ballots in Oakland County between November 2020 and November 2024. During the meeting, City staff presented information regarding the projects and community engagement. There was consensus from the City Council to proceed with community engagement on projects totaling **\$165 million**.

April 16, 2025, Special City Council Meeting: After conducting due diligence, City staff prepared a **\$112 million** bond proposal for a new library building, streets, park improvements, recreation improvements, and public safety. There was a consensus among the City Council to proceed with a bond proposal for one mill or less for a new library building, roads, public safety, parks, and recreation.



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CITY COUNCIL AGENDA ITEM

April 28, 2025, Special City Council Meeting: Joint meeting of the City Council and Planning Commission regarding the proposed new Troy Public Library building. Peter Bolek, President and Director of Design at HBM Architects, presented preliminary plans for a new library and discussed the process used to develop the plans. During the April 28 meeting, several comments were made and questions were asked regarding library size and population growth.

May 19, 2025, Regular City Council Meeting: The agenda packet included a report dated May 14, 2025, regarding library size and population growth.

June 9, 2025, Regular City Council Meeting: Peter Bolek, President and Director of Design at HBM Architects, presented the schematic design and opinion of probable cost to the City Council. The City Council scheduled a special meeting for June 30, 2025, to discuss the 2025 Bond Proposal (Resolution #2025-06-087). The agenda packet also included a report dated June 4, 2025, regarding library space needs and benchmarks.

June 30, 2025, Special City Council Meeting: City staff presented a new **\$137 million** bond proposal with two financing options for the City Council's consideration. The first option is for the City Council to approve ballot language for a bond proposal, subject to voter approval, authorizing the City to issue general obligation bonds payable over a period not exceeding **twenty (20) years**. The second option is for the City Council to approve ballot language for a bond proposal, subject to voter approval, authorizing the City to issue general obligation bonds payable over a period not to exceed **thirty (30) years**.

The City's bond counsel, Laura Bassett of Dickinson Wright, has prepared ballot wording for both options for the City Council's consideration at its July 14 regular meeting. A memo including twenty-five bond proposals that appeared on Oakland County ballots between November 2020 and November 2024 is also included for your information.

20 years

CITY OF TROY

BOND PROPOSAL

Shall the City of Troy, Oakland County, Michigan, borrow the principal amount of not to exceed \$137,000,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20 years from the date of issue of each series for the purpose of defraying the cost of City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental to these improvements?

The estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 1.1327 mills (\$1.1327 per \$1,000 of taxable value of real and tangible personal property in the City of Troy); and the estimated simple average annual millage that will be required to retire the bonds is 1.1329 mills (\$1.1329 per \$1,000 of taxable value of real and tangible personal property in the City of Troy).

YES ☐

NO ☐

30 years

CITY OF TROY

BOND PROPOSAL

Shall the City of Troy, Oakland County, Michigan, borrow the principal amount of not to exceed \$137,000,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 30 years from the date of issue of each series for the purpose of defraying the cost of City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental to these improvements?

The estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 0.9504 mills (\$0.9504 per \$1,000 of taxable value of real and tangible personal property in the City of Troy); and the estimated simple average annual millage that will be required to retire the bonds is 0.8562 mills (\$0.8562 per \$1,000 of taxable value of real and tangible personal property in the City of Troy).

YES ☐

NO ☐



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FROM THE OFFICE OF THE CITY MANAGER

Date: July 10, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
M. Aileen Dickson, City Clerk

Subject: Oakland County Bond Proposals, 2020-2024

Thirty-three bond proposals appeared on Oakland County ballots between November 2020 and November 2024:

- 4 township proposals (three approved and one failed)
- 6 city proposals (six approved)
- 23 school proposals
 - 8 partial districts in Oakland County (five approved and three failed)
 - 15 districts in Oakland County (fourteen approved and one failed)

Twenty-five bond proposals are presented in chronological order. The eight partial school districts have been excluded for brevity.

November 3, 2020

Birmingham
Parks and Recreation Bond Proposal

Shall the City of Birmingham, Oakland County, Michigan, borrow the principal sum of not to exceed Eleven Million Two Hundred Fifty Thousand Dollars (\$11,250,000), and issue its unlimited tax general obligation bonds in one or more series, payable over a period not to exceed twenty-one (21) years from the date of issuance, to be used by the City for the purpose of paying all or part of the cost of acquiring, constructing, furnishing, equipping and renovating parks and recreation improvements, including parks, playgrounds and trail system improvements and renovations to the Birmingham Sports Ice Arena, including all appurtenances and attachments? The estimated millage to be levied in 2021 is 0.0485 mills (\$0.05 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.2064 mills (\$0.21 per \$1,000 of taxable value).

Lathrup Village
Street Improvements Bond Proposal

Shall the City of Lathrup Village, County of Oakland, Michigan, borrow the principal sum of not to exceed Five Million Eight Hundred Forty-five Thousand Dollars (\$5,845,000), and issue its unlimited tax general obligation bonds, payable in not to exceed ten (10) years from the date of issue, to pay the cost of constructing street improvements throughout the City, consisting of paving, repaving, resurfacing, reconstructing and improving streets? If approved, the estimated millage to be levied in 2021 is 3.9307 mills (\$3.93 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 3.9176 mills (\$3.95 per \$1,000 of taxable value).



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FROM THE OFFICE OF THE CITY MANAGER

May 4, 2021

Oak Park School District Bond Proposal

Shall the School District of the City of Oak Park, Oakland County, Michigan, borrow the sum of not to exceed Fifty-Four Million Four Hundred Forty-Five Thousand Dollars (\$54,445,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of: remodeling, furnishing and refurnishing, and equipping and re-equipping school buildings; acquiring and installing instructional technology and instructional technology equipment for school buildings; and developing and improving sites?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2021, under current law, is 3.58 mills (\$3.58 on each \$1,000 of taxable valuation) for a 0 mill net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is thirty (30) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 5.87 mills (\$5.87 on each \$1,000 of taxable valuation). The school district does not expect to borrow from the State to pay debt service on the bonds. The total amount of qualified bonds currently outstanding is \$3,005,000. The total amount of qualified loans currently outstanding is \$0. The estimated computed millage rate may change based on changes in certain circumstances. (Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

August 3, 2021

Special Election
Local School District
School Building and Site Bond Proposal
Clawson Public Schools County of Oakland State of Michigan
Shall the Clawson Public Schools, County of Oakland, State of Michigan, borrow the sum of not to exceed Fifty Five Million Nine Hundred Thirty Five Thousand Dollars (\$55,935,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of paying for the cost of the following projects:
<ul style="list-style-type: none">- Preparing, developing and improving sites, including sites for school buildings and additions thereto, including the construction of new drives, parking lots and landscaping;- Preparing, developing and improving sites for the construction and equipping of athletic fields and playgrounds;- Constructing, erecting, equipping and furnishing a new Middle School facility;- Remodeling, equipping and re-equipping the current Middle School building into an elementary school and constructing and erecting additions thereto for a secure vestibule entrance, main office, expanded gymnasium and a connector to the elementary school to the new middle school;- Remodeling, equipping and re-equipping the Kenwood Elementary building to house early childhood instructional programming and administrative offices;- Remodeling, equipping and re-equipping the current High School and constructing, erecting and equipping additions thereto, including a gymnasium expansion and entrance corridor and a connector to the new middle school;- Equipping and re-equipping all School District buildings, including equipping for technology; and- Purchasing buses.
The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than thirty (30) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 2.22 mills (which is equal to \$2.22 per \$1,000 of taxable value) for a 0 mill net increase over the prior year's levy; and the estimated simple average annual millage that will be required to retire each series of bonds is 6.15 mills annually (\$6.15 per \$1,000 of taxable value).
The school district expects to borrow from the State School Bond Qualification and Loan Program to pay debt service on these bonds. The estimated total principal amount of that borrowing is \$3,798,224 and the estimated total interest to be paid thereon is \$1,088,441. The estimated duration of the millage levy associated with that borrowing is 10 years and the estimated computed millage rate for such levy is 9.02 mills. The estimated computed millage rate may change based on changes in certain circumstances.
The total amount of qualified bonds currently outstanding is \$13,310,000. The total amount of qualified loans currently outstanding is approximately \$785,714.
(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses).
<input type="checkbox"/> Yes
<input type="checkbox"/> No



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FROM THE OFFICE OF THE CITY MANAGER

November 2, 2021

Madison District Public Schools

Bonding Proposal

Shall Madison District Public Schools, Oakland County, Michigan, borrow the sum of not to exceed Eleven Million Four Hundred Thousand Dollars (\$11,400,000) and issue its general obligation unlimited tax bonds therefor, for the purpose of:

replacing roofs at the High School, the Middle School, and the Early Childhood Center; and remodeling and re-equipping the High School, in part for classroom, security, mechanical, electrical, and other infrastructure improvements?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2022 is 1.80 mills (\$1.80 on each \$1,000 of taxable valuation) for a -0- mill net increase over the prior year's levy. The maximum number of years the bonds may be outstanding, exclusive of any refunding, is twenty-five (25) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 2.22 mills (\$2.22 on each \$1,000 of taxable valuation).

The school district does not expect to borrow from the State to pay debt service on the bonds. The total amount of qualified bonds currently outstanding is \$10,400,000. The total amount of qualified loans currently outstanding is \$0-. The estimated computed millage rate may change based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher. Administrator or employee salaries, or other operating expenses.)

Orchard Lake

Police Department and Public Works Facilities Bond Proposal

Shall the City of Orchard Lake Village, County of Oakland, Michigan, borrow the principal sum of not to exceed Four Million Five Hundred Thousand Dollars (\$4,500,000), and issue its unlimited tax general obligation bonds, in one or more series, payable in not to exceed twenty (20) years from the date of issue, to pay the cost of acquiring, constructing, furnishing and equipping improvements to, and an expansion of, the existing police department facility and a new public works facility to replace the existing public works garage, including all site improvements, appurtenances and attachments? If approved, the estimated millage to be levied in 2022 is 0.5541 mills (\$0.55 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.5496 mills (\$0.55 per \$1,000 of taxable value).

Oxford Township

Library Expansion and Renovation Proposal

Shall the Charter Township of Oxford, County of Oakland, Michigan, borrow a sum of not to exceed Nine Million One Hundred Thousand Dollars (\$9,100,000) and issue its general obligation unlimited tax bonds, payable in not to exceed twenty years from the date of issuance, for the purpose of paying the cost of renovating, constructing an addition to, furnishing, and equipping the Township's existing Oxford Public Library facility, including, but not limited to, the following:

- expanding the Youth Services Department to include additional floor space for its collections, Early Literacy & Special Needs resources, and additional furnishings;
- expanding the Adult Services Department to include additional study rooms and conference rooms, a local history and genealogy room and relocation of the adult computer lab;
- expanding the Community Room;
- renovating existing space to include a Maker Space Lab for life-long learning;
- upgrading the HVAC infrastructure to include energy efficient rooftop units, boilers and automated controls; and
- related site improvements?

The estimated millage to be levied in 2022 is 0.55 mil (\$0.55 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.48 mill (\$0.48 per \$1,000 of taxable value).



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FROM THE OFFICE OF THE CITY MANAGER

May 3, 2022

Special Election
Local School District
Bonding Proposal
Holly Area School District
<p>Shall Holly Area School District, Oakland County, Michigan, borrow the sum of not to exceed Ninety-Seven Million Dollars (\$97,000,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:</p> <p>erecting, furnishing, and equipping a new middle school building, a new construction trades building, and a new athletic restroom/concession/storage building; remodeling, furnishing and refurbishing, and equipping and re-equipping school facilities; acquiring and installing instructional technology and instructional technology equipment for school facilities; and remodeling, preparing, developing, improving, and equipping playgrounds, athletic fields, athletic facilities, and sites?</p> <p>The following is for informational purposes only:</p> <p>The estimated millage that will be levied for the proposed bonds in 2022, under current law, is 3.27 mills (\$3.27 on each \$1,000 of taxable valuation), for a -0- mill net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is thirty (30) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 3.52 mills (\$3.52 on each \$1,000 of taxable valuation).</p> <p>The school district does not expect to borrow from the State to pay debt service on the bonds. The total amount of qualified bonds currently outstanding is \$48,905,000. The total amount of qualified loans currently outstanding is \$-0-. The estimated computed millage rate may change based on changes in certain circumstances.</p> <p>(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>



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FROM THE OFFICE OF THE CITY MANAGER

August 2, 2022

South Lyon
Street Improvements Bond Proposal

Shall the City of South Lyon, County of Oakland, Michigan, borrow the principal sum of not to exceed Eighteen Million Four Hundred Sixty-Five Thousand Dollars (\$18,465,000), and issue its unlimited tax general obligation bonds, payable in not to exceed ten (10) years, to pay the cost of constructing street improvements throughout the City, consisting of paving, repaving, resurfacing, reconstructing and improving streets? If approved, the estimated millage to be levied in 2023 is 1.9946 mills (\$1.99 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 4.0894 mills (\$4.09 per \$1,000 of taxable value).

November 8, 2022

Clarkston Community Schools
Bonding Proposal

Shall Clarkston Community Schools, Oakland County, Michigan, borrow the sum of not to exceed One Hundred Ninety-Seven Million Five Hundred Thousand Dollars (\$197,500,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

erecting, furnishing, and equipping additions to, and an outdoor learning space and a storage structure at, the Junior High School; remodeling, furnishing and refurbishing, and equipping and re-equipping school buildings and other facilities; acquiring, installing, and equipping and re-equipping school buildings for, instructional technology; and preparing, developing, improving, and equipping playgrounds, athletic fields and facilities, parking areas, drives, sidewalks, and sites?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2023, under current law, is 1.58 mills (\$1.58 on each \$1,000 of taxable valuation) for a -0- mills net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty-five (25) years. The estimated simple average annual millage anticipated to be required to retired this bond debt is 3.27 mills (\$3.27 on each \$1,000 of taxable valuation).

The school district expects to borrow from the State School Bond Qualification and Loan Program to pay debt service on these bonds. The estimated total principal amount of that borrowing is \$26,620,735 and the estimated total interest to be paid thereon is \$10,512,610. The estimated duration of the millage levy associated with that borrowing is twelve (12) years and the estimated computed millage rate for such levy is 7.0 mills. The estimated computed millage rate may change based on changes in certain circumstances.

The total amount of qualified bonds currently outstanding is \$146,305,000. The total amount of qualified loans currently outstanding is approximately \$4,966,052.

(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)

Library Bond Proposition

Shall the Charter Township of Lyon, Oakland County, Michigan, borrow a sum of money not to exceed Thirteen Million Dollars (\$13,000,000) and issue its unlimited tax general obligation bonds therefor for the purpose of acquiring, constructing, furnishing, and equipping a new, approximately 19,000 sq. ft. public library facility on Township property and improving the site thereof? The maximum number of years the bonds may be outstanding, exclusive of refunding, is 30 years; the estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 0.4677 mills (\$0.4677 per \$1,000 of taxable value of real and tangible personal property in the Charter Township of Lyon); and the estimated simple average annual millage that will be required to retire the bonds is 0.3931 mills.



500 West Big Beaver
Troy, MI 48084
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FROM THE OFFICE OF THE CITY MANAGER

Southfield Public Schools
School Improvement Bond Proposition

Southfield Public Schools
County of Oakland
State of Michigan

Shall the Southfield Public Schools, County of Oakland, State of Michigan, borrow the sum of not to exceed Three Hundred Forty-Five Million Dollars (\$345,000,000) and issue its general obligation unlimited tax bonds, in one or more series, for the purpose of paying for the cost of the following projects:

- Remodeling, equipping, re-equipping, furnishing, re-furnishing school buildings, athletic fields, playgrounds and other facilities to create a modern learning environment for students and for health, safety, security, energy conservation and other purposes;
- Erecting, completing, equipping and furnishing additions to school buildings and a stadium building;
- Acquiring and installing instructional technology infrastructure and equipment in school buildings and other facilities; and
- Preparing, developing and improving sites at school buildings and other facilities and the purchase of school buses?

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this ballot is expected to be at or below 5.56 mills which is a 3.26 mill increase from the 2.30 mills of annual debt millage levied in 2022. The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than thirty (30) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 3.63 mills (which is equal to \$3.63 per \$1,000 of taxable value); and the estimated simple average annual millage that will be required to retire each series of bonds is 5.30 mills annually (\$5.30 per \$1,000 of taxable value).

If approved by the voters, the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$32,160,000 of qualified bonds outstanding and \$0 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the future based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

Troy School District
School Improvement Bond Proposition

Troy School District
County of Oakland
State of Michigan

Shall the Troy School District, County of Oakland, State of Michigan, borrow the sum of not to exceed Five Hundred Fifty-Five Million Dollars (\$555,000,000) and issue its general obligation unlimited tax bonds, in one or more series, for the purpose of paying for the cost of the following projects:

- Remodeling, equipping, re-equipping, furnishing, re-furnishing school buildings, athletic fields, playgrounds and other facilities to create a modern learning environment for students and for health, safety, security and other purposes;
- Erecting, completing, equipping and furnishing a replacement middle school and classroom additions and other additions to existing school buildings and other facilities;
- Acquiring and installing instructional technology infrastructure and equipment in school buildings and other facilities; and
- Acquiring sites, preparing, developing and improving sites at school buildings and other facilities and the purchase of school buses?

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this ballot is expected to be at or below 6.10 mills which is a 2 mill increase from the 4.10 mills of annual debt millage levied in 2022. The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than thirty (30) years; the estimated millage that will be levied to pay the proposed bonds in the first year is 3.35 mills (which is equal to \$3.35 per \$1,000 of taxable value); and the estimated simple average annual millage that will be required to retire each series of bonds is 3.94 mills annually (\$3.94 per \$1,000 of taxable value).

If approved by the voters, the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$104,165,000 of qualified bonds outstanding and \$0 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the near future based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

May 2, 2023

West Bloomfield School District Bond Proposal

Shall West Bloomfield School District, Oakland County, Michigan, borrow the sum of not to exceed One Hundred Forty-Eight Million Dollars (\$148,000,000) and issue its general obligation unlimited tax bonds therefore, in one or more series, for the purpose of:

erecting, furnishing, and equipping two new elementary school buildings; erecting, furnishing, and equipping additions to elementary school buildings and the high school building; remodeling, furnishing and refurnishing, and equipping and reequipping elementary school buildings and the high school building; acquiring and installing instructional technology in school buildings; purchasing school buses; acquiring sites; and preparing, erecting, developing, improving, and equipping playfields, playgrounds, athletic fields, facilities and structures, and sites.

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2023 is 2.35 mills (\$2.35 on each \$1,000 of taxable valuation) for a -0- mill net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty (20) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 3.27 mills (\$3.27 on each \$1,000 of taxable valuation).

The school district does not expect to borrow from the State to pay debt service on the bonds. The total amount of qualified bonds currently outstanding is \$-0-. The total amount of qualified loans currently outstanding is \$-0-. The estimated computed millage rate may change based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

August 8, 2023

Berkley School District Bond Proposal

Shall Berkley School District, Oakland County, Michigan, borrow the sum of not to exceed Eighty-Eight Million Dollars (\$88,000,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of: erecting, furnishing and equipping a new indoor practice/robotics team building; erecting, furnishing and equipping additions to school buildings; remodeling, furnishing and refurnishing and equipping and re-equipping school buildings; acquiring, installing, equipping and re-equipping school buildings for instructional technology; and preparing, developing, improving and equipping playgrounds, athletic fields and facilities and sites? The following is for informational purposes only: The estimated millage that will be levied for the proposed bonds in 2024 is 3.05 mills (\$3.05 on each \$1,000 of taxable valuation), for a 2.25 mills net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty-five (25) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 3.61 mills (\$3.61 on each \$1,000 of taxable valuation). The school district does not expect to borrow from the State to pay debt service on the bonds. The total amount of qualified bonds currently outstanding is \$45,575,000. The total amount of qualified loans currently outstanding is \$0. The estimated computed millage rate may change based on changes in certain circumstances. (Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

Special Election

Local School District

School Building and Site Bond Proposal

**Clawson Public Schools
County of Oakland
State of Michigan**

Shall the Clawson Public Schools, County of Oakland, State of Michigan, borrow the sum of not to exceed Twenty-Five Million, Five Hundred Thousand (\$25,500,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of paying for the cost of the following projects:

- Preparing, developing and improving sites, including sites for school buildings and additions thereto;
- Preparing, developing and improving sites of the Baker and Schalm buildings, including demolition of buildings, foundations, parking lot paving and concrete walkways as well as removal of site utilities;
- Constructing, remodeling, equipping and re-equipping the current Central Campus facility and erecting additions thereto;
- Remodeling, equipping and re-equipping the Early Childhood Center.

The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than thirty (30) years; the estimated millage that will be levied to pay the proposed bonds in the first year, 2024, is 0 mills (which is equal to \$0.00 per \$1,000 of taxable value) for a 0 mill net increase over the prior year's levy; and the estimated simple average annual millage that will be required to retire each series of bonds is 2.56 mills annually (\$2.56 per \$1,000 of taxable value).

The school district expects to borrow from the State School Bond Qualification and Loan Program to pay debt service on these bonds. The estimated total principal amount of that borrowing is \$2,100,825 and the estimated total interest to be paid thereon is \$2,310,457. The estimated duration of the millage levy associated with that borrowing is 15 years and the estimated computed millage rate for such levy is 9.02 mills (\$9.02 per \$1,000 of taxable value). The estimated computed millage rate may change based on changes in certain circumstances.

The total amount of qualified bonds currently outstanding is \$59,255,000. The total amount of qualified loans currently outstanding is approximately \$913,650.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

November 7, 2023

Fenton Area Public Schools Proposal Bond Proposal

Shall Fenton Area Public Schools, Genesee, Livingston, and Oakland Counties, Michigan, borrow the sum of not to exceed One Hundred Twenty-Two Million Five Hundred Fifty Thousand Dollars (\$122,550,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

- acquiring, installing and constructing school safety and security improvements, including installing security cameras, locks and doors, and secure windows, for school buildings;
- replacing roofs, plumbing, mechanical, electrical, heating, ventilation and air conditioning systems in school buildings;
- improving, equipping, and developing parking areas, sidewalks, driveways, playgrounds, athletic fields and facilities, and sites;
- acquiring and installing instructional technology and instructional technology equipment for school buildings;
- erecting, furnishing and equipping a multipurpose athletic building with a walkable community track and school support buildings; and
- erecting additions to, remodeling, furnishing and refurnishing, and equipping and re-equipping school buildings?

The estimated millage that will be levied for the proposed bonds in 2024 is 2.30 mills (\$2.30 on each \$1,000 of taxable valuation) for a -0- mill net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty-five (25) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 4.16 mills (\$4.16 on each \$1,000 of taxable valuation). The school district does not expect to borrow from the State to pay debt service on the bonds.

The total amount of qualified bonds currently outstanding is \$11,555,000. The total amount of qualified loans currently outstanding is \$0. The estimated computed millage rate may change based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be independently audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

Oak Park- General Obligation Bonding Proposition

This ballot proposition, if approved, will authorize the City of Oak Park to issue its general obligation unlimited tax bonds, in one or more series, for a period not to exceed twenty-five (25) years for each series, for the purpose of paying all or any part of the costs of constructing, reconstructing, and remodeling the community center, recreation center, and Department of Recreation building; furnishing, refurnishing, equipping and reequipping a new and remodeled community and recreation center; demolishing certain existing facilities; preparing, developing and improving sites, including entrances, approaches, parking facilities, and landscaping; and acquiring all necessary rights in land, together with all necessary and related costs. Shall the City of Oak Park, County of Oakland, Michigan, borrow the principal amount of not to exceed (\$44,000,000), and issue its general obligation unlimited tax bonds therefor, in one or more series, for a period not to exceed twenty-five (25) years for each series, for the purpose of paying all or any part of the costs of constructing, reconstructing, and remodeling the community center, recreation center, and Department of Recreation building; furnishing, refurnishing, equipping and reequipping a new and remodeled community and recreation center; demolishing certain existing facilities; preparing, developing and improving sites, including entrances, approaches, parking facilities, and landscaping; and acquiring all necessary rights in land, together with all necessary and related costs? The estimated millage that will be levied for the proposed bonds is 4 mills.



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FROM THE OFFICE OF THE CITY MANAGER

May 7, 2024

HAZEL PARK CITY SCHOOL DISTRICT COUNTY OF OAKLAND STATE OF MICHIGAN

SCHOOL IMPROVEMENT BONDING PROPOSAL

Shall Hazel Park City School District, Oakland County, Michigan, borrow the sum of not to exceed One Hundred Fifty Million Dollars (\$150,000,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

Constructing, equipping and furnishing a new school building, erecting, furnishing and equipping additions to and partially remodeling, furnishing and refurbishing, equipping and re-equipping school facilities; acquiring, installing, and equipping instructional technology for school facilities; constructing, equipping, developing and improving athletic facilities, playgrounds and play fields; and developing and improving sites.

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2024, is 5.65 mills (\$5.65 on each estimated \$1,000 of taxable valuation). The maximum number of years the bonds may be outstanding, exclusive of any refunding, is thirty (30) years. The estimated simple average millage anticipated to be required to retire this bond debt is 9.42 mills (\$9.42 on each \$1,000 of taxable valuation).

The School District expects to borrow from the State School Bond Qualification and Loan Program to pay debt service on these bonds. The estimated total principal amount of that borrowing is \$3,384,559 and the estimated total interest to be paid thereon is \$1,255,255. The estimated duration of the millage levy associated with that borrowing is 11 years and the estimated computed millage rate for such levy is 13 mills (\$13 per \$1,000 of taxable value). The estimated computed millage rate may change based on changes in certain circumstances.

The total amount of qualified bonds currently outstanding is \$31,890,000. The total amount of qualified loans currently outstanding is \$0.00.

Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.



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FROM THE OFFICE OF THE CITY MANAGER

Huron Valley School District Bond Proposal

Shall Huron Valley School District, Oakland and Livingston Counties, Michigan, borrow the sum of not to exceed Three Hundred Sixty-one Million Three Hundred Thousand Dollars (\$361,300,000) and issue its general obligation unlimited tax bonds therefore, in one or more series, for the purpose of: remodeling, furnishing and refurnishing, and equipping and re-equipping school buildings and facilities for safety, security, and other purposes; erecting, furnishing, and equipping a new school building and additions to a school building; acquiring and installing instructional technology in school buildings; purchasing school buses; and preparing, erecting, developing, improving, and equipping playfields, playgrounds, athletic fields and facilities, structures, and sites? The following is for informational purposes only: The estimated millage that will be levied for the proposed bonds in 2026 is 1.92 mills (\$1.92 on each \$1,000 of taxable valuation) for a -0- mill net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty (20) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 4.52 mills (\$4.52 on each \$1,000 of taxable valuation). The school district does not expect to borrow from the State to pay debt service on the bonds. The total amount of qualified bonds currently outstanding is \$137,955,000. The total amount of qualified loans currently outstanding is \$-0-. The estimated computed millage rate may change based on changes in certain circumstances. (Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other operating expenses.) What does it mean? It is estimated the District will be able to maintain the overall school debt levy at 7 mills and issue bonds with ZERO mill net increase to the debt millage rate over the current debt millage rate. The District will sell bonds totaling \$361.3 million. Understanding the Bond Proposal Language Bond 2024 addresses:

- ☐ Safety and security upgrades throughout the district
- ☐ Upgrades to support hands-on, project based learning to support our pillars of academics, arts, and athletics, and the 2023-2028 Strategic Plan
- ☐ Increased operational efficiencies to reduce energy use and utility costs
- ☐ Replacement and/or upgrades to current technology 2024 Bond proceeds can only be used on District buildings and projects so revenue stays in Huron Valley Schools.



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FROM THE OFFICE OF THE CITY MANAGER

WALLED LAKE CONSOLIDATED SCHOOL DISTRICT COUNTY OF OAKLAND STATE OF MICHIGAN

SCHOOL IMPROVEMENT BOND PROPOSITION

Shall the Walled Lake Consolidated School District, County of Oakland, State of Michigan, borrow the sum of not to exceed Two Hundred Fifty Million Eighty-Five Thousand Dollars (\$250,085,000) and issue its general obligation unlimited tax bonds, in one or more series, to pay for the cost of the following projects to create a modern learning environment for students and for health, safety, security, energy conservation and other purposes:

- Remodeling, equipping, re-equipping, furnishing, re-furnishing school buildings, athletic fields, playgrounds and other facilities;
- Erecting, completing, equipping and furnishing a replacement elementary school and an athletic field building;
- Acquiring and installing instructional technology infrastructure and equipment in school buildings and other facilities; and
- Preparing, developing and improving sites at school buildings, athletic fields, playgrounds and other facilities and the purchase of school buses?

YES ☐
NO ☐

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this ballot is expected to be at or below 4.05 mills which is a 0.08 mill decrease from the estimated annual debt millage to be levied in 2023. The estimated millage that will be levied to pay the proposed bonds in the first year is 1.26 mills (which is equal to \$1.26 per \$1,000 of taxable value) and the estimated simple average annual millage that will be required to retire each series of bonds is 1.51 mills annually (\$1.51 per \$1,000 of taxable value). The maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than thirty (30) years.

If approved by the voters, the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$307,355,000 of qualified bonds outstanding and \$0 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the future based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

August 6, 2024

Avondale School District School Improvement Bond Proposition

Shall the Avondale School District, County of Oakland, State of Michigan, borrow the sum of not to exceed One Hundred Fifty Million Dollars (\$150,000,000) and issue its general obligation unlimited tax bonds, in one or more series, to pay the cost of the following projects to create a modern learning environment for students and for health, safety, security, energy conservation and other purposes:

- Erecting, completing, equipping and furnishing a new early childhood center;
- Erecting an addition to R. Grant Graham Elementary School and remodeling, equipping and reequipping, furnishing and refurnishing school buildings and additions, including for modernizing instructional, fine arts and theater spaces, playgrounds and other facilities and erecting, equipping and furnishing a transportation maintenance facility;
- Acquiring, preparing, developing and improving sites for school buildings, including athletic fields, playgrounds and other facilities and the purchase of school buses;
- Acquiring and installing technology equipment and technology infrastructure, including for health, safety and security, in school buildings and other facilities?

The annual debt millage required to retire all bonds of the School District currently outstanding and proposed pursuant to this ballot is expected to remain at or below 7.30 mills which is an estimated -0-mill increase from the debt millage levied in 2024. The estimated millage that will be levied to pay the proposed bonds in the first year is 1.37 mills (\$1.37 per \$1,000 of taxable value) and the estimated simple average annual millage that will be required to retire each series of the bonds is 4.19 mills annually (\$4.19 per \$1,000 of taxable value). The maximum number of years the bonds may be outstanding, exclusive of refunding, is not more than twenty-five (25) years.

If approved by the voters, the repayment of the bonds will be guaranteed by the State under the School Bond Qualification and Loan Program (the "Program"). The School District currently has \$64,625,000 of qualified bonds outstanding and \$0 of qualified loans outstanding under the Program. The School District does not expect to borrow from the Program to pay debt service on these bonds. The estimated computed millage rate required to be levied to pay the proposed bonds may change in the future based on changes in certain circumstances.

(Pursuant to State law, expenditure of bond proceeds must be audited, and the proceeds cannot be used for teacher, administrator or employee salaries, repair or maintenance costs or other operating expenses.)



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FROM THE OFFICE OF THE CITY MANAGER

West Bloomfield Township

Bond Proposal

Shall the Charter Township of West Bloomfield, Oakland County, Michigan, borrow a sum not to exceed Twenty-Five Million Dollars (\$25,000,000), and issue its unlimited tax general obligation bonds therefore, in one or more series, for the purpose of:

Constructing, furnishing, equipping, and renovating Parks and Recreation improvements, including the parks, playgrounds, community and senior activity center, trail system, pickleball courts, nature education areas, meeting rooms, administrative spaces, new pavement, and other capital improvements described in the Parks and Recreation Commission's 5-year master plan?

The following is for information purposes only. The estimated millage to be levied in the first year of levy is .35 mill (\$0.35 for each \$1,000 of taxable value), and the estimated simple average annual millage rate required to retire the bonds is 0.35 mill (\$0.35 for each \$1,000 of taxable value). The maximum number of years the bonds of any series may be outstanding, excluding any refunding, is twenty (20).

November 5, 2024

Clawson Infrastructure Bond Proposal

Shall the City of Clawson, Michigan, borrow the sum of not to exceed Sixty-Four Million Five Hundred Thousand Dollars (\$64,500,000) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed twenty-one (21) years from the date of issuance, for the purpose of paying all or part of the costs to acquire, construct, reconstruct and improve infrastructure for the City, including road and street improvements, water main replacements and improvements, sanitary sewer improvements, and storm sewer improvements, together with all related site improvements? The estimated millage to be levied in 2025 is 3.50 mills (\$3.50 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 5.26 mills (\$5.26 per \$1,000 of taxable value).

Waterford Township Community Center Bond Proposal

Shall the Charter Township of Waterford, Oakland County, Michigan, borrow the principal amount of money not to exceed Thirty-Six Million Four Hundred Ten Thousand Dollars (\$36,410,000) and issue its general obligation unlimited tax bonds therefor in one or more series for the purposes of acquiring, renovating, constructing, furnishing, and equipping a community center, to include without limitation public community facilities, parks and recreational facilities and structures, and additional Township office space, acquiring approximately 51 acres of land for such community center and related facilities, making site improvements, renovating existing facilities at the site of such community center and related facilities, and demolishing existing facilities at the site thereof as necessary or advisable, as well as all other work, equipment, and appurtenances necessary or incidental thereto? The maximum number of years each series of bonds may be outstanding, exclusive of refunding, is 21 years; the estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 0.8492 mills (\$0.8492 per \$1,000 of taxable value of real and tangible personal property in the Township); and the estimated simple average annual millage that will be required to retire the bonds is 0.7587 mills (\$0.7587 per \$1,000 of taxable value of real and tangible personal property in the Charter Township of Waterford).

Oakland County Bond Proposals, November 2020 - November 2024

Date	Type	Taxing Authority	Bond Proposal	Principal	Years	Result
11/03/20	City	Birmingham	Parks and Recreation	\$11,250,000	21	Passed
11/03/20	City	Lathrup Village	Street Improvements	\$5,845,000	10	Passed
05/04/21	School	Oak Park	School Improvement	\$54,445,000	30	Passed
08/03/21	School	Clawson	School Improvement	\$55,935,000	30	Passed
11/02/21	School	Madison District Public Schools	School Improvement	\$11,400,000	25	Passed
11/02/21	City	Orchard Lake	Facilities	\$4,500,000	20	Passed
11/02/21	Township	Oxford Township	Library Expansion and Renovation	\$9,100,000	20	Failed
05/03/22	School	Holly	School Improvement	\$97,000,000	30	Passed
08/02/22	City	South Lyon	Street Improvements	\$18,465,000	10	Passed
11/08/22	School	Clarkston	School Improvement	\$197,500,000	25	Passed
11/08/22	Township	Lyon Township	[New] Library [19,000 sq. ft.]	\$13,000,000	30	Passed
11/08/22	School	Southfield	School Improvement	\$345,000,000	30	Passed
11/08/22	School	Troy	School Improvement	\$555,000,000	30	Passed
05/02/23	School	West Bloomfield	School Improvement	\$148,000,000	20	Passed
08/08/23	School	Berkley	School Improvement	\$88,000,000	25	Passed
08/08/23	School	Clawson	School Improvement	\$25,500,000	30	Passed
11/07/23	School	Fenton	School Improvement	\$122,550,000	25	Passed
11/07/23	City	Oak Park	Facilities	\$44,000,000	25	Passed
05/07/24	School	Hazel Park	School Improvement	\$150,000,000	30	Failed
05/07/24	School	Huron Valley	School Improvement	\$361,300,000	20	Passed
05/07/24	School	Walled Lake	School Improvement	\$250,085,000	30	Passed
08/06/24	School	Avondale	School Improvement	\$150,000,000	25	Passed
08/06/24	Township	West Bloomfield	Bond Proposal	\$25,000,000	20	Passed
11/05/24	City	Clawson	Infrastructure	\$64,500,000	21	Passed
11/05/24	Township	Waterford Township	Community Center	\$36,410,000	21	Passed

November 4, 2025 Bond Proposal

Regular City Council Meeting

July 14, 2025

Previously...

Q1 2025

- January 11, 2025
 - Capital Conference
- February 24, 2025
 - Capital Conference follow-up

Q2 2025

- April 16, 2025
 - 2025 Bond Proposal
- April 28, 2025
 - City Council and Planning Commission joint meeting
- June 9, 2025
 - Library Conceptual Design and Opinion of Cost

TOTAL PROJECT ESTIMATE **\$75,872,299**

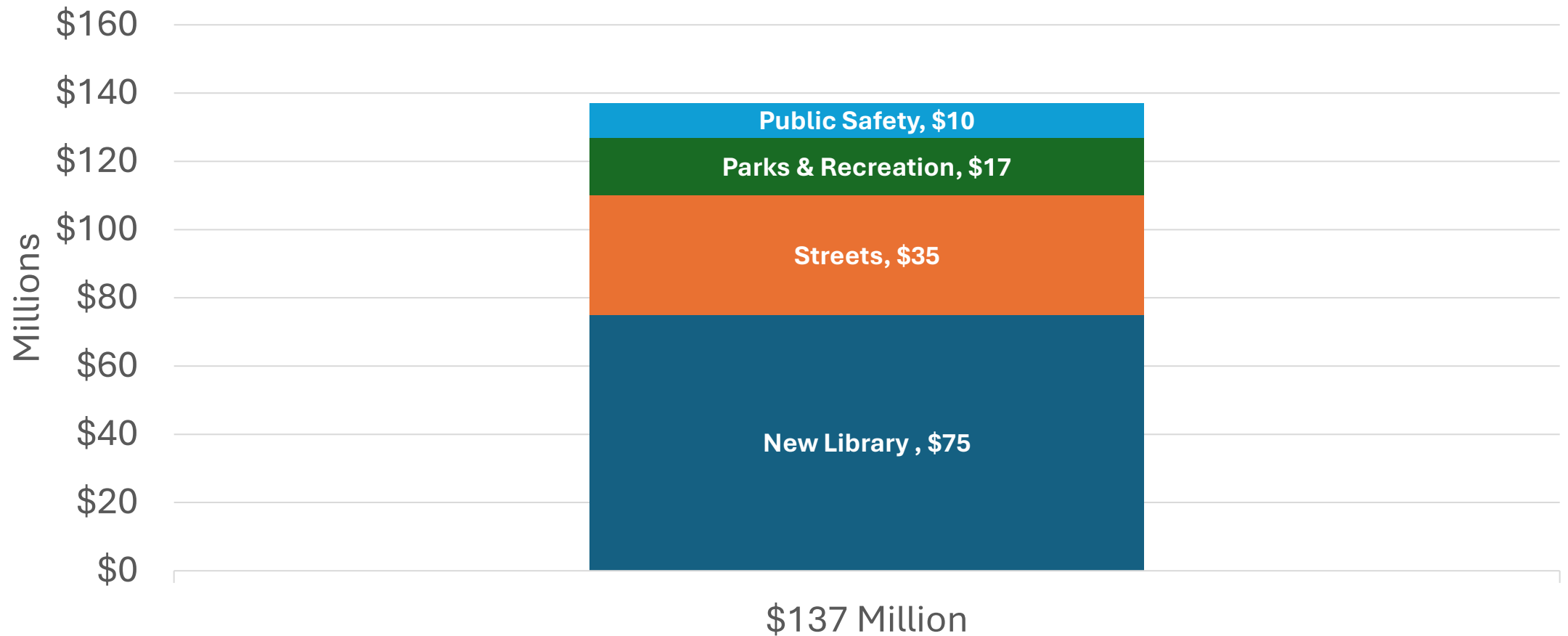
Hard Costs/Cost of Work **\$68,359,200**

Soft Costs **\$7,513,099**

Other Costs to Consider

- 1. Tariff Contingencies = \$3,417,960
- 2. Program Enhancements
 - + Child Interactives = \$400,000
 - + Outdoor Furniture = \$500,000
- 3. Additional Space for Programming
 - + 10,000 SF = \$8,430,255
 - <= 4,000 SF <= \$2,400,000

November 4, 2025 Bond Proposal

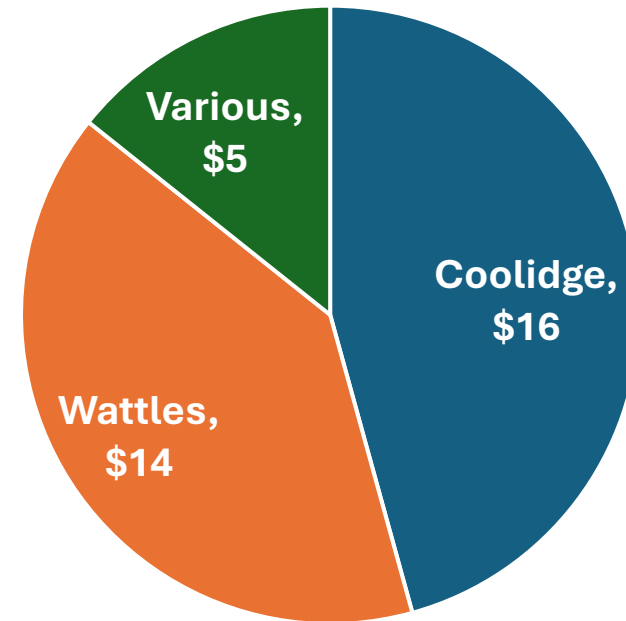


November 4, 2025 Bond Proposal

Library (\$75 million)

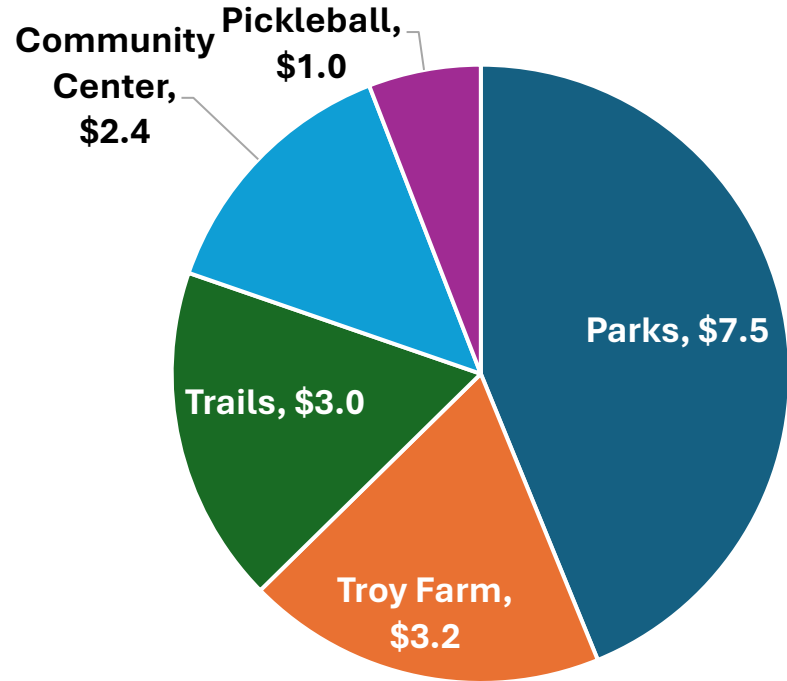
- \$75.87 million total project estimate
- 90,000 square feet

Streets (\$35 million)



November 4, 2025 Bond Proposal

Parks & Recreation (\$17 million)



Public Safety (\$10 million)

- Fire apparatus replacement
- Police body-worn cameras and public safety technology upgrades

Options

20-year Term

- Estimated millage to be levied in 2026: **1.1327 mills**
- Estimated simple average annual millage rate required to retire the bonds: **1.1329 mills**
- Estimated Interest Rate: **4.50%**

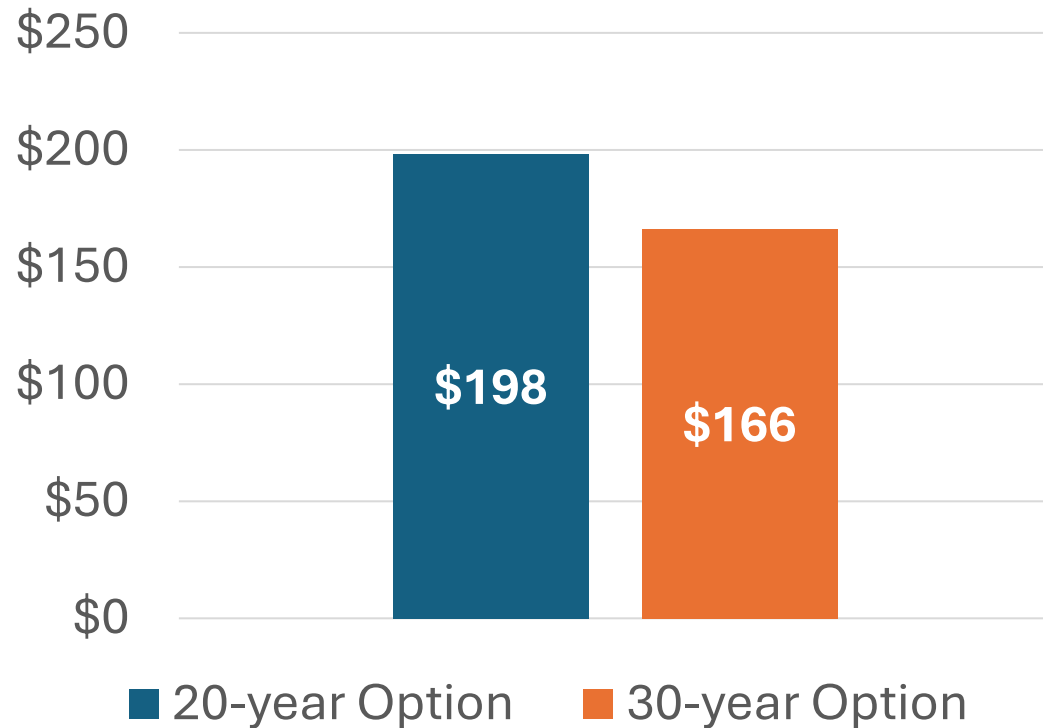
30-year Term

- Estimated millage to be levied in 2026: **0.9504 mills**
- Estimated simple average annual millage rate required to retire the bonds is **0.8562 mills**
- Estimated Interest Rate: **4.75%**

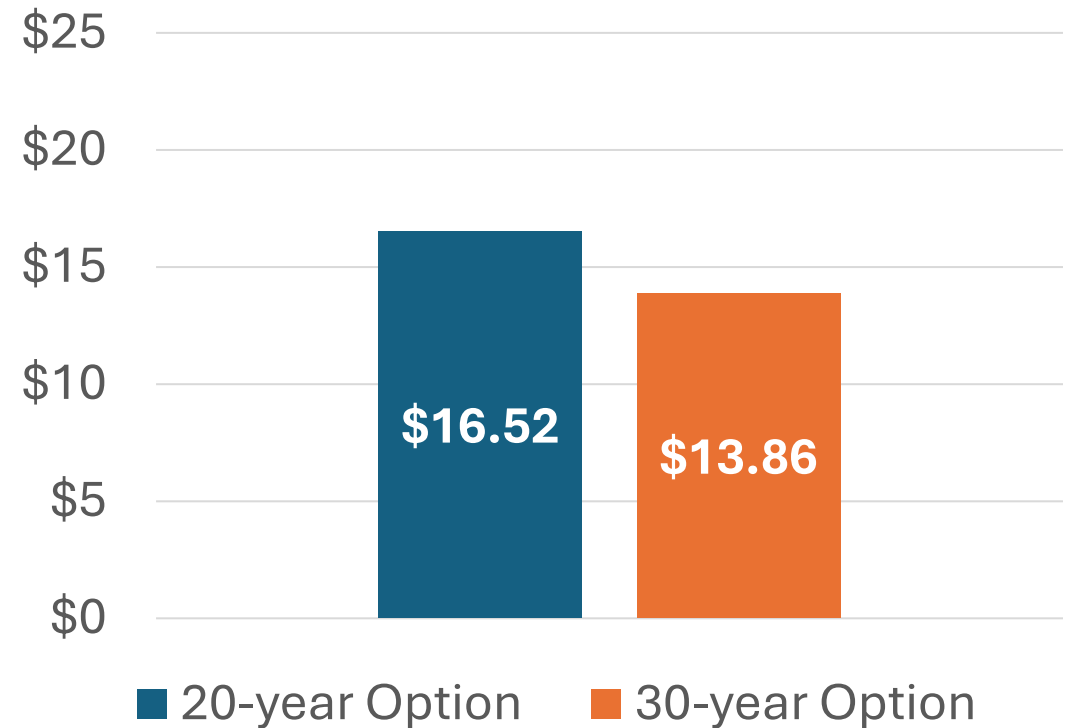
See Debt Schedules for details about assumptions and annual millage requirements

\$175,000 Taxable Value

Estimated Annual Tax



Estimated Monthly Tax



Discussion

November 4, 2025 Bond Proposal

\$137,000,000

CITY OF TROY

COUNTY OF OAKLAND, STATE OF MICHIGAN

UNLIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2026

SCHEDULE OF DEBT SERVICE REQUIREMENTS

On a Fiscal Year Basis

20 Years 4.50%

Fiscal Year Beginning July 1	Principal Due October 1	Interest Rate	Interest Due October 1	Interest Due April 1 <i>NEXT</i>	Total Principal & Interest Requirements	Taxable Value in 1,000	Fiscal Year Millage Requirement
2026	\$ 2,485,000	4.50%	\$ 2,568,750	\$ 3,026,588	\$ 8,080,338	\$ 7,133,889	1.1327
2027	2,285,000	4.50%	3,026,588	2,975,175	8,286,763	7,312,236	1.1333
2028	2,600,000	4.50%	2,975,175	2,916,675	8,491,850	7,495,042	1.1330
2029	2,935,000	4.50%	2,916,675	2,850,638	8,702,313	7,682,418	1.1328
2030	3,295,000	4.50%	2,850,638	2,776,500	8,922,138	7,874,478	1.1330
2031	3,675,000	4.50%	2,776,500	2,693,813	9,145,313	8,071,340	1.1331
2032	4,075,000	4.50%	2,693,813	2,602,125	9,370,938	8,273,124	1.1327
2033	4,505,000	4.50%	2,602,125	2,500,763	9,607,888	8,479,952	1.1330
2034	4,955,000	4.50%	2,500,763	2,389,275	9,845,038	8,691,951	1.1327
2035	5,435,000	4.50%	2,389,275	2,266,988	10,091,263	8,909,249	1.1327
2036	5,945,000	4.50%	2,266,988	2,133,225	10,345,213	9,131,981	1.1329
2037	6,485,000	4.50%	2,133,225	1,987,313	10,605,538	9,360,280	1.1330
2038	7,055,000	4.50%	1,987,313	1,828,575	10,870,888	9,594,287	1.1331
2039	7,655,000	4.50%	1,828,575	1,656,338	11,139,913	9,834,144	1.1328
2040	8,295,000	4.50%	1,656,338	1,469,700	11,421,038	10,079,998	1.1330
2041	8,970,000	4.50%	1,469,700	1,267,875	11,707,575	10,331,998	1.1331
2042	9,680,000	4.50%	1,267,875	1,050,075	11,997,950	10,590,298	1.1329
2043	10,430,000	4.50%	1,050,075	815,400	12,295,475	10,855,055	1.1327
2044	11,225,000	4.50%	815,400	562,838	12,603,238	11,126,432	1.1327
2045	12,065,000	4.50%	562,838	291,375	12,919,213	11,404,593	1.1328
2046	12,950,000	4.50%	291,375	-	13,241,375	11,689,707	1.1327
	\$ 137,000,000		\$ 42,630,000	\$ 40,061,250	\$ 219,691,250	\$ 193,922,452	1.1329 Average

Assumptions:

Bonds Dated: 05/01/2026

First Interest Payment: 10/01/2026

Number of Days: 150

Subsequent Interest Payment: 04/01/2027

Number of Days: 180

First Principal Payment: 10/01/2027

Projected Interest Rate 4.50%

2025 Taxable Value \$ 6,959,891,440

Growth Rate in Taxable Value 2.50%

17000 Kercheval Ave. Suite 230, Grosse Pointe, Michigan 48230

PHONE: (313) 961-8222

The information contained herein was derived from sources generally recognized as reliable and does not make any representations as to correctness or completeness and has in no way been altered except to the extent that some information may be summarized, and is in no way intended to be a solicitation for orders.

\$137,000,000

CITY OF TROY

COUNTY OF OAKLAND, STATE OF MICHIGAN

UNLIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2026

SCHEDULE OF DEBT SERVICE REQUIREMENTS

On a Fiscal Year Basis

30 Years

Fiscal Year Beginning July 1	Principal Due October 1	Interest Rate	Interest Due October 1	Interest Due April 1 NEXT	Total Principal & Interest Requirements	Taxable Value in 1,000	Fiscal Year Millage Requirement
2026	\$ 835,000	4.75%	\$ 2,711,458	\$ 3,233,919	\$ 6,780,377	\$ 7,133,889	0.9504
2027	990,000	4.75%	3,233,919	3,210,406	7,434,325	7,312,236	1.0167
2028	1,230,000	4.75%	3,210,406	3,181,194	7,621,600	7,495,042	1.0169
2029	1,485,000	4.75%	3,181,194	3,145,925	7,812,119	7,682,418	1.0169
2030	1,755,000	4.75%	3,145,925	3,104,244	8,005,169	7,874,478	1.0166
2031	2,045,000	4.75%	3,104,244	3,055,675	8,204,919	8,071,340	1.0165
2032	2,355,000	4.75%	3,055,675	2,999,744	8,410,419	8,273,124	1.0166
2033	2,685,000	4.75%	2,999,744	2,935,975	8,620,719	8,479,952	1.0166
2034	3,035,000	4.75%	2,935,975	2,863,894	8,834,869	8,691,951	1.0164
2035	3,410,000	4.75%	2,863,894	2,782,906	9,056,800	8,909,249	1.0166
2036	3,810,000	4.75%	2,782,906	2,692,419	9,285,325	9,131,981	1.0168
2037	4,230,000	4.75%	2,692,419	2,591,956	9,514,375	9,360,280	1.0165
2038	4,680,000	4.75%	2,591,956	2,480,806	9,752,763	9,594,287	1.0165
2039	5,160,000	4.75%	2,480,806	2,358,256	9,999,063	9,834,144	1.0168
2040	5,665,000	4.75%	2,358,256	2,223,713	10,246,969	10,079,998	1.0166
2041	6,200,000	4.75%	2,223,713	2,076,463	10,500,175	10,331,998	1.0163
2042	6,775,000	4.75%	2,076,463	1,915,556	10,767,019	10,590,298	1.0167
2043	7,380,000	4.75%	1,915,556	1,740,281	11,035,838	10,855,055	1.0167
2044	8,020,000	4.75%	1,740,281	1,549,806	11,310,088	11,126,432	1.0165
2045	8,700,000	4.75%	1,549,806	1,343,181	11,592,988	11,404,593	1.0165
2046	9,420,000	4.75%	1,343,181	1,119,456	11,882,638	11,689,707	1.0165
2047	3,715,000	4.75%	1,119,456	1,031,225	5,865,681	11,981,950	0.4895
2048	4,045,000	4.75%	1,031,225	935,156	6,011,381	12,281,499	0.4895
2049	4,395,000	4.75%	935,156	830,775	6,160,931	12,588,536	0.4894
2050	4,765,000	4.75%	830,775	717,606	6,313,381	12,903,250	0.4893
2051	5,160,000	4.75%	717,606	595,056	6,472,663	13,225,831	0.4894
2052	5,575,000	4.75%	595,056	462,650	6,632,706	13,556,477	0.4893
2053	6,015,000	4.75%	462,650	319,794	6,797,444	13,895,389	0.4892
2054	6,485,000	4.75%	319,794	165,775	6,970,569	14,242,773	0.4894
2055	6,980,000	4.75%	165,775	-	7,145,775	14,598,843	0.4895
	\$ 137,000,000		\$ 60,375,271	\$ 57,663,813	\$ 255,039,083	\$ 313,196,999	0.8562 Average

Assumptions:

Bonds Dated:	05/01/2026
First Interest Payment:	10/01/2026
Number of Days:	150
Subsequent Interest Payment:	04/01/2027
Number of Days:	180
First Principal Payment:	10/01/2027
Projected Interest Rate	4.75%
2025 Taxable Value	\$ 6,959,891,440
Growth Rate in Taxable Value	2.50%

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500 West Big Beaver
Troy, MI 48084
troymi.gov

I-05

CITY COUNCIL AGENDA ITEM



Date: July 9, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Joshua Jones, Chief of Police
Frank Shuler, Police Lieutenant
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: GSA Cooperative Purchase – Lenco BearCat G2 – Troy Police Department and Budget Amendment (Introduced by: Frank Shuler, Police Lieutenant)

History

The Troy Police Department Tactical Support Team (TST) handles incidents such as high-risk warrant service, barricaded subjects, hostage situations, civil disturbances, etc. With the world events of today, the team has taken on additional responsibilities relating to homeland security, such as incidents involving explosives and weapons of mass destruction. TST is also tasked with preparing for and responding to any school related mass casualty incidents, to include the rescue of children and staff while in a potential hot zone. In preparation for these types of incidents, the Troy Police has to review the training opportunities and equipment available to its officers - which includes armored rescue vehicles.

The main mission for the Troy Police and TST is to protect human life and to ensure its officers are equipped with the most current and tactically sound equipment available. The absence of an armored rescue vehicle makes officers vulnerable in the event of a mass casualty type incident. The addition of this vehicle would protect our first responders when used for these types of incidents.

The Lenco BearCat G2 is the proposed vehicle for use by the TST. Lenco BearCat G2 is an armored rescue vehicle built from the ground up to help law enforcement officers resolve the most challenging scenarios safely and efficiently. Since the early 2000's, the Lenco BearCat G2 has become a common sight at the frontline of America's homeland security and national defense. Unmatched performance, protection and reliability has made the Lenco BearCat G2 the preferred tactical armored vehicle of the Los Angeles PD, New York PD and Boston PD, as well as more than 1,000 Federal, State, and Local Law Enforcement agencies across the US.

Additionally, because of the Lenco BearCat G2's extreme maneuverability and armor characteristics, it serves as an excellent tool to assist law enforcement with rescuing citizens that find themselves in harm's way such as severe winter storms, tornadoes and other natural disasters, such as the flood



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

History (continued)

that occurred in Troy in 2014 when unfortunately, no such vehicle was available for use and the Troy Police had to rely on Fire Department apparatus.

Furthermore, the proposed armored rescue vehicle will be configured for medical treatment and moderate fire extinguishing use. The vehicle equipment will include MedEvac benches, trauma lighting, IV hooks and a fire hose nozzle.

Purchasing

- Through the U. S. General Services Administration (GSA) Governmental Purchasing Cooperative, pricing has been secured for the purchase of a Lenco BearCat G2 in the amount of \$426,108.00 as detailed in the attached quote and as per the GSA Cooperative Contract #GS-07F-169DA.
- *Lenco Industries, Inc. of Pittsfield, MA* is the awarded vendor per the GSA Cooperative Governmental Purchasing Program.

Financial

Funds are budgeted in the Police Department Drug Forfeiture Fund under Project Number 2026DF0001 for the 2026 fiscal year in the amount of \$400,000.00. The acquisition will require a budget amendment in the amount of \$26,108.00. Expenditures will be charged to the Police Department Drug Forfeiture Fund.

Recommendation

City Management recommends that a contract be awarded to *Lenco Industries, Inc. of Pittsfield, MA* for the purchase of a Lenco BearCat G2 for an estimated cost of \$426,108.00 as detailed in the attached proposal and as per the GSA Cooperative Purchasing Contract # GS-07F-169DA. It is also recommended that City Council approve a budget amendment to the Police Department Drug Forfeiture Fund in the amount of \$26,108.00.



Protecting Our Nation's Defenders™

10 Betnr Industrial Drive - Pittsfield, MA 01201

PH: 413-443-7359 - FAX: 413-445-7865

Quotation 110048

Customer Code: TRLMI

Quotation Date: 06/18/25

Lenco Tax ID#: 04-2719777

Page #: 1 of 1

Bill To

Troy Police Department
500 W Big Beaver Rd.
Troy, MI 48084 USA

Ship To

Troy Police Department
500 W Big Beaver Rd.
Troy, MI 48084 USA

Payment Terms	Shipping Terms	Ship Via
Net 30 Days	FOB: Destination	Common Carrier
Estimated Completion	Lenco Contact	Inspection & Acceptance
18 Months (+ or -) ARO	Jim Massery	At Lenco's Facility, Pittsfield, MA

Item:	Product #	Qty	Unit Price	Total
Vehicle configuration	4288			
Lenco BearCat	BC55003-BASE	1	\$264,310.00	\$264,310.00
Options:				
LED Red and Blue	LED_RED_BLUE	1		
Exterior Paint Color: Charcoal Gray	CHARCOAL_GRAY	1		
Diesel Engine, 6.7L Turbo	BCDLEN	1	\$9,995.00	\$9,995.00
4-Door Configuration	BC4DR	1	\$9,823.00	\$9,823.00
(1) 7" Vertical GunPort Upgrade	BCGP7	8	\$228.00	\$1,824.00
360 Camera System	BC360DEG	1	\$4,422.00	\$4,422.00
Rear A/C - Heating System: High Capacity Upgrade	BCHACUP	1	\$8,250.00	\$8,250.00
Hydraulic Front Mounted Receiver with Ram Post and Plate	BCHYDRAM	1	\$16,975.00	\$16,975.00
Gas Injector Unit	BCGIU	1	\$14,552.00	\$14,552.00
VSP Style Low Profile & Scene Lighting Pkg	BCVSPL	1	\$6,102.00	\$6,102.00
Roof Mounted Remote Control Spot Light - LED	BCSLLED	2	\$1,404.00	\$2,808.00
AC-DC Power Inverter w/ Auto Eject	BCINV2000	1	\$6,387.00	\$6,387.00
Armored Oil Pan Guard	BCAOPG	1	\$1,936.00	\$1,936.00
Intercom System Inside to Outside	BCINT	1	\$3,280.00	\$3,280.00
MedEvac Benches	BCMEDBENCH	1	\$6,528.00	\$6,528.00
Trauma Lighting (6) Overhead Dome White w/Hi/Low/Red	BCLTMED	1	\$4,996.00	\$4,996.00
IV Hooks - Ceiling Mounted	BCIVHOOK	1	\$1,400.00	\$1,400.00
Water Monitor (Integration) w/ Joy Stick Control: Bumper-Mounted Nozzle	BCMONBMN	1	\$48,720.00	\$48,720.00
Whole Vehicle Bedrock Paint	BCPJWV	1	\$10,000.00	\$10,000.00
Configuration Subtotal:				\$422,308.00
Lenco BearCat	NEWCONFIG	1	\$422,308.00	\$422,308.00
Freight Out - SWAT	FREIGHTOUT-VEHICLE	1	\$3,800.00	\$3,800.00
Net Total				\$426,108.00

Notes:

GSA Federal Acquisition Service - Multiple Award Schedule

Contract Number: GS-07F-169DA

Current Option Period End Date: August 22, 2026

WARNING: Information Subject to Export Control Laws

The written approval of the Directorate of US Defense Trade Controls and Lenco Industries, Inc. must be obtained before reselling, transferring, transshipping or disposing of a defense article to any end user, end use or destination other than as stated on this Lenco quote or the shipper's export declaration in cases where an exemption is claimed under this subchapter ITAR 123.9(A).

Acceptance of this quotation or entering into a purchase agreement with Lenco, the purchaser agrees to Lenco's full Terms and Conditions of Sale, available upon request. This quote will be valid for 60 days.

ACCEPTANCE OF PROPOSAL

Authorized

Signature: _____

Please sign and return

Authorized

Signature: James Massery
Jim Massery

Thank you



BEARCAT G2

LENCO
ARMORED ★ VEHICLES

URBAN TACTICAL APC EXTERIOR FEATURES

- 1 Rotating Roof Hatch
- 2 Water Monitor*
- 3 LED Spot Lights*
- 4 .50 cal/NIJ IV Armor Protection
- 5 Integrated Visor Lights*
- 6 Hydraulic Ram Bar*
- 7 4 Door Configuration*
- 8 Intercom (Inside to Out)*
- 9 4WD Shift on the Fly
- 10 Wrap-Around Running Boards

FORD WARRANTY

Safety Restraint & Powertrain: **5 Years / 60,000 Miles**

Bumper-to-Bumper: **3 Years / 36,000 Miles**

Diesel Engine (Optional): **5 Years / 100,000 Miles**

Lenco U.S. 3 Year Warranty Unlimited Miles



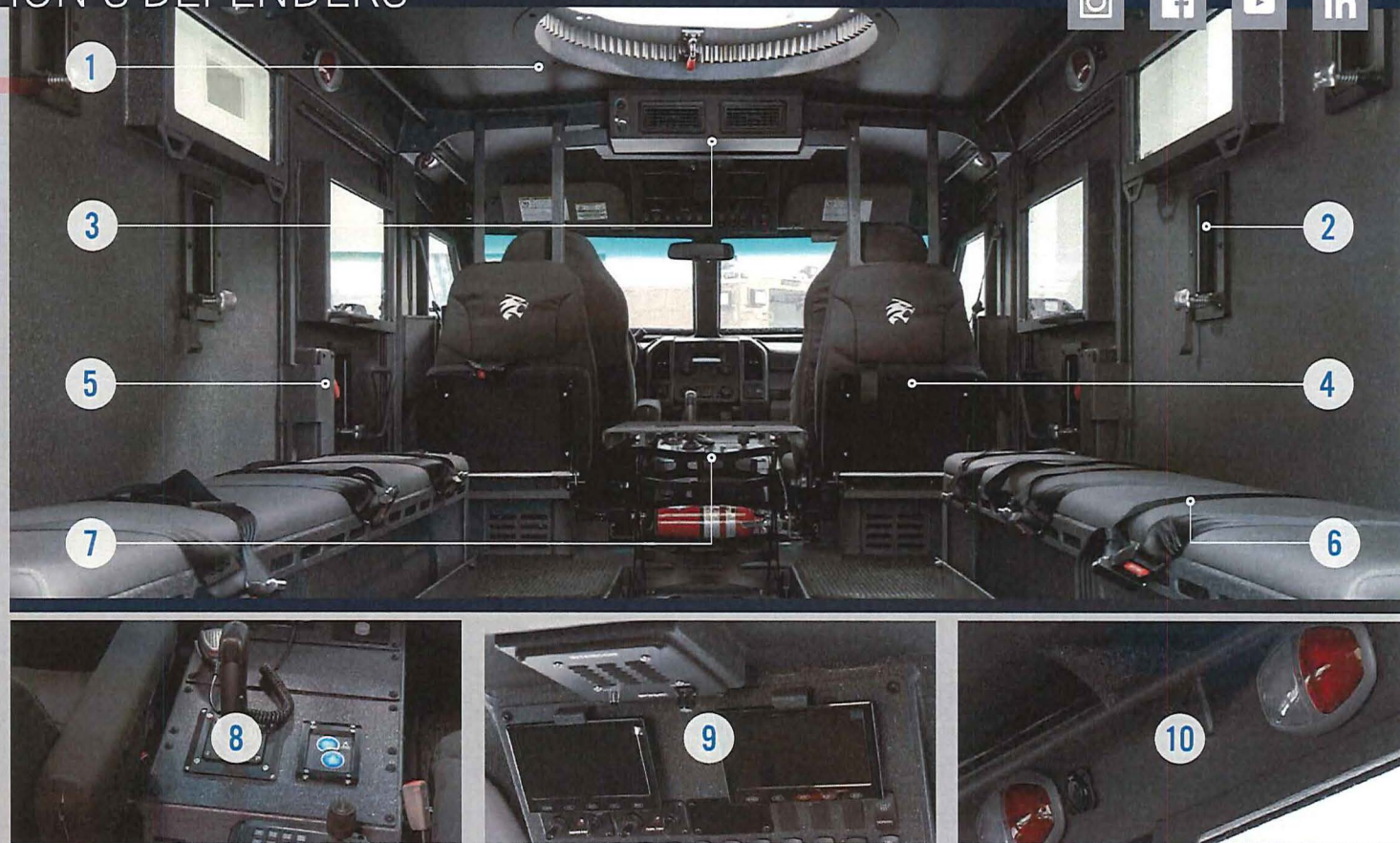
*optional equipment shown

PROTECTING OUR NATION'S DEFENDERS



INTERIOR FEATURES

- 1 Rotating Roof Hatch
• Lockable Positions
- 2 Lockable Gunports
- 3 Rear A/C & Heat*
- 4 Rear Facing Flip Down Seats*
- 5 Battle Bolts
- 6 Bench Seating w / Storage
- 7 Height Adjustable Gunner Stand
- 8 4-Panel Center Console w / PA
- 9 Header Panel*
- 10 Red / White Interior Lighting



LENCO BEARCAT G2 FEATURES

POWERTRAIN (4x4)

7.3L V8 Gas	6.7L V8 Turbo Diesel (optional)
• 350 HP	• 330 HP
• 468 ft-lb Torque	• 825 ft-lb Torque
TorqShift 10 Speed Auto-Transmission w / OD	
397-amp Dual Alternators	
(2) 750-CCA / 78 amp-hr 12V Batteries	

PERFORMANCE DATA

Fuel Capacity - 40 gallons (Upgrade Available)
Approach Angle: 41 Degrees
Ground Clearance: 10.13"
Side Slope: 38 Degrees
Gradient: > 60 Percent

PERFORMANCE DATA (cont.)

Fording Depth: 28"
Speed: 75 MPH w / bursts to 90 MPH
Turning Radius - 19.4 ft

BALLISTIC DEFEAT

Body & Glass - NIJ IV / .50 CAL BMG
Floor & Fuel Tank - Armored to Blast
Rotating Roof Hatch
Gunports: Sides; Rear; Hatch

TIRE & WHEELS

Standard - 245 / 70R x 19.5
(Optional) Runflats - Hutchinson CRF

POWER

HVAC: Front Air Conditioning & Heating
(Optional) Dual - Front & Rear A / C & Heat
Strobe Lights (2) Front & (2) Rear
Interior Lights: (8) White / Red Lenses
Siren / PA System: Multi-Tone - 200 Watt Speaker
(Optional) AC / DC Power Inverter

INTERIOR

Seating - 2 Front / 8 - 12 Rear on Benches
Gear Storage Under Seats & Tie-offs
Height Adjustable Gunner Stand
4-Panel Center Console w / PA
Insulation: Full Ceiling w / Headliner

*optional equipment shown

DIMENSIONS (Inches)

Length: 259 1/2
Width: 98 3/4
Height: 106 / 119 Turret
Wheel Base: 131

OPTIONAL FEATURES

Winch	HD Cam Devices
CBRNE	Thermal Camera
4-Doors	Intercom System
RAM Camera	
Riot Control	
LRAD System	
Gas Injection	

A Special Meeting of the Troy City Council was held on Monday, June 30, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:00 PM.

A. ROLL CALL:

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

C. PUBLIC COMMENT:

Joey Colby – Commented in favor of the 20-year funding proposal for a new Library building

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

City Manager Nastasi introduced the discussion topic, and provided a review of the information provided and discussed by City Council during previous meetings. He provided a summary of the items that would be funded by the bond proposal.

Mayor Baker asked for clarification of why the estimates today are higher than the estimates provided a year ago. City Manager Nastasi replied that these are conservative estimates, and include inflation estimates. He said that the estimate is also based on comparisons with large building projects in the area, such as the school district's projects. Public Works Director Bovensiepe added that during discussions with construction experts confirmed that the current estimates are conservative but will include sufficient funding for all costs including soft costs.

Council Member Chamberlain-Creanga asked how state grant funding would impact the City's expected costs and bond funding. CFO Maleszyk commented that some projects would begin before other projects, so any state funding would offset bond funding and then the City wouldn't need to accept that funding, which would cause the bond amount to be lowered from the beginning. Council Member Chamberlain-Creanga asked about the communication plan for the proposal and projects funded by the bond. Communications Director Flynn commented that the communications plan is already operational, and there are future communications items ready to release on the planned schedule.

Mayor Pro Tem Gunn asked about the plan for unexpected cost increases between now and the time the costs are incurred. City Manager Nastasi responded that there is room in the building plan for changes that could lower costs in the event that other costs increase. Library Director Dumas added that the estimators have taken inflation and future costs into consideration when providing the cost estimates.

Council Member Chanda asked if items like furniture are included in the estimate. Director Bovensiep replied that furniture is included as a separate line item in the estimate.

Council Member Hamilton clarified that the term conservative in this case refers to estimating costs at the high end in order to include all the needs and projected increases during the planning and construction phases.

City Manager Nastasi commented that they are seeking direction and consensus from City Council tonight.

City Attorney Bluhm commented that bond language could be prepared for Council by the next meeting, should Council arrive at a consensus regarding the two options presented tonight.

Council Member Hodorek commented that the last time the City proposed a bond from the community was 1999. She reiterated that all of the items included in the bond proposal have been discussed for several years. She asked for clarification on the public safety and recreation portions of the proposal. Mr. Maleszyk commented that replacing a fire apparatus causes other capital needs to suffer, Mr. Goul commented on the items that need to be repaired or replaced at the Community Center, and Mr. Trantham explained the enhancements pertaining to the parks, the Troy Farm, and extending the trails and pathways.

Council Member Hamilton asked about the Parks and Recreation Master Plan. Mr. Goul explained the timeline and process. Mr. Bovensiep explained that many of the items proposed for the recreation items are maintenance items.

Mayor Baker asked for clarification whether the bond is 0.9 mil or 1.1 mil. City Attorney Bluhm commented that different proposal language could be proposed based upon the amount and timeline. Mr. Bruner explained that the fixed items included in the proposal is the principal sum and the term. He said the interest rate will not be determined until the bonds are sold and they will likely be sold in multiple series. City Attorney Bluhm commented that for transparency purposes, the items to be financed should be included in the language.

Council Member Hodorek expressed concerns with confusing bond proposal language having different items with different finance terms. They discussed the difference of costs based on the term lengths.

Council Member Chamberlain-Creanga commented that she is interested in receiving feedback from the residents on the different options. She said due to the timeline, City Council members could hold their own focus groups to obtain resident feedback

It was the consensus of City Council to have a \$137 million bond proposal on the November 4, 2025 ballot.

City Attorney Bluhm said that Bond Counsel will provide both proposal languages for the next Council meeting.

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:12 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

July 14, 2025 Special Meeting-City Manager/City Attorney Evaluations
October 6, 2025..... Special Meeting-City Manager/City Attorney Evaluations

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

Senior Pastor Simion Timbuc from Bethesda Romanian Pentecostal 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, June 30, 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 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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

Dave Kniffen	Commented on the increasing budget over the last few years.
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G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

City Attorney Bluhm responded that the City does have agreements for use of music. Mayor Baker responded that no City funds were used for the creation of the video during the State of the City Address.

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 – None

a) **Mayoral Appointments: None**

b) **City Council Appointments: None**

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

a) **Mayoral Nominations: None**

b) **City Council Nominations: None**

I-3 Request for Closed Session

Resolution #2025-06-089

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) – Gillman v. Troy et. al.

Yes: All-7

No: None

MOTION CARRIED

I-4 Contract Ratification – Michigan Association of Police (MAP) (*Introduced by: Jeanette Menig, Human Resources Director*)

Resolution #2025-06-090

Moved by Chanda

Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **RATIFIES** the collective bargaining agreement between the City of Troy and the Michigan Association of Police (MAP) for the period July 1, 2025 through June 30, 2029, and the Mayor and City Clerk are **AUTHORIZED** to execute the final agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7

No: None

MOTION CARRIED

I-5 Fiscal Year 2024/2025 Budget Amendments (Introduced by: Robert Maleszyk, Chief Financial Officer)

Resolution #2025-06-091

Moved by Chamberlain-Creanga

Seconded by Brooks

RESOLVED, That Troy City Council hereby **AUTHORIZES** City Management to amend the Current Fiscal Year 2025 General Fund Budget as detailed below:

General Fund:**General Government:**

Other – Building Ops.....	\$ 75,000
Other – District Court.....	<u>\$ 75,000</u>
Total General Government.....	\$ 150,000

Public Safety:

Building Inspection.....	\$ 150,000
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Community & Economic Development:

Engineering.....	\$ 150,000
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Net General Fund Change:\$ (450,000)

BE IT FURTHER RESOLVED, That Troy City Council Herby **AUTHORIZES** City Management to amend the Current Fiscal Year 2025 Community Development Block Grant Fund Budget as follows:

Community Development Block Grant:

Home Chore	
Program.....	\$20,000
Federal Revenue Increase (Offset)	<u>(20,000)</u>
Net Community Development Block Grant Change:	\$ -

Yes: All-7

No: None

MOTION CARRIED**I-6 Bid Waiver – ABI Force Z-23 and Attachments (Introduced by: Dennis Trantham, Deputy Public Works Manager)**

Resolution #2025-06-092

Moved by Hodorek

Seconded by Gunn

RESOLVED, That, in the best interest of the City, Troy City Council hereby **WAIVES** the formal bidding procedures and **AWARDS** a contract to *LADDs, of Caledonia, MI*, the sole source distributor and service provider for ABI Force Z-23 and attachments for an estimated cost of \$51,636 at prices detailed in the provided proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2025-06-093-J-1a
Moved by Hamilton
Seconded by Chamberlain-Creanga

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 #2025-06-093-J-2

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

- a) City Council Minutes-Draft – June 9, 2025

J-3 Proposed City of Troy Proclamations:

Resolution #2025-06-093-J-3

- a) Proclamation Celebrating 50 Years – The Bharatiya Temple

J-4 Standard Purchasing Resolutions:

- a) Standard Purchasing Resolution 1: Award to Low Bidder – Contract 24-06 – 2025 CIPP Program

Resolution #2025-06-093-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 24-06, 2025 CIPP Program, to *Insituform Technologies USA, LLC, 580 Goddard Ave, Chesterfield, MO 63005*, for their low bid of \$870,837.88.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 25% of the total bid cost.

b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Pest Control Services

Resolution #2025-06-093-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a two-year contract with an option to renew for two additional years for Pest Control Services on an as needed basis to the low bidder meeting all requirements, *American Pest Control, Inc. of Troy, MI*, for an estimated total annual cost of \$8,287.00, at unit prices contained in the bid tabulation opened June 5, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, the cost of which shall not exceed annual budgetary limitations; with the contract expiring June 30, 2029.

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

c) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Water System Materials

Resolution #2025-06-093-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide requirements of Water System Materials to the low bidders meeting specifications, *Core & Main LP of Shelby Twp., MI & Ferguson Enterprises LLC of Warren, MI*, as detailed below, for an estimated total cost of \$266,012.50, at the unit prices contained in the bid tabulation opened May 22, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring June 30, 2026.

Core & Main LP Shelby Twp., MI	Item #1 Curb Box Items, Lines 2-4	\$19,827.50
	Item #2 Water Service Parts, Lines 1-8 & 10-11	\$151,485.00
	Item #5 Powerseal Stainless Steel Saddles	40% List Discount
Ferguson Enterprises LLC Warren, MI	Item #1 Curb Box Items, Line 1	\$15,600.00
	Item #2 Water Service Parts, Lines 9 & 12-16	\$79,100.00
	Item #3 Ford Repair Clamps	50% List Discount
	Item #4 Ford Brass Saddles	45% List Discount
	Item #6 Mueller Complete Fire Hydrants Mueller Hydrant & Valve Parts	20% List Discount 40% List Discount

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

d) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Disposable HVAC Filters

Resolution #2025-06-093-J-4d

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with an option to renew for one (1) additional two-year period for Disposable HVAC Filters to the total low bidder meeting specifications, *Midwest Air Filters, Inc. of Grand Rapids, MI*, at unit prices contained in the bid tabulation opened June 5, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2029.

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

e) Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2025 Michigan Municipal League Convention

Resolution #2025-06-093-J-4e

RESOLVED, That Troy City Council **AUTHORIZES** City Council Member travel expenses for the 2025 Michigan Municipal League Convention, in accordance with accounting procedures of the City of Troy.

J-5 Bid Waiver – Printing of Election and Voting Materials

Resolution #2025-06-093-J-5

WHEREAS, Printing Systems, Inc. of Taylor, MI provides election related supplies and printed materials that comply with State of Michigan standards; and,

WHEREAS, Printing Systems, Inc. has provided the City of Troy with the required materials as a result of the lowest quote and regularly as the only vendor able to provide the materials requested in the quotes; and,

WHEREAS, Printing Systems, Inc. holds the contract for ballot printing and supply kits with the State of Michigan and Oakland County and it is desirable to utilize Printing Systems, Inc. for ballot folding and specialized forms in conjunction with the County procurement;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **WAIVES** formal bidding procedures and **AUTHORIZES** the purchase of printing of election and voter registration materials from *Printing Systems, Inc. of Taylor, MI* at an estimated cost of \$40,000.00 per fiscal year, contract to expire December 31, 2027.

J-6 Contract Extension – Troy Public Library Consulting Services

Resolution #2025-06-093-J-6

RESOLVED, That in the best interest of the City, Troy City Council **APPROVES** extending the contract with *ReThinking Libraries, of Ft. Collins, CO*, for Troy Public Library Consulting Services for a not to exceed amount of \$28,000, plus travel expenses if required, as detailed in the attached contract dated June 20, 2025.

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.

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the Library Director to execute the attached contract agreement with ReThinking Libraries, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Classified and Exempt Classification and Pay Plans

Resolution #2025-06-093-J-7

WHEREAS, The Classification Plan for Classified Employees, Classification Plan for Exempt Employees and the Pay Plan for Classified and Exempt Employees were last revised July 2024; and,

WHEREAS, The City has added, removed, and updated Exempt and Classified positions since the last revision; and,

WHEREAS, The Personnel Board has reviewed and approved the revised Classification Plan for Classified employees;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the July 1, 2025 Classification Plan for Classified Employees, Classification Plan for Exempt Employees and the Pay Plan for Classified and Exempt Employees.

J-8 Request for Acceptance of a Quit Claim Deed and Two Permanent Easements from DC Land Development, LLC, Sidwell #88-20-03-251-043 and -044

Resolution #2025-06-093-J-8

RESOLVED, That Troy City Council **ACCEPTS** a quit claim deed for detention purposes and two permanent easements for sidewalks, storm sewers and surface drainage, and access to the detention area from DC Land Development, LLC, owner of the properties having Sidwell #88-20-03-251-043 & -044.

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

J-9 Request for Acceptance of a Warranty Deed from Gary Abitheira, Sidwell #88-20-105-179-002

Resolution #2025-06-093-J-9

RESOLVED, That Troy City Council **ACCEPTS** a warranty deed for right-of-way from Gary Abitheira, owner of the property having Sidwell #88-20-15-179-002.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the warranty deed 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 a Permanent Easement, TAP Pathways Project 2025C0108, Parcel #88-20-11-101-022

Resolution #2025-06-093-J-10

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for public roadways, public utilities and sidewalks from Mod Dent Holdings, LLC, owner of the property having Sidwell #88-20-11-101-022.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** compensation for the permanent easement in the amount of \$5,000.00.

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 \$100.00.

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-11 Request to Vacate a Portion of Existing Sanitary Sewer Easement and Acceptance of Permanent Easement, Sidwell #88-20-29-101-010, Somerset Collection Limited Partnership

Resolution #2025-06-093-J-11

RESOLVED, That Troy City Council hereby **VACATES A PORTION** of sanitary sewer previously granted to the City of Troy and recorded in Liber 11898 Page 655, Oakland County Register of Deeds.

BE IT RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to execute a Quit Claim Deed returning the City of Troy's interest in a portion of sanitary sewer recorded in Liber 11898 Page 655 to Somerset Collection Limited Partnership, owner of the property having Sidwell #88-20-29-101-010.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a sanitary sewer easement from Somerset Collection Limited Partnership, owner of the property having Sidwell #88-20-29-101-010.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the Quit Claim Deed and two permanent easements 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: 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:

Bill Rhodes	Thanked everyone at the Recreation Department for their hard work to make events and services more successful and well-attended.
Joey Colby	Commented that the City may need a resolution or ordinance against puppy mills; he asked for maintenance funding in the budget for the skate park; asked for help from Council with the number of coyotes in his neighborhood
Ken Brodzinski	Introduced himself and announced his candidacy for City Council
Morgan Zach	Thanked Council for speaking with her regarding the need for a puppy mill ordinance; offered more information regarding advocating for the elimination of puppy mills and stores

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

Mayor Pro Tem Gunn clarified that there is one pet store in Troy. City Attorney Bluhm commented that there will be an ordinance amendment presented to the Animal Control Appeal Board for recommendation to City Council.

Council Member Chamberlain-Creanga asked for clarification about what the ordinance would probably ban. City Attorney Bluhm replied that the request has been for the ordinance to ban pet stores from selling puppies. Council Member Chamberlain-Creanga commented that this is an issue that can be addressed, but it's important to make sure subjects are addressed in a certain order.

Council Member Chanda commented that it will take some time, but the puppy mill ordinance is still on the list of things to be handled by City Council.

Council Member Brooks asked if there is a way for the City to address the coyote issue. City Manager Nastasi commented that Oakland County Animal Control does not handle wild animals, so issues would need to be addressed to the DNR. Mayor Baker commented that there was a thorough presentation about coyotes presented some years ago, and he encouraged

residents to take precautions to avoid confrontations with coyotes. Council Member Chamberlain-Creanga commented that information about deer as well as coyotes should be on a City webpage for residents to access whenever needed.

Council Member Hodorek commented that she would like to see the Animal Control division of the Police Department brought back, but if residents see animals that appear to be rabid, please call the Police because it would be a dangerous situation with that animal and the Police can help.

Mayor Baker assured Ms. Zach that City Council hasn't forgotten about the puppy mill issue.

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) Planning Commission-Final – May 27, 2025
Noted and Filed
-

O-2 Department Reports: None Submitted

O-3 Letters of Appreciation:

- a) To Teresa Ehlert from Cathy Gofrank
Noted and Filed
-

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

P. COUNCIL COMMENTS:

P-1 Council Comments

Council Member Hamilton wished everyone a Happy Independence Day.

City Attorney Bluhm reminded everyone that the City of Troy's ordinance for fireworks is as restrictive as the State law allows.

Council Member Brooks reminded everyone that the Troy Garden Club is celebrating their 50th annual Garden Walk. She said more information is on their website. She wished everyone a Happy 4th of July.

Council Member Chamberlain-Creanga wished everyone a Happy 4th of July.

Council Member Chamberlain-Creanga commented that Mayor Baker, Council Member Chanda and she were invited to a solemn remembrance for the Bosnian genocide and provided a brief history. She said she has deep ties to the region and has learned that difference and

diversity does not need to mean dispute or war. Council Member Chanda added that the event was a reminder of what can go wrong. Mayor Baker added that it was a painful reminder of how deeply affected the residents of our community are by what happens around the world. He said it was an honor to be there and learn of their experiences.

Council Member Chanda wished everyone a Happy 4th of July. He commented that there will be a ribbon cutting for the pickleball court at Firefighters' Park tomorrow.

Mayor Baker wished everyone a safe Independence Day.

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 8:20 PM.

The Meeting **RECONVENED** at 8:29 PM.

R. CLOSED SESSION

R-1 Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:44 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

July 14, 2025..... Special Meeting/Closed Session-City Manager/City Attorney Evaluations
October 6, 2025..... Special Meeting/Closed Session-City Manager/City Attorney Evaluations

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

CERTIFICATE OF RECOGNITION & CONGRATULATIONS
BEMIS ELEMENTARY SCHOOL
CROWNED 2025 NATIONAL MATH PENTATHLON CHAMPIONS

WHEREAS, In an extraordinary demonstration of teamwork, critical thinking, and academic excellence, **Bemis Elementary School** has been awarded the **2025 National Math Pentathlon First Place Gold Trophy**, the highest honor in the Math Pentathlon program nationwide; and

WHEREAS, This recognition reflects **Bemis Elementary School's** exceptional performance across all three competition divisions—solidifying its place at the top of a field that includes thousands of students across the United States; and

WHEREAS, The **Gold Trophy** is presented annually to the highest-scoring team in the nation, based on cumulative performance across all grade levels, and requires teams to include boys and girls from five different grade levels to meet tournament game monitor quotas; and

WHEREAS, This year, **Bemis Elementary School** not only met these rigorous standards but achieved the highest team score recorded in the last 24 years of the competition from Michigan. Over two-thirds of the students earned awards at the national level, and they received the highest score ever recorded from Michigan in a national tournament; and

WHEREAS, This incredible achievement was the result of months of hard work by over 60 student Pentathletes across three divisions: **Division 1** (Kindergarten and 1st Grade) coached by **Gopalarao Thulugu**; **Division 2** (2nd and 3rd grade) coached by **Murali Krishnamurthi**; and **Division 3** (4th and 5th Grade) coached by **Vandan Kumar Manni and Sai Priya Katikala Prakasam**; as well as **Lipo Thomanna**, the volunteer coordinator for all of the three divisions and **Stephanie Sims**, the Bemis School Staff Coordinator;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy commends the **Bemis Elementary School Math Pentathlon Team** for their fine efforts, and extends this token of affection and admiration with which you are regarded in this City; and

BE IT FURTHER RESOLVED, That the City Council of the City of Troy, joins the citizens of this community in appreciation and celebration of the **Bemis Elementary School Math Pentathlon Team as the 2025 National Math Pentathlon Champions**, a reflection of the strength and spirit of our community.

Presented this 28th Day of July 2025.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: July 14, 2024



To: Honorable Mayor and City Council Members

From: Frank A. Nastasi, City Manager
Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Cheryl Rivera, Office Manager

Subject: Standard Purchasing Resolution 9: Approval to Expend Funds for
Membership Dues and Renewals Over \$10,000 – Southeast Michigan Council of
Governments (SEMCOG)

History

Since its inception in 1968, The Southeast Michigan Council of Governments (SEMCOG) has supported local planning through its technical, data, and intergovernmental resources. The work SEMCOG does improves the quality of the region's water, makes the transportation system safer and more efficient, revitalizes communities, and spurs economic development.

Membership is open to all counties, cities, villages, townships, intermediate school districts, and community colleges. SEMCOG serves the Southeast Michigan region, made up of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne Counties. Associate, non-voting, memberships are offered to eligible public universities. The City of Troy has been a member of SEMCOG since 1968.

As southeast Michigan's regional planner, SEMCOG's essential functions include:

- Promote informed decision-making by improving Southeast Michigan and its local governments through insightful data analysis and direct assistance to members.
- Promote the efficient use of tax dollars for infrastructure investment and governmental effectiveness.
- Develop regional solutions that go beyond the boundaries of individual local governments.
- Advocate on behalf of Southeast Michigan in Lansing and Washington.

Financial

Funds are budgeted for FY 2025/26 under Council - Membership and Dues (101.101.958)

Recommendation

Staff recommends authorization of the expenditure of funds for membership dues to SEMCOG in the amount of \$12,819.00 for the period of July, 2025 – July, 2026.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-05

CITY COUNCIL AGENDA ITEM

Date: July 3, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Cristopher Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa Figol, Senior Rights-of-Way Representative
Dennis Trantham, Deputy Public Works Director
Kurt Bovensiepe, Public Works Director

Subject: Revised Resolution #2025-05-078- Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

History

The Troy City Council approved the exchange of six (6) city-owned parcels for a parcel owned by Gary Abitheira on May 19, 2025, under Resolution #2025-05-078. It was brought to our attention that one of the parcel identification numbers was incorrect in the memo and resolution. However, the parcel identification number was correct in the Quit Claim deed. To limit any future confusion, City Administration believes it is in our best interest to rescind and amend resolution #2025-05-078 to include the correct parcel identification number

Recommendation

City Administration recommends rescinding Resolution #2025-05-078 and amending the resolution to replace the parcel identified as 88-20-02-228-021 with 88-20-02-228-031.

REQUEST TO EXCHANGE CITY PARCELS FOR A PRIVATELY-OWNED PARCEL FOR ADDITIONAL TRAIL ROUTE

RESOLUTION #2025-05-078

WHEREAS, Troy City Council adopted a Remnant Parcel Policy Resolution in January 2001 (Resolution 2001-01-028), providing a process for the City in lieu of a formal bid process for the transfer of City owned properties; and

WHEREAS, this 2001 Remnant Parcel Policy Resolution was adopted in order to provide assurances that the City was getting the best value for City owned properties, but strict compliance with the Remnant Parcel Policy Resolution is not the only way to achieve this goal; and



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

WHEREAS, the Troy City Council has determined that it is in the best interest of the City to acquire property owned by Gary Abitheira to expand the Troy Nature Trail, and instead of a monetary exchange, City Council is willing to transfer six City owned parcels to Gary Abitheira. This property exchange provides both parties with approximately the same value; and

WHEREAS, this proposed property exchange is in the best interest of the City, even though there has not been strict compliance with Council's 2001 Remnant Parcel Policy resolution.

NOW THEREFORE,

*BE IT RESOLVED, That Troy City Council hereby **APPROVES** and **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Quit Claim deeds, facilitating an exchange of six city-owned properties for property owned by Gary Abitheira, which will allow for the expansion of the Troy Trail. The City parcels are identified as Sidwell ~~#88-20-02-228-021~~ **#88-20-02-228-031**, 88-20-02-228-037, 88-20-02-230-011, 88-20-02-279-002, 88-20-24-451-029, and 88-20-27-155-013. Gary Abitheira's parcel is identified as part of 88-20-15-179-002.*

*BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED** to **ENSURE** all deeds are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original minutes of this meeting.*



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-06

CITY COUNCIL AGENDA ITEM

Date: July 3, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Ashely Tebedo, Administrative Services Manager

Subject: Fiscal Year 2026 SMART Municipal Credit and Community Credit Contract



History

Community Municipal Credits are funds collected by the Suburban Mobility Authority for Regional Transportation (SMART) through property taxes. A portion of these funds are divided among every city, township and village in Oakland, Wayne and Macomb Counties based on the specialized services it provides. The Troy RYDE program is eligible to receive this funding as it is operating in accordance with SMART's Community Partnership Program. The available funding to the City of Troy for Municipal Credit is \$81,700 and \$146,017 for Community Credit, which is a total increase of \$4,387 from the previous year.

Financial

The Municipal Credit and Community Credit funding for 2026 through SMART allows the City of Troy to use an additional \$227,717 toward the Troy RYDE service.

Recommendation

It is recommended that the City enter into a contract for the Municipal Credit and Community Credit with SMART for \$81,700 and \$146,017 respectfully. These funds are utilized for transportation service for senior citizens and persons with disabilities through the Troy RYDE service.

Legal Review

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

MUNICIPAL CREDIT and COMMUNITY CREDIT CONTRACT FOR FY2026

I, _____, as the _____ of the City of Troy (hereinafter, the “Community”) hereby apply to SMART and agree to the terms and conditions herein, for the receipt and expenditure of **Municipal Credits** available for the period July 1, 2025 through June 30, 2026 (Section 1 below), and **Community Credits** available for the period July 1, 2025 to June 30, 2026 (Section 2 below); and further agree that the **Municipal and Community Credits Master Agreement** between the parties is incorporated herein by reference. A description of the service the Community shall provide hereunder is set forth in **Exhibit A**, and the operating budget for that service is set forth in **Exhibit B**, both of which are attached hereto and incorporated herein.

1. The Community agrees to use **\$81700** in **Municipal Credit** funds as follows:

- (a) Transfer to _____ Funding of: \$ _____
TRANSFeree COMMUNITY
- (b) Van/Bus Operations At the cost of: \$ 81,700
(Including Charter and Taxi services)
- (c) Services Purchased from SMART At the cost of: \$ _____
(Including Tickets, Shuttle Services/Dial-a-Ride)
- (d) Services Purchased from Subcontractor At the cost of: \$ _____

(NAME OF SUBCONTRACTOR)
(See attached Subcontractor Service Agreement)

Total \$81700

SMART intends to provide Municipal Credit funds under this contract to the extent funds for the program are made available to it by the Michigan Legislature pursuant to Michigan Public Act 51 of 1951. Municipal Credit funds made available to SMART through legislative appropriation are based on the State’s approved budget. In the event that revenue actually received is insufficient to support the Legislature’s appropriation, it will result in an equivalent reduction in funding provided to the Community pursuant to this Contract. In such event, SMART reserves the right, without notice, to reduce the payment of Municipal Credit funds by the amount of any reduction by the legislature to SMART. All Municipal Credit funding must be spent by June 30, 2028; all funds not spent by that date will revert back to SMART pursuant to Michigan Public Act 51 of 1951, for expenditure consistent with Michigan law and SMART policy.

2. The Community agrees to use **\$146017** in **Community Credit** funds available as follows:

- (a) Transfer to _____ Funding of: \$ _____
TRANSFeree COMMUNITY
- (b) Van/Bus Operations At the cost of: \$ \$146,017
(Including Charter and Taxi services)
- (c) Services Purchased from SMART At the cost of: \$ _____
(Including Tickets, Shuttle Services/Dial-a-Ride)
- (d) Capital Purchases At the cost of: \$ _____

(e) Services Purchased from Subcontractor

At the cost of: \$ _____

(NAME OF SUBCONTRACTOR)

(See attached Subcontractor Service Agreement)

Total \$146017

To the extent that this Contract calls for a payment of funds directly from SMART to a subcontractor, Community hereby acknowledges that it is the party entitled to receive such funds and is affirmatively authorizing and directing SMART to pay such funds directly to the subcontractor on its behalf. Capital purchases permitted with Community Credits are subject to applicable state and federal regulations, and SMART policy, including procurement guidelines. When advantageous, SMART may make procurements directly. Reimbursement for purchases made by Community requires submission of proper documentation to support the purchase (i.e. purchase orders, receiving reports, invoices, etc.). Community Credit dollars available in FY 2026, may be required to serve local employer transportation needs per the coordination requirements set forth in the aforementioned Master Agreement. All Community Credit funds must be spent by June 30, 2030; any funds not spent by that date may revert back to SMART for expenditure consistent with SMART policy.

The Parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The Parties agree that the electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

This Agreement shall be binding once signed by both parties.

**SUBURBAN MOBILITY AUTHORITY
FOR REGIONAL TRANSPORTATION**

CITY OF TROY

Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date

EXHIBIT A

PROJECT DESCRIPTION

Overall Project Description (Provide a descriptive narrative):

The Troy Transportation Service provides transportation to seniors (60 years and older) and persons with disabilities who are residents of the City of Troy. Door to door transportation is available for eligible riders. Transportation to the following destinations include but are not limited to: Doctor and other medical appointments, physical therapy, shopping, salon appointments, employment and other locations deemed appropriate by the City of Troy.

This is a shared ride service and scheduling is arranged on a “first-come, first-served basis”. Reservations are made through various means detailed by the City of Troy and must be made 24 hours prior to the requested pick up time. Rides are prioritized with medical trips the highest ranking and other requests granted accordingly.

Per special request, the Troy Transportation Service may be utilized for transporting the general public to specific community events. These requests are reviewed on a case by case basis.

Service Area (Provide geographic boundaries):

NORTH – Auburn Road including Barclay Circle;

SOUTH – 12 Mile Road;

EAST – Mound Road;

WEST – Southfield Road, Adams Road.

Service Times (Provide days and hours of service):

Monday through Friday, 8am – 4pm

Eligible User Groups (Users eligible to use the service):

Residents of Troy who are seniors (60 years and older) and persons with disabilities

Fare Structure: (Cost to use service)

There are no direct fare fees to riders.

Service Mode (Describe the amount and type of vehicles available, and whether they are wheelchair lift-equipped):

All vehicles are wheelchair lift equipped. There are six (6) 13-passenger vans and one (1) van.

EXHIBIT B
PROJECT OPERATING BUDGET

Municipality: City of Troy

Contract Period: July 1, 2025 through June 30, 2026

Account Number: 48249

OPERATING EXPENSES:

Administrative Wages/Salary: <i>(All employees other than drivers and dispatchers)</i>	
(10% max. of MC & CC funds)	100,000
Driver Wages	285,000
Fringe Benefits	75,000
Gasoline & Lubricants	80,000
Vehicle Insurance	
Parts, Maintenance Supplies	
Mechanic Wages	
Fringe Benefits	
Dispatch Wages	25,000
Other (vehicle/building rent)	60,000
Other (computers, ipads, data)	30,000
Other (operating supplies)	11,500

Sub-Total (Operating Expenses) _____

PURCHASED SERVICE:

Taxi Service	
Charter Service	
SMART Bus Tickets	
SMART Shuttle Service	
SMART Dial-A-Ride	
Other (Specify) _____	

Sub-Total (Purchased Service) _____

CAPITAL EQUIPMENT:

(Only list purchases to be made with Community Credits)

Computer Equipment	
Software	
Vehicle	
Maintenance Equipment	
Other (Specify) _____	

Sub-Total (Capital Equipment) _____

TOTAL EXPENSES _____ **Operating**
Expenses, Purchased Service, and
Capital Equipment:

666,500

EXHIBIT B, continued (Page 2)

REVENUES:

Municipal Credit Funds	<u>81,700</u>
Community Credit Funds	<u>146,017</u>
Specialized Services Funds	<u>30,676</u>
General Funds	<u>408,107</u>
Farebox Revenue	<u> </u>
In-Kind Service	<u> </u>
Special Fares (Contracted Service)	<u> </u>
Other (Specify)	<u> </u>

TOTAL REVENUE:

666,500

(Note: *TOTAL EXPENSES* must equal *TOTAL REVENUE*)

Suburban Mobility Authority for Regional Transportation

EEO COMPLIANCE REPORT A

COMMUNITY PARTNERSHIP FORM

Agency/Community Information

Program Type: Community Partnership Program (CPP) ☐ Specialized Service ☐ New Freedom ☐ JARC ☐ 5310 ☐

Name of Agency/Community: City of Troy

Address: 500 W. Big beaver

City: Troy

State: Michigan

Zip: 48085

Agency/Community Data

1) Has your agency/community completed in excess of \$1,000,000 in

DOT federally-funded contracts from SMART in the past year?

Yes ☐ No ☒

2) Does your agency/community employ over fifty (50) transit related employees?

Yes ☐ No ☒

If the answers to the previous two questions were both "Yes", Please forward

your agency's/community's Affirmative Action plan to the address below:

Buhl Building
535 Griswold Street, Suite 600
Detroit, MI 48226

Attn: EEO Coordinator

Have all subcontractors been informed of their responsibility to file an EEO Compliance Report A form? Yes ☐ No ☐ N/A ☒

Drug and Alcohol Testing Program Requirements

Does your agency/community have a DOT Drug and Alcohol testing program for

Safety-sensitive employees? (Vehicle operators, dispatchers, mechanics and armed security)

Yes ☐ No ☒

Name of drug and alcohol testing manager?

Jennifer Lee

Title:

HR Deputy Director

Phone Number: 248.524.3340

Ext:

Email:

Jennifer.lee@troymi.gov

Please Proceed to Employment Data Section on Back



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-07

COUNCIL AGENDA ITEM

Date: July 7, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Dylan Clark, Senior Management Analyst

Subject: Global Troy Advisory Committee Student Membership



Background

The Global Troy Advisory Committee was established by resolution on April 4, 2016. The committee originally consisted of eleven Troy residents. On May 9, 2016 City Council authorized the Mayor to appoint up to two non-voting student representatives to Global Troy (Resolution #2016-05-089-J-11). On September 19, 2016 City Council also increased the number of voting members to twelve.

Student membership on Global Troy has proven to be beneficial to both the committee and the students themselves. Student representatives are typically eager to participate and provide a unique perspective on culture in Troy, while learning from the experience of working with a diverse group of residents, the Mayor, and City Staff. As the Global Troy Advisory Committee continues to strategic plan, further develop its identity, and engage in new projects, student participation is more important than ever.

At the May 20, 2025 meeting of Global Troy, the committee expressed consensus in support of bolstering student involvement through an increase in the maximum number of student members. This also included a desire to have student representatives be specifically representative of Troy's major high schools.

Recommendation

City Management recommends that City Council add a third student representative to the Global Troy Advisory Committee, nominated by the Mayor, appointed by a majority vote of City Council. Further, City Management recommends it be specified that each student member be representative of the three major high schools in Troy: Troy High, Troy Athens, and International Academy.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-08

CITY COUNCIL AGENDA ITEM

Date: July 7, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kurt Bovensiepe, Public Works Director
Ashely Tebedo, Administrative Services Manager

Subject: 5310 SMART and City of Troy Vehicle Lease Agreement



History

The Suburban Mobility Authority for Regional Transportation's (SMART) goal is to improve mobility for seniors and individuals with disabilities by removing barriers to transportation services and expanding the available transportation mobility options. SMART administers both financial and technical assistance through various federal and state funding sources.

The Federal Transit Authority (FTA) section 5310 – Enhanced Mobility of Seniors and Individuals with Disabilities Program is authorized by Act 49 United States Code. 5310 funding aims to improve the mobility of seniors and those with disabilities by removing barriers to transportation services. Troy R.Y.D.E utilizes funding from the 5310 program, as well as other funding initiatives such as Municipal and Community Credits, Specialized Services Operating Assistance Program, and general fund monies.

Through the 5310 program, municipalities were provided an opportunity to apply for various capital, operating, or mobility management resources. In 2021 Troy applied for one replacement transit van (Ford Transit 350) and one replacement bus. These vehicles were intended to replace and upgrade the van and bus Troy R.Y.D.E currently operates. The van was received and placed into service in October 2024.

SMART experienced several delays in receiving request vehicles due to Covid-related manufacturing setbacks. Troy has been notified the replacement bus has been scheduled for delivery in fall of 2025. Upon executing the attached agreement, Troy will be able to receive the new bus as soon as SMART receives it from the manufacturer. Troy will then turnover the bus currently in our possession.

There will be no disruptions in service during this time.

Recommendation

It is recommended that the City approve the 5310 Vehicle Lease Agreement with Suburban Mobility Authority for Regional Transportation (SMART) for the lease of a CMC CH230FL bus.

Legal Review

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

49 U.S.C. § 5310

VEHICLE LEASE AGREEMENT

AGREEMENT BETWEEN SUBURBAN MOBILITY AUTHORITY FOR REGIONAL TRANSPORTATION AND CITY OF TROY

THIS AGREEMENT is made between the Suburban Mobility Authority for Regional Transportation (hereinafter “SMART”), an entity organized under the provisions of Act 204 of the Public Acts of 1967, as amended, whose address is 535 Griswold, Suite 600, Detroit, Michigan 48226, and CITY OF TROY (hereinafter “Grantee”), a City, whose address is 4693 Rochester Road, Troy, MI 48085, for the use of grant funding for the leasing of vehicles from SMART provided by the Federal Transit Administration (hereinafter “FTA”), pursuant to 49 U.S.C. 5310 for formula grants for the enhanced mobility of seniors and individuals with disabilities (hereinafter “§5310”). SMART and Grantee are collectively referred to as the “Parties” herein.

WHEREAS, SMART, pursuant to the provisions of Act 204, has been vested with the authority to acquire, plan, construct, operate and maintain transportation systems and facilities within its jurisdiction; and

WHEREAS, Grantee is within SMART’s jurisdiction and desires to manage and operate certain public transportation services for purposes consistent with §5310 and consistent with SMART’s Program Management Plan;

WHEREAS, SMART is engaged in the trade or business of renting or leasing motor vehicles for a period greater than thirty (30) days, and Grantee is renting or leasing certain motor vehicles owned by SMART during the terms of this Agreement.

WHEREAS, the purpose of this Agreement is to state the responsibilities and obligations of Grantee and SMART, as well as the conditions for the Grantee’s use of the §5310 Project Vehicles distributed by SMART;

NOW THEREFORE, the Parties agree as follows:

1. PROJECT VEHICLES

SMART shall lease to Grantee for Grantee’s use SMART vehicle(s) as indicated in “**Exhibit A**” hereinafter referred to as “Project Vehicle(s),” in accordance with the terms and conditions of this Agreement. The forms making up **Exhibit A** shall be updated prior to delivery

of the Project Vehicle(s) to include VIN number(s) and the acknowledgement that the Grantee has taken possession of the Project Vehicle(s). The Parties further agree that **Exhibit A** will be updated as necessary to reflect any changes to the Project Vehicle(s). All updates to **Exhibit A** shall become a part of this Agreement. SMART shall retain title to Project Vehicles. As a direct Recipient of §5310 funds, SMART is authorized to reassign and/or replace Project Vehicles as SMART deems necessary to achieve the desired outcome of §5310 grant funding. No Project Vehicles shall be disposed of or reassigned without prior written approval by SMART. Project Vehicles are provided on an “As Is” basis.

2. THE PROJECT

Grantee shall undertake and complete the public transportation services of the Project as detailed in Grantee’s Project Submittal, which is incorporated into this Agreement, and in accordance with the terms and conditions of this Agreement. Grantee agrees to use Project Vehicles for the purposes as stated in Grantee’s Project Submittal and in the priority permitted in FTA Circular C 9070.1G, as may be amended or updated, which include transportation for other federal programs or transferring Project Vehicles to another §5310 sub-recipient if such transfer is approved by SMART. Grantee agrees to provide management of all facets of the Project, project assets and any staff (e.g. driver(s)), necessary for the efficient and safe operation of the transportation services provided. The Project is to be operated in compliance with the “Community Transit Manual” as amended, which is incorporated into this Agreement, FTA guidance, and all federal, state and local regulations and statutes.

3. TERM OF THE AGREEMENT

This Agreement shall be effective from the time of signing and shall remain in effect as long as Project Vehicles are leased by the Grantee. SMART shall have sole discretion to terminate this Agreement upon written notice to Grantee. Within thirty (30) days of receipt of written notice, Grantee shall return all §5310 Project Vehicles.

4. REVIEW AND APPROVAL OF SUB-CONTRACTORS

The Grantee shall submit any proposal to subcontract any portion of the Project to SMART for its review and approval prior to the execution of the subcontract by the Grantee. Approval by SMART will not be construed to relieve the Grantee of any responsibility for the fulfillment of this Agreement. If Grantee leases the Project Vehicles to another entity it must do so consistent with the requirements of FTA Circular C 9070.1G as may be amended or updated, including, but not limited to, Chapter 6, §6, and it shall only do so with the express, written permission of SMART in its sole discretion and under such conditions and terms agreed to by SMART.

5. INDEPENDENT CONTRACTOR

The Parties agree that Grantee is wholly independent in relation to the rights and responsibilities set forth in this Agreement. The Grantee retains the right to exercise full control and supervision over its employees, their compensation and discharge. Grantee further agrees to be solely responsible for all matters relating to payment of such employees, including compliance

with social security, withholding, and all other regulations governing such matters. The Grantee agrees to be responsible for its own acts and dishonest or fraudulent misconduct of, or torts, intentional or unintentional, committed by its employees during the life of this Agreement.

6. MAINTENANCE OF RECORDS

Grantee shall keep accurate financial and operating records for the project for at least seven (7) years from the date of return or disposal of Project Vehicles. Such records shall include, but are not limited to: records of all expenses paid for its operations, records of the use of its services (ridership), all accident reports, maintenance records, dispatch records, personnel records, and all other supporting documents pertaining to the project operation. SMART may request, and Grantee shall permit, SMART or its designee to review all records relating to the project either by formal audit or periodic administrative review.

5. RESTRICTIONS ON INCIDENTAL USE

Grantee agrees that the Project Vehicle(s) shall be used to provide transportation service to seniors and people with disabilities and that the vehicle may be used for incidental purposes only after the needs of these individuals have been met.

6. RESTRICTIONS ON PROVISION OF CHARTER SERVICE/SCHOOL BUS SERVICE

Federal regulations strictly prohibit recipients of federal funds from providing Charter Service or School Bus Service unless certain conditions are met. Grantee shall certify its compliance with these restrictions by signing a Charter Service/School Bus Service Certification attached as **Exhibit C** and returning it to SMART upon execution of this Agreement.

7. SUSPENSION AND DEBARMENT

Grantee agrees that it is in compliance with the regulations in 2 CFR Part 180, as adopted by 2 CFR Part 1200, which restrict making Federal awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from receiving or participating in Federal awards.

8. SUBRECEPIENT REPORTING AND MONITORING

Pursuant to 2 CFR Part 200 (hereinafter "Super Circular") §200.331, Grantee agrees to provide to SMART all available information required by **Exhibit B** of this Agreement at the time of the Agreement's execution to allow SMART to complete the information required by **Exhibit B**, and Grantee further agrees to provide to SMART all additional and supplemental information required by **Exhibit B** immediately as it becomes available following the execution of the Agreement. **Exhibit B** may be completed in one or more counterparts, each of which shall be deemed to be an original, but all of which taken together shall constitute one and the same document.

9. NON-DISCRIMINATION

Grantee shall not discriminate against any passenger because of race, color, sex, age, disabled, religion, ancestry, marital status, national origin, place of birth or sexual orientation. Grantee shall comply with the State of Michigan publication "Prohibition of Discrimination in State Contracts," the Civil Rights Act of 1964 (78 Stat. 241), and the Michigan Civil Rights Acts of 1976 (45 P.A. 1976).

The Grantee agrees that it will not discriminate based upon race, color, creed, national origin, sex, age, disability, height, weight, familial status, marital status, or sexual orientation, in accordance with Title VI of the Civil Rights Act of 1964, section 303 of the Age Discrimination Act of 1975, section 202 of the Americans with Disabilities Act of 1990, 49 U.S.C. section 5332, the Michigan Elliot-Larsen Civil Rights Act, MCLA 37.2101 et seq., and SMART policy. The forgoing shall include, without limitation, employment upgrading, demotion, transfer, recruitment advertising, layoff or termination, rates of pay or other forms of compensation and/or the selection of training, including apprenticeship.

Grantee shall comply with FTA Circular C 9070.1G, as may be amended or updated, with respect to all provisions on Civil Rights and discrimination including, but not limited to, Chapter VIII, §9.

Grantee shall require similar covenants on the part of any consultant and/or sub-contractor employed in the performance of this Agreement.

7. DRIVER TRAINING

All drivers (including mechanics) of Project Vehicle(s) shall be properly licensed, including but not limited to a CDL or chauffeur license if necessary. All drivers of Project Vehicle(s) designed to transport sixteen or more passengers (including the driver) or of vehicles which have a gross combination weight rating of 26,001 pounds or more must have a CDL.

10. MAINTENANCE

Grantee is solely responsible for maintenance and shall maintain all Project Vehicles in good working condition for the Project Vehicles' full useful life, unless it is mutually determined that specific items are no longer feasible to maintain. Grantee agrees that it will not allow any Project Vehicle to be out of service for a period of time in excess of seven (7) days, unless this results from conditions beyond its control. Maintenance shall be carried out in accordance with specifications for the Project Vehicles as may be available either from the manufacturer or the maintenance procedures specified by SMART, including but not limited to the procedures outlined in the Community Transit Manual.

Upon Grantee's request, SMART, at its sole discretion, may provide all or any portion of the maintenance for a Project Vehicle. Maintenance services provided by SMART shall not relieve the Grantee of its duty to maintain all Project Vehicles in good working condition. The maintenance will be performed according to specifications for such Project Vehicles, as may be available either from the manufacturer or the maintenance procedures specified by SMART.

SMART shall charge the Grantee only for actual maintenance performed as follows:

If the Grantee receives SMART Community Credits, then SMART shall charge the Grantee the actual cost to SMART for parts used, without markup, and shall not charge for labor costs.

If the Grantee does not receive SMART Community Credits, then SMART shall charge the Grantee the actual cost to SMART for parts used without markup. In addition, SMART shall charge the Grantee the actual cost to SMART for labor costs, which are based on the hourly wage of the employee(s) performing the work, together with a percentage of that rate for the fringe benefits SMART pays.

11. INDEMNIFICATION

Notwithstanding any other provision in this Agreement, Grantee shall indemnify, defend and save harmless SMART, its officers, agents, employees, attorneys and members of its Board of Directors from any and all claims, losses and damages, including costs and attorney fees occurring or resulting from any act or omission of the Grantee or its officers, agents, employees, subcontractors, successors and/or assigns arising out of or pursuant to this Agreement or related in any way to operation, maintenance, or possession of the Project Vehicle(s) without regard to the negligence of the Grantee.

This Agreement is not intended to alter or increase SMART or Grantee's liability for tort claims, to other third-parties. Nor is this indemnity provision intended to be a third-party beneficiary contract, and therefore it confers no rights or third-party status on anyone other than the parties hereto.

12. INSURANCE

Grantee shall provide insurance with the coverage, limits and conditions described below. Any and all insurance must be written with an insurer admitted and licensed in the State of Michigan and approved by SMART's Manager of Risk Management. Proposed insurance carriers should have a Best's rating of "A VI" or above; however, SMART reserves the right to accept or reject any proposed carrier. SMART must be provided with certificates of insurance prior to the Grantee's use of the Project Vehicle(s) and the effective date of said coverage. In addition, SMART must be provided a complete copy of the insurance policy(ies) within the thirty (30) days following their effective date.

Coverage must be primary and non-contributory and must provide a waiver of subrogation in favor of SMART. If the Grantee is self-insured, a certificate from the appropriate State agency must be furnished by such agency to SMART. If during the term of the contract, the insurance certificate or any required coverage expires or is otherwise modified, the Grantee is responsible for immediately providing a renewed certificate of insurance to SMART. The purchase of insurance coverage or furnishing the aforesaid certificate to SMART shall not be a satisfaction of the Grantee's indemnification of SMART.

Physical Damage

Grantee shall purchase vehicle physical damage insurance, including comprehensive and collision coverage, for the Project Vehicle(s) for the greater of actual cash value or book value of the Project Vehicles. SMART shall be named as Loss Payee on the policy, and shall be provided with a minimum of thirty (30) days prior written notice of cancellation. Grantee shall be responsible for the payment of any deductible and SMART will not be obligated to pay for repairs to the vehicle.

Vehicle Liability Coverage

Grantee shall purchase vehicle liability insurance for SMART owned vehicles, including \$5,000,000 per occurrence Bodily Injury/Property Damage (CSL is acceptable), and Michigan No-Fault protection. SMART shall be named as Additional Insured on the liability policy and shall be provided a minimum of thirty (30) days prior written notice of cancellation.

Workers' Compensation

Grantee shall maintain statutory Workers' Compensation and \$500,000 Employer's Liability insurance for all employees, and shall require such insurance for all employees of any sub-contractors.

General Liability

Grantee shall maintain comprehensive general liability insurance with a limit not less than \$1,000,000, including contractual liability. Said policy shall name SMART as an Additional Insured.

Other State or Federally Funded Vehicles

Grantee shall maintain insurance on any vehicle not titled or registered to SMART, but for which \$5310 dollars are used to support the purchase of the non-SMART-owned vehicle, including vehicle liability with a limit not less than \$5,000,000 combined single limit. Said policy shall name SMART as an Additional Insured.

13. PRIORITY

Each of the following documents are incorporated by reference into the Agreement. In the event and to the extent of any inconsistency between two or more documents which form part of the Agreement, those documents will be interpreted in the following order of priority:

The Agreement
Applicable FTA Circulars
Program Management Plan
Program of Projects
Community Transit Manual (as amended)
Grantee Project Submittal

14. COUNTERPARTS

This Agreement may be executed and delivered (including by facsimile transmission) in two or more counterparts, each of which when executed shall be deemed to be an original and all of which taken together shall constitute one and the same instrument. This Agreement constitutes the entire agreement between the parties and supersedes all previous understandings and agreements between the parties, whether oral or written. This Agreement may be modified by SMART at its sole discretion and written notice to Grantee.

15. SEVERABILITY AND INTENT

The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

16. WAIVER

Parties' failure to exercise or delay in exercising any right, power or privilege under this Agreement shall not operate as a waiver; nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof.

17. ASSIGNMENT

The Parties agree that the responsibilities and benefits under this Agreement shall not be assigned unless such assignment is approved by SMART in advance in writing. This agreement does not and is not intended to confer any rights or remedies upon any person other than the parties.

18. VENUE

Parties agree to follow all applicable State and Federal laws. This Agreement shall be governed by the laws of the State of Michigan.

19. ELECTRONIC SIGNATURE

The Parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The Parties agree that the electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

The Parties acknowledge that they have read and understand this Agreement and that the signatories below have affixed their signatures and affirmed that they are authorized to execute

this Agreement, for the purpose of binding their respective Principals. This Agreement shall become effective upon the date the Agreement is signed by both Parties.

**SUBURBAN MOBILITY AUTHORITY
FOR REGIONAL TRANSPORTATION**

Signature

Printed Name

Title

Date

CITY OF TROY

Signature

Printed Name

Title

Date

CONTRACT #: _____

EXHIBIT A

Grantee: CITY OF TROY

SMART shall procure and provide, to Grantee and for Grantee's use, the vehicle as indicated below:

Vehicle eligible for replacement under State and Federal Guidelines:35075

New SMART Vehicle Number: 45035

Make: CMC Model:CH230FL Fuel Type: GASOLINE

To be completed at Vehicle Hand-Off:

New Vehicle Identification Number (VIN):1FDFE4FN4SDD18572

I have received keys and vehicle manual.
There were no vehicle issues on the walk-around.
I reviewed the fuel type with the SMART representative.

I, _____, hereby state that I have authority to accept the above referenced Project Vehicle on behalf of the Grantee and that by signing below I acknowledge receipt of the above referenced Project Vehicle:

Signature of Grantee Representative: _____

Print Name Grantee Representative: _____

Title of Grantee Representative: _____

Date: _____

Signature of SMART Representative: _____

Print Name SMART Representative: _____

Title of SMART Representative: _____

Date: _____

EXHIBIT B

- 1) **Subrecipient Name:** CITY OF TROY
- 2) **UEI Number:** QYPCKM4J5K81
- 3) **FAIN** MI-2022-052
- 4) **Fed Award Date** 9/8/2022
- 5a) **SubAward Start** 9/8/2022
- 5b) **SubAward End** 3/30/2030
- 6) **Fed Funds Obligated by this Action** \$113,325
- 7) **Total Fed Funds Obligated to Sub by FAIN** \$113,325
- 8) **Total Amount of Fed Award Committed** \$0
- 9) **Fed Award Project Desc.** 1 - Bus Replacement for 35075. Two project numbers: 42890 and 43062
- 10) **SMART Vehicle Number** 45035
- 11) **Name of Fed Awarding Agency:** Federal Transit Administration
- 12) **Name of Pass-Through Entity:** SMART
- 13) **Contact Information for Pass-Through Awarding Official:** Ryan Byrne, SMART Director of Finance
- 14) **CFDA Number & Name:** 20.513-Enhanced Mobility of Seniors and Individuals with Disabilities
- 15) **R&D?** No
- 16) **Indirect Cost Rate for Federal Award:** N/A

EXHIBIT C

Charter Service/School Bus Service Certification

By signing below, the Grantee certifies, to the best of his or her knowledge and belief, that:

- 1. Grantee will not provide charter services or school bus service unless specifically excepted/exempted and allowable under FTA rules and regulations found at 49 CFR Part 604, and 49 CFR Part 605, respectively.**
- 1. Should Grantee operate charter service or school bus service pursuant to an allowable exception/exemption, Grantee shall notify SMART in advance and shall follow all FTA rules and regulations concerning that service, including any notification requirements, where applicable.**

The Grantee hereby certifies the truthfulness and accuracy of this statement and all disclosures made hereunder, if applicable.

Signature of Grantee's Authorized Official:

Name of Grantee's Authorized Official:

Title of Grantee's Authorized Official:

Date:

A Meeting of the Civil Service Commission (Act 78) was held Monday, June 2, 2025 at Troy City Hall, 500 W. Big Beaver Road in the Council Boardroom. Chairman/President McGinnis called the meeting to order at 1:00 PM.

A. **ROLL CALL:** Chairman/President Donald E. McGinnis, Jr.
Commissioner David Cannon
Commissioner John Steele

B. **APPROVAL OF MINUTES:**

1. **Approval of Minutes of Wednesday, April 9, 2025**

Resolution #CSC-2025-06-007

Moved by Cannon

Seconded by Steele

RESOLVED, That the Troy Civil Service Commission (Act 78) hereby **APPROVES** the Minutes of the Wednesday, April 9, 2025, meeting as presented.

Yes: All-7

No: None

MOTION CARRIED

C. **PETITIONS AND COMMUNICATIONS:** None

D. **REPORTS:** None

E. **OLD BUSINESS:** None

F. **NEW BUSINESS:**

1. **Approval of Eligible List for Promotion from Employed Police Recruit to Police Officer**

Resolution #CSC-2025-06-008

Moved by Cannon

Seconded by Steele

RESOLVED, That the Civil Service Commission (Act 78) **APPROVES** the eligible list for promotion from Employed Police Recruit to Police Officer as **PRESENTED** due to their graduation on May 31, 2025.

Yes: All-7
No: None

MOTION CARRIED

G. PUBLIC COMMENT:

H. ADJOURNMENT:

The Civil Service Commission (Act 78) meeting **ADJOURNED** at 1:02 PM.



Donald E. McGinnis, Jr., Chairman



Cheryl A. Stewart, Deputy City Clerk

City of Troy

Board of Review

ANNUAL REPORT

2025 ASSESSMENT ROLL SUMMARY

2025 Board of Review:

John Howard Adams, Chairman
Michele Shoan
Karen Greenwood

Submitted by: Kelly M. Timm, City Assessor
Kim Harper, Deputy City Assessor

July 14, 2025

TO: The Honorable Mayor and City Council

FROM: Kelly M. Timm, City Assessor

RE: 2025 Assessment Roll Report and Board of Review Minutes

State Equalization was completed on June 10, 2025 therefore, it is my pleasure to present to you the 2025 Assessment Roll Report and Board of Review Minutes for the City of Troy. The goal of the Assessing Department is to promote and maintain public trust in the assessment services provided. Our department provides the highest quality assessment services of real and personal property. We strive for the highest quality of professionalism and communication skills to ensure public trust in assessment administration practices. We continuously examine best practices to ensure proper administration of land division, property tax exemptions and record retention policies. The Assessing Department continues to make accessible useful parcel data information to the public through the internet.

This assessment roll is the product of a full year's effort by the entire Assessing Department Staff. Without the able assistance of the Assessing Department Staff, the quality of this assessment roll would have been diminished. I am most appreciative of the efforts they expend every year to service the community.

The **2025 City of Troy Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
9,479,926,770	6,959,891,440	4,663,110,810	1,439,219,190	473,864,480	383,696,960

The Assessed Value for 2025 reflects an **7.41%** increase from 2024. This year, the **Taxable Value** increased **5.34%**.

The following chart represents a **5-year history of Assessed and Taxable Values**:

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2025	9,479,926,770	653,975,160	7.41	6,959,891,440	352,925,450	5.34
2024	8,825,951,610	687,662,640	8.44	6,606,965,990	412,003,340	6.65
2023	8,138,288,970	630,862,100	8.40	6,194,962,650	440,724,490	7.66
2022	7,507,426,870	351,192,140	4.90	5,754,238,160	375,665,490	6.98
2021	7,156,234,730	240,053,260	3.50	5,378,572,670	112,788,250	2.10

The Consumer Price Index in Michigan for the 2025 Taxable Values was **3.1%**, compared to 2024 which incurred Proposal A's maximum CPI rate of 5.0%.

The following chart details the **Ratio of Taxable Value to Market Value** (two times the Assessed Value) with and without Personal Property, since the passage of Proposal "A".

Ratio of Taxable Value to Market Value since 1994					
Year	Assessed Value	Taxable Value	Ratio All	Personal Property	Ratio No Personal
2025	9,479,926,770	6,959,891,440	36.71	383,696,960	36.15
2024	8,825,951,610	6,606,965,990	37.42	367,090,830	35.34
2023	8,138,288,970	6,194,962,650	38.06	364,598,800	35.82
2022	7,507,426,870	5,754,238,160	38.32	368,284,690	32.55
2021	7,156,234,730	5,378,572,670	37.58	365,554,540	36.91
2020	6,916,181,470	5,265,784,420	38.07	380,822,580	37.37
2019	6,536,364,170	5,095,995,110	38.98	386,182,310	38.29
2018	6,146,885,474	4,873,078,440	39.64	382,154,210	38.95
2017	5,894,241,720	4,467,788,440	39.70	384,517,840	38.98
2016	5,626,878,870	4,540,034,370	40.34	381,971,050	39.64
2015	5,313,611,700	4,504,785,190	42.39	437,230,620	41.71
2014	4,827,541,740	4,371,580,350	45.28	425,841,680	44.82
2013	4,491,432,340	4,310,263,448	47.98	414,094,580	47.78
2012	4,410,108,900	4,312,692,050	48.90	395,095,920	48.79
2011	4,540,412,680	4,448,750,160	48.99	384,084,890	48.90
2010	4,958,518,313	4,843,613,012	48.84	407,990,730	48.74
2009	5,838,869,239	5,459,779,936	46.75	448,100,230	46.48
2008	6,227,094,050	5,562,596,010	44.26	457,552,500	44.24
2007	6,422,659,810	5,550,516,437	43.21	464,213,650	42.68
2006	6,608,804,750	5,435,035,442	41.12	479,874,950	40.42
2005	6,525,074,330	5,264,351,550	40.33	503,497,670	39.53
2004	6,337,222,973	5,094,758,223	40.20	536,093,423	39.34
2003	6,188,084,256	4,978,263,437	40.22	584,236,696	39.21
2002	5,955,697,398	4,861,640,648	40.82	619,964,538	39.75
2001	5,652,563,942	4,686,250,942	41.45	649,562,212	40.34
2000	5,218,597,300	4,373,072,080	41.90	643,070,690	40.76
1999	4,696,926,183	4,183,560,453	44.54	666,496,353	43.63
1998	4,284,960,814	4,005,628,276	46.74	626,129,990	46.18
1997	3,954,663,960	3,775,248,837	47.73	579,417,710	47.34
1996	3,672,996,870	3,573,652,298	48.65	522,531,950	48.42
1995	3,463,173,910	3,425,410,880	49.45	507,025,520	49.36
1994	3,308,095,110	3,308,095,110	50.00	453,375,110	50.00

The **Personal Property Roll** for 2025 is \$383,696,960 representing an increase of \$16,606,130 or 4.53%. This increase is due Personal Property Audits conducted throughout the year by the Assessing staff along with new businesses moving into the City.

The following chart illustrates the **5-year Personal Property Roll** history:

5 Year Personal Property History			
Year	Assessed/Taxable Value	Change	% +,-
2025	383,696,960	16,606,130	4.53
2024	367,090,830	2,492,030	.68
2023	364,598,800	(3,685,890)	(1.00)
2022	368,284,690	2,730,150	.74
2021	365,554,540	(15,268,040)	(4.00)

The **Industrial Facilities Tax Roll** has expired as all IFT's have ended. The chart below reflects a 5-year history of the tax abatement roll:

5 Year Industrial Facilities Tax Abatement History			
Year	Assessed/Taxable Value	Change	% +,-
2025	0	(1,116,900)	(100)
2024	1,116,900	18,790	1.71
2023	1,098,110	(2,204,610)	(66.75)
2022	3,302,720	(1,477,780)	(30.91)
2021	4,780,500	(2,965,300)	(38.28)

As you recall, the **Downtown Development Authority (DDA)** was reconfigured and the debt was refinanced for the 2022 year. The history of the DDA is 10 years at this point.

The DDA taxable capture value for 2025 increased 9.46% due to Personal Property Audits, new construction, uncapping, and the consumer price index.

The following chart details the **11-year history of the DDA:**

Downtown Development Authority (DDA) History and Capture Changes					
Year	TOTAL DDA Taxable Value	Real	Personal	Capture	Capture %+,-
2025	520,070,500	433,492,130	86,578,370	210,878,230	9.46
2024	501,858,390	417,155,510	84,702,880	192,666,120	11.33
2023	482,246,130	397,576,080	84,670,050	173,053,860	17.87
2022	456,004,500	365,085,100	90,919,400	146,812,230	48.69
2021	407,929,380	320,436,970	87,492,410	98,737,110	(11.78)
2020	421,121,610	323,435,390	97,686,220	111,929,340	0.20
2019	420,883,490	321,085,080	99,798,410	111,691,220	11.16
2018	409,667,440	309,325,190	100,342,250	100,475,170	26.85
2017	388,398,470	287,767,050	100,631,420	79,206,200	6.59
2016	383,504,400	283,344,760	100,159,640	74,312,130	6.18
2015	379,177,070	277,522,820	101,654,250	69,984,800	(2.34)

The City of Troy currently has **4 active Brownfield Redevelopment Authority Sites (BRA)**, **TCF Bank, Somerset Shoppes, Harrison Poolside Troy Apartments and Village of Troy.**

The **TCF Bank BRA** is in its 19th year. The 2025 Taxable Value is \$1,079,640, a decrease of \$4,770 or 0.43% from the 2024 value, the capture decreased 0.54% from the previous year. The decrease is due to Personal Property that has depreciated.

TCF BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2025	1,079,640	869,460	210,180	881,700	(0.54)
2024	1,084,410	843,320	241,090	886,470	(2.52)
2023	1,107,380	803,170	304,210	909,440	54.22
2022	787,630	787,630	0	589,690	236.70
2021	373,080	373,080	0	175,140	3.0
2020	367,930	367,930	0	169,990	4.20
2019	361,070	361,070	0	163,130	5.47
2018	352,610	352,610	0	154,670	4.92
2017	345,360	345,360	0	147,420	2.13
2016	342,280	342,280	0	144,340	0.30
2015	341,260	341,260	0	143,320	3.89
2014	335,890	335,890	0	137,950	0.73
2013	334,880	334,880	0	136,940	(15.60)
2012	360,210	360,210	0	162,270	(12.08)
2011	382,510	382,510	0	184,570	(22.85)
2010	437,180	437,180	0	239,240	(21.71)
2009	503,530	503,530	0	305,590	(5.66)
2008	521,860	521,860	0	323,920	(4.91)
2007	538,570	538,570	0	340,630	

The **Somerset Shoppes BRA** is in its 8th year. It has a 2025 captured Taxable Value of \$1,360,210. This represents a decrease in capture of 2.58 % due to new businesses moving out the Somerset Shoppes, along with the Personal Property Exemption threshold increase.

Somerset Shoppes BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2025	3,198,560	2,302,260	896,300	1,360,210	(2.58)
2024	3,234,590	2,233,040	1,001,550	1,396,240	25.16
2023	2,953,890	2,126,710	827,180	1,115,540	2.62
2022	2,930,290	2,025,440	904,850	1,087,040	13.65
2021	2,735,700	1,960,740	774,960	956,480	40.61
2020	2,459,440	1,791,000	668,440	680,220	998.0
2019	1,881,890	1,757,610	109,890	68,100	(15.95)
2018	1,778,870	1,640,330	138,540	81,020	

The **Harrison Poolside Troy (HPT) BRA** had zero captured Taxable Value for 2025 due to the site improvements not being started.

Harrison Poolside Troy (HPT) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2025	188,190	188,190	0	0	
2024	182,540	182,540	0	0	
2023	173,850	173,850	0	0	
2022	165,580	165,580	0	0	
2021	160,300	160,300	0	0	
2020	160,300	160,300	0	0	
2019	377,460	377,460	0	0	

The **Village of Troy BRA** is in its second year of capture. The 2025 taxable value is \$17,129,450. This represents an increase of \$9,032,920 due to new residential construction. The capture increased 119.72% from the previous year.

Village of Troy BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2025	17,129,450	17,129,450	0	16,578,040	119.72
2024	8,096,530	8,096,530	0	7,545,120	

This is the 22nd year for the **Smart Zone (SZ), or LDFA** in the City of Troy. The Smart Zone is located near the southwest corner of E. Big Beaver and John R. The SmartZone has a positive capture for 2025.

The chart below details the **History of the SmartZone**.

SmartZone (LDFA) Totals					
Year	TOTAL SZ	Real	Personal	Capture	Capture %+,-
2025	24,743,410	19,629,530	5,113,880	10,296,030	7.24
2024	24,048,600	19,000,950	5,047,650	9,601,220	29.78
2023	21,845,200	18,096,180	3,749,020	7,397,820	22.42
2022	20,490,250	17,330,750	3,159,500	6,042,870	(18.16)
2021	21,831,400	16,777,140	5,054,260	7,384,020	16.62
2020	20,779,280	16,545,550	4,233,730	6,331,900	9.26
2019	20,242,700	16,226,360	4,016,340	5,795,320	27.60
2018	18,989,235	14,277,910	4,711,325	4,541,855	(44.50)
2017	22,626,490	14,767,100	7,859,390	8,179,110	13.30
2016	21,666,445	13,301,350	8,365,095	7,219,065	(14.09)
2015	22,850,510	13,261,600	9,588,910	8,403,130	29.75
2014	20,923,395	13,052,800	7,870,595	6,476,015	6.10
2013	20,546,380	13,126,260	7,420,120	6,099,000	(6.80)
2012	20,096,250	12,118,900	7,977,350	6,546,350	14.27
2011	20,097,510	13,907,950	6,189,560	5,650,130	(46.09)
2010	24,927,370	17,102,270	7,825,100	10,479,990	(10.99)
2009	26,221,980	19,630,100	6,591,880	11,774,600	12.14
2008	24,947,540	18,428,290	6,519,250	10,500,160	(0.69)
2007	25,725,320	18,164,810	7,560,510	11,277,940	25.89
2006	23,405,930	16,888,080	6,517,850	8,958,550	11.50
2005	22,482,220	16,372,300	6,109,920	8,034,840	48.22
2004	19,867,910	15,089,770	4,778,140	5,420,530	

For the 2025 Assessment Year, there are **27,838** residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$229,935 and an average Market Value of \$459,870. The average Taxable Value (T/V) for residential parcels is \$167,509.

There were **806** valid single-family residential sales in the 2024 calendar year. The total of the sale prices equaled \$421,834,901, with an **average sale price of \$523,368**. The lowest recorded residential sale was \$136,000 and the highest recorded residential sale in 2024 was \$3,500,000.

There were also **180** sales of residential condominiums in 2024, reflecting the total sale prices of \$60,697,148, with an **average sale price of \$337,206**. The lowest recorded residential condominium sale was \$107,000 and the highest recorded residential condominium sale in 2024 was \$920,000.

There were approximately **2,281 recorded deeds** processed by the Assessing Office Staff in 2024. The vast majority of these lead to the filing of a Property Transfer Affidavit that is also processed by this department. In addition, we process approximately the same amount of Principal Residence Exemption Affidavits annually.

There are currently **2,001** Commercial/Industrial classed real parcels in the City of Troy. These parcels encompass 5,561 businesses that file Personal Property returns in the City. The filing deadline is February 20th, of any given year. All of these returns are processed before the last scheduled session of the Board of Review.

Following this report is a variety of information that is valuable throughout the year. It includes:

Assessment Roll Summary or Quick Stats. It summarizes all of the information in this report, in an easy-to-use format.

Commercial/Industrial Economic Condition Factors. This report indicates the parcel count along with the percent change from the previous year.

Local Millage Comparison. Which compares any local unit's millage rate in Oakland, Macomb or Wayne County to Troy's millage rate.

Top Twenty Taxpayers. A Listing of the Top Twenty Taxpayers in the entire City along with separate listings for each of the 7 school districts in Troy. This report also includes the Top Twenty Taxpayers in the DDA.

I must also praise the staff of the Assessing Department for the valuable work they do on behalf of the citizens of the City of Troy. The telephone volume is staggering. Staff personally reviews taxpayers' Assessments annually. With the multitude of citizens we speak with, we receive many compliments regarding our professionalism and knowledge. Staff's work this year was again, outstanding.

This year, all of this work was accomplished accurately and on time.

The citizen volunteers who served on the 2025 Board of Review performed extraordinary work under a difficult and stressful environment.

The Minutes of the March Board of Review close this report.

I am available to answer any questions you may have.

Respectfully submitted,

Kelly M. Timm

Kelly M. Timm, City of Troy Assessor

**2025 March Board of Review
2025 Assessment Roll Summary**

Type	Count	Assessed Value	Taxable Value
Commercial Real	1,073	1,962,222,610	1,439,219,190
Industrial Real	928	733,070,300	473,864,480
Residential Real	27,838	6,400,936,900	4,663,110,810
Total Real	29,839	9,096,229,810	6,576,194,480
Commercial Personal	5,163	266,385,380	266,385,380
Industrial Personal	379	35,121,530	35,121,530
Utility Personal	19	82,190,050	82,190,050
Deletes	0		
Total Personal	5,561	383,696,960	383,696,960
Total of Roll	35,400	9,479,926,770	6,959,891,440

Percent Changes by Class

Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	8.30%	Residential	13.36%
Commercial	4.38%	Commercial	10.22%
Industrial	9.64%	Industrial	15.28%
Personal	4.52%	Personal	4.52%
Overall A/V	7.41%	Overall T/V	5.34%

Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)

	A/V %	T/V %		A/V %	T/V %
Residential	67.52	67.00	Real	95.95	94.49
Commercial	20.70	20.68	Personal	4.05	5.51
Industrial	7.73	6.81			
Personal	4.05	5.51			
Total	100.00	100.00	Total	100.00	100.00

Averages

	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	523,368			
806 Sales @ \$421,834,901	High Sale	3,500,000	Low Sale	136,000
	Price	M/V	A/V	T/V
Condo	337,206			
180 Sales @ \$60,697,148	High Sale	920,000	Low Sale	107,000
	Price	M/V	A/V	T/V
Combined Residential & Condo	489,383			
986 Sales @ \$482,532,049	High Sale	3,500,000	Low Sale	107,000

**2025 March Board of Review
2025 Assessment Roll Summary**

Ratio of Taxable Value to Market Value

Total Market Value (including Personal Property)	18,959,853,540
Total Taxable Value (including Personal Property)	13,919,782,880
Ratio of T/V to M/V (including Personal Property) %	36.71

Total Market Value (No Personal Property)	18,192,459,620
Total Taxable Value (No Personal Property)	13,152,388,960
Ratio of T/V to M/V (No Personal Property) %	36.15

By Type (No Personal Property)	Assessed Value	Market Value	Taxable Value	Ratio
Commercial	1,962,222,610	3,924,445,220	1,439,219,190	36.67
Industrial	733,070,300	1,466,140,600	473,864,480	32.32
Residential	6,400,936,900	12,801,873,800	4,663,110,810	36.43

DDA Statistics

	Base	2025 T/V	2025 Capture
Total	309,192,270	520,070,500	210,878,230

Troy Brownfield #4 - TCF Bank Statistics

	Base	2025 T/V	2025 Capture
Total	197,940	1,079,640	881,700

Troy Brownfield #8 - Somerset Shoppes Statistics

	Base	2025 T/V	2025 Capture
Total	1,838,350	3,198,560	1,360,210

Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics

	Base	2025 T/V	2025 Capture
Total	368,620	188,190	0

Troy Brownfield #11 - Village of Troy Statistics

	Base	2025 T/V	2025 Capture
Total	551,410	17,129,450	16,578,040

Troy Smart Zone (SZ) Statistics

	Base	2025 T/V	2025 Capture
Total	14,447,380	24,743,410	10,296,030

2024 Millage Rates (2025 rates are not Certified until late Fall)

School Code	School	P.R.E July	P.R.E Dec	Total P.R.E	Non-H July	Non-H Dec	Total Non-H
63150	Troy	29.3419	6.9699	36.3118	37.1292	14.7538	51.8830
63070	Avondale	28.5674	6.1921	34.7595	37.6574	15.2821	52.9395
63010	Birmingham	30.6573	4.4438	35.1011	37.4049	11.1916	48.5965
63080	Bloomfield	28.4283	6.0528	34.4811	35.3046	12.9291	48.2337
63280	Lamphere	32.4812	10.1058	42.5870	34.9774	12.6021	47.5795
63040	Royal Oak	28.7407	2.1016	30.8423	45.8795	2.1016	47.9811
50230	Warren	34.0974	2.1016	36.1990	49.1086	2.1016	51.2102

P.R.E. = Principal Residence Exemption (Homestead), Non-H = Non-Homestead

Top Twenty Taxpayers - 2025

Rank	Name	2025 A/V	2025 T/V	# of Parcels	Business Activity	% of Total T/V
1	Somerset Collection	74,809,810	69,196,660	5	Mall - Retail	0.99%
2	DTE Electric Co	54,425,460	53,815,330	17	Utility	0.77%
3	Lithia Real Estate Inc	47,087,340	43,330,690	19	Automotive Dealer	0.62%
4	Troy Apts I-IV LLC	110,180,610	36,657,520	25	Apartments	0.53%
5	Zen Troy LLC	33,923,930	33,314,920	2	Office/Apartments	0.48%
6	Midtown Place Troy LLC	31,521,120	30,990,680	2	Apartments	0.45%
7	Consumers Energy	24,891,740	24,634,130	12	Utility	0.35%
8	Pentrecentre LLC	26,277,650	24,228,500	2	Office Leasing	0.35%
9	LREH Michigan LLC	26,714,800	23,834,540	7	Office Leasing	0.34%
10	Wilshire Plaza MI LP	20,962,280	19,668,580	3	Office Leasing	0.28%
11	MK Oakland Mall LLC	23,391,550	19,215,490	6	Mall - Retail	0.28%
12	Bmark 2020 1960 Ring	18,684,210	18,684,210	5	Office Leasing	0.27%
13	GLF Troy Office LLC	21,359,110	18,567,830	2	Office Leasing	0.27%
14	755 Tower Assoc LLC	22,000,150	17,626,770	2	Office Leasing	0.25%
15	Regents Park of Troy	22,866,970	16,541,160	3	Apartments	0.24%
16	Somerset Campus Hold LLC	16,097,460	16,097,460	1	Office Leasing	0.23%
17	Troy R2G Owner LLC	16,007,740	16,007,740	6	Shopping-Retail	0.23%
18	Marriott	15,628,600	15,456,090	1	Hotel	0.22%
19	Troy Beaver Realty LLC	15,104,810	14,809,750	2	Corp Headquarters	0.21%
20	Zimmer US Inc	13,860,560	13,860,560	1	Medical Equip Lease	0.20%

9,479,926,770 6,959,891,440 123 7.57%

City of Troy - Assessing Department					
2025 Commercial/Industrial ECF's					
Neighborhood	Count	2024 ECF	2025 ECF	% Change	Business Description
APT1	85	1.005	0.758	-24.58%	Apartments (Income Approach)
AUTO	20	1.436	1.238	-13.8%	Auto Dealer
BANK	30	0.935	0.859	-8.13%	Bank
BBS	7	1.069	1.069	0.00%	Barber Beauty Shops
BOWL	4	0.247	0.247	0.00%	Bowling (alleys have n/v)/Movie/Rink
CH	6	0.434	0.434	0.00%	Clubhouse
CW	10	1.794	3.331	85.67%	Car Wash
DCC	15	0.819	0.800	-2.32%	Day Care Centers
DISTW	17	1.345	1.236	-8.10%	Distribution Warehouse
ENG	73	0.795	0.852	7.17%	Engineering
GAS	20	0.968	1.075	11.05%	Gas/Service Station/Convenience
HC	3	0.200	0.250	25.00%	Health Club
Hosp	3	0.874	0.874	0.00%	Hospital Surgical Center
HTL	18	0.400	0.828	107.00%	Hotel/Motel
ILM	677	1.049	1.103	5.15%	Industrial LM
LOFT	41	0.786	1.019	29.64%	Loft
MED	91	0.819	0.965	17.83%	Medical Office
MINIW	14	1.285	1.154	-10.19%	Mini Warehouse
MKT	21	1.107	1.281	15.72%	Market
MORT	2	0.641	0.641	0.00%	Mortuary-Funeral Home
MSC	8	1.250	1.088	-12.96%	Multiple Senior Citizen
OFF	257	0.778	0.685	-11.95%	Office
RHCOM	23	0.762	0.972	27.56%	Row Houses Commercial
RST	52	0.965	1.351	40.00%	Restaurant Sit Down
RSTFF	30	0.801	0.940	17.35%	Restaurant Fast Food
RTL	65	0.624	0.791	26.76%	Retail
SCN	84	1.615	1.902	17.77%	Shopping Center Neighborhood
SCR	4	0.543	0.621	14.36%	Shopping Center Regional (Somerset & Oakland Malls)
SG	39	1.559	1.863	19.50%	Garage/Service Garage
VET	4	1.637	1.556	-4.95%	Veterinary
C3501	7	1.868	1.660	-11.13%	Oakland Mall 14 Mile & John R Condos

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Oakland County

2024 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2024 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Addison Twp	9.5727	Southfield Twp	0.6000
Auburn Hills	13.0702	Holly Twp	2.7454
Berkley	15.6443	Commerce Twp	3.0327
Beverly Hills Village	14.2349	Novi Twp	3.6241
Bingham Farms Village	10.6000	Groveland Twp	4.4557
Birmingham	13.2661	Rose Twp	4.4590
Bloomfield Hills	10.9600	Oakland Twp	5.0020
Bloomfield Twp	12.2206	Brandon Twp	6.4206
Brandon Twp	6.4206	Lyon Twp	7.6364
Clarkston	12.1412	Springfield Twp	8.0921
Clawson	21.2685	Highland Twp	8.2857
Commerce Twp	3.0327	Orchard Lake Village (City)	8.3463
Farmington	19.6834	Independence Twp	8.7411
Farmington Hills	17.8928	Addison Twp	9.5727
Fenton	13.3317	Orion Twp	9.7185
Ferndale	23.4372	Milford Twp	9.7860
Franklin Village	9.8048	**Troy**	9.7919
Groveland Twp	4.4557	Franklin Village	9.8048
Hazel Park	33.7030	White Lake Twp	10.1681
Highland Twp	8.2857	Waterford Twp	10.3063
Holly Twp	2.7454	Novi	10.5376
Holly Village	14.2620	Bingham Farms Village	10.6000
Holly Village (RH)	15.9756	Rochester Hills	10.8473
Huntington Woods	23.7360	Bloomfield Hills	10.9600
Independence Twp	8.7411	Lake Angelus	11.1267
Keego Harbor	15.0075	West Bloomfield Twp	12.0912
Lake Angelus	11.1267	Clarkston	12.1412
Lake Orion Village	18.9152	Bloomfield Twp	12.2206
Lathrup Village (City)	23.8256	Oxford Twp	12.3498
Leonard Village	16.5727	Wolverine Lake Village	12.6057
Lyon Twp	7.6364	Rochester	12.8496
Madison Heights	25.4572	Wixom	12.9526
Milford Twp	9.7860	Auburn Hills	13.0702
Milford Village	17.2602	Royal Oak Twp	13.0818
Northville	16.3064	Birmingham	13.2661
Novi	10.5376	Fenton	13.3317
Novi Twp	3.6241	Beverly Hills Village	14.2349
Oak Park	33.3520	Holly Village	14.2620
Oakland Twp	5.0020	Ortonville Village	14.4206

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Oakland County

2024 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2024 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Orchard Lake Village (City)	8.3463	Keego Harbor	15.0075
Orion Twp	9.7185	Berkley	15.6443
Ortonville Village	14.4206	Holly Village (RH)	15.9756
Oxford Twp	12.3498	Northville	16.3064
Oxford Village	19.6867	Leonard Village	16.5727
Pleasant Ridge	21.7851	Sylvan Lake	16.9055
Pontiac	18.9957	Royal Oak	17.2414
Rochester	12.8496	Milford Village	17.2602
Rochester Hills	10.8473	Farmington Hills	17.8928
Rose Twp	4.4590	South Lyon	18.7109
Royal Oak	17.2414	Lake Orion Village	18.9152
Royal Oak Twp	13.0818	Pontiac	18.9957
South Lyon	18.7109	Walled Lake	19.5606
Southfield	26.7174	Farmington	19.6834
Southfield Twp	0.6000	Oxford Village	19.6867
Springfield Twp	8.0921	Clawson	21.2685
Sylvan Lake	16.9055	Pleasant Ridge	21.7851
** Troy **	9.7919	Ferndale	23.4372
Walled Lake	19.5606	Huntington Woods	23.7360
Waterford Twp	10.3063	Lathrup Village (City)	23.8256
West Bloomfield Twp	12.0912	Madison Heights	25.4572
White Lake Twp	10.1681	Southfield	26.7174
Wixom	12.9526	Oak Park	33.3520
Wolverine Lake Village	12.6057	Hazel Park	33.7030

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Macomb County

2024 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2024 Macomb County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Armada Twp	7.2812	Richmond Twp	3.8084
Armada Village	11.8703	Ray Twp	4.5735
Bruce Twp	7.2616	Macomb Twp	5.9916
Center Line	28.2885	Lenox Twp	6.5041
Chesterfield Twp	9.3018	Washington Twp	7.2564
Clinton Twp	15.5219	Bruce Twp	7.2616
Eastpointe	24.7492	Armada Twp	7.2812
Fraser	21.7899	Shelby Twp	9.2999
Grosse Pointe Shores	17.7827	Chesterfield Twp	9.3018
Harrison Twp	9.4957	Harrison Twp	9.4957
Lenox Twp	6.5041	** Troy **	9.7919
Macomb Twp	5.9916	New Baltimore	11.7876
Memphis	18.0775	Armada Village	11.8703
Mount Clemens	24.4322	New Haven Village	13.7500
New Baltimore	11.7876	Richmond	15.5039
New Haven Village	13.7500	Clinton Twp	15.5219
Ray Twp	4.5735	Romeo Village (Bruce)	16.1529
Richmond	15.5039	Romeo Village (Washington)	16.1529
Richmond Twp	3.8084	Sterling Heights	16.5823
Romeo Village (Bruce)	16.1529	Grosse Pointe Shores	17.7827
Romeo Village (Washington)	16.1529	Memphis	18.0775
Roseville	29.4365	Utica	19.2513
Shelby Twp	9.2999	Fraser	21.7899
St Clair Shores	23.5358	St Clair Shores	23.5358
Sterling Heights	16.5823	Mount Clemens	24.4322
** Troy **	9.7919	Eastpointe	24.7492
Utica	19.2513	Warren	27.4030
Warren	27.4030	Center Line	28.2885
Washington Twp	7.2564	Roseville	29.4365

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Wayne County

2024 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2024 Wayne County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate, without Transportation mills)	
City Village or Township	Millage Rate	City Village or Township	Millage Rate
Allen Park	24.2189	Plymouth Twp	5.1276
Belleville	21.7172	Sumpter Twp	5.2707
Brownstown Twp	13.5977	Van Buren Twp	7.2866
Canton Twp Chrtr	13.7163	Northville Twp	8.3509
Dearborn	22.9000	Huron Twp	8.6026
Dearborn Heights	21.6077	** Troy **	9.7919
Detroit	31.4105	Grosse Isle Twp	12.8313
Ecorse	48.3015	Brownstown Twp	13.5977
Flat Rock	19.9688	Canton Twp Chrtr	13.7163
Garden City	24.4980	Plymouth	15.5079
Gibraltar	21.3957	Romulus	15.6922
Grosse Isle Twp	12.8313	Northville	16.3064
Grosse Pointe	18.7449	Livonia	16.3252
Grosse Pointe Farms	18.5199	Grosse Pointe Farms	18.5199
Grosse Pointe Park	21.0379	Grosse Pointe	18.7449
Grosse Pointe Shores	19.0811	Grosse Pointe Shores	19.0811
Grosse Pointe Woods	19.8638	Westland	19.4472
Hamtramck	22.8008	Grosse Pointe Woods	19.8638
Harper Woods	54.7254	Rockwood	19.9593
Highland Park	46.4740	Flat Rock	19.9688
Huron Twp	8.6026	Grosse Pointe Park	21.0379
Inkster	27.6599	Woodhaven	21.1371
Lincoln Park	21.3850	Lincoln Park	21.3850
Livonia	16.3252	Gibraltar	21.3957
Melvindale	46.2892	Dearborn Heights	21.6077
Northville	16.3064	Belleville	21.7172
Northville Twp	8.3509	Wyandotte	22.7191
Plymouth	15.5079	Hamtramck	22.8008
Plymouth Twp	5.1276	Dearborn	22.9000
Redford Twp	27.2850	Riverview	23.7370
River Rouge	42.6870	Trenton	23.7438
Riverview	23.7370	Allen Park	24.2189
Rockwood	19.9593	Wayne	24.2714
Romulus	15.6922	Garden City	24.4980
Southgate	26.5475	Taylor	25.1030
Sumpter Twp	5.2707	Southgate	26.5475
Taylor	25.1030	Redford Twp	27.2850
Trenton	23.7438	Inkster	27.6599
** Troy **	9.7919	Detroit	31.4105
Van Buren Twp	7.2866	River Rouge	42.6870
Wayne	24.2714	Melvindale	46.2892
Westland	19.4472	Highland Park	46.4740
Woodhaven	21.1371	Ecorse	48.3015
Wyandotte	22.7191	Harper Woods	54.7254

2025

Top Twenty by Taxable Value

Troy City - All

City of Troy - Assessing Department

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Somerset Collection	74,809,810	69,196,660	5	Mall - Retail	0.99
2	DTE Electric Co	54,425,460	53,815,330	17	Utility	0.77
3	Lithia Real Estate Inc	47,087,340	43,330,690	19	Automotive Dealer	0.62
4	Troy Apts I-IV LLC	110,180,610	36,657,520	25	Apartments	0.53
5	Zen Troy LLC	33,923,930	33,314,920	2	Office/Apartment	0.48
6	Midtown Place Troy LLC	31,521,120	30,990,680	2	Apartments	0.45
7	Consumers Energy	24,891,740	24,634,130	12	Utility	0.35
8	Pentrecentre LLC	26,277,650	24,228,500	2	Office Leasing	0.35
9	LREH Michigan LLC	26,714,800	23,834,540	7	Office Leasing	0.34
10	Wilshire Plaza MI LP	20,962,280	19,668,580	3	Office Leasing	0.28
11	MK Oakland Mall LLC	23,391,550	19,215,490	6	Mall - Retail	0.28
12	Bmark 220 1960 Ring	18,684,210	18,684,210	5	Office Leasing	0.27
13	GLF Troy Office LLC	21,359,110	18,567,830	2	Office Leasing	0.27
14	755 Tower Assoc LLC	22,000,150	17,626,770	2	Office Leasing	0.25
15	Regents Park of Troy	22,866,970	16,541,160	3	Apartments	0.24
16	Somerset Campus Hold LLC	16,097,460	16,097,460	1	Office Leasing	0.23
17	Troy R2G Owner LLC	16,007,740	16,007,740	6	Shopping-Retail	0.23
18	Marriott	15,628,600	15,456,090	1	Hotel	0.22
19	Troy Beaver Realty LLC	15,104,810	14,809,750	2	Corporate HQ	0.21
20	Zimmer US Inc	13,860,560	13,860,560	1	Medical Equip Lease	0.20
Totals		635,795,900	526,538,610	123		7.57

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

2025

Top Twenty by Taxable Value

Avondale Schools 63070

City of Troy - Assessing Department

Rank	Name	2025 A/V	2025 T/V	Parcels	Activity	%
1	Nino Salvaggio Investment	7,044,530	4,874,640	2	Market	0.07
2	Northfield Commons LLC	11,286,700	3,908,510	1	Retail Rental	0.06
3	925 W South Blvd MI LLC	3,989,490	3,753,430	1	Senior Housing	0.05
4	Caswell Townhomes LLC	6,265,730	2,675,520	1	Retail & Apartments	0.04
5	Sunrise Assisted Living	3,244,080	2,185,160	1	Senior Housing	0.03
6	DTE Electric Co	2,073,790	2,073,790	1	Utility	0.03
7	Trivista Investments LLC	1,893,750	1,893,750	1	Clubhouse	0.03
8	Caswell Town Center LLC	2,559,400	1,129,420	4	Retail	0.02
9	Consumers Energy	922,130	922,130	1	Utility	0.01
10	Troy Professional Bldgs LLC	1,007,460	873,180	2	Office Leasing	0.01
11	1981 South Blvd LLC	967,610	837,550	1	Retail	0.01
12	Amberwood Townhomes	819,070	589,620	1	Apartments	0.01
13	Comcast	573,700	573,700	1	Cable/Utility	0.01
14	Kroger Co of MI	561,760	561,760	1	Shopping Market	0.01
15	Bostick, Charles Trust	873,700	553,660	4	Residential/Rental	0.01
16	South Blvd Property LLC	542,430	542,430	1	Gas Station	0.01
17	Zhu Dongxiao	540,000	540,000	1	Residence	0.01
18	Rest Ret/Off LLC	2,046,220	508,340	1	Office Leasing	0.01
19	Boji Vince & Walaa	417,920	486,000	1	Residence	0.01
20	Nikolla Eranda	629,690	475,140	1	Residence	0.01
Totals		48,259,160	29,957,730	28		0.43

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

2025

Top Twenty by Taxable Value

Birmingham Schools 63010

City of Troy - Assessing Department

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Grand/Sakwa New Holland	13,100,560	6,570,520	3	Retail Rental	0.09
2	DTE Electric Co	6,551,150	6,539,860	2	Utility	0.09
3	Target Corp	8,110,910	5,689,020	2	Retail	0.08
4	Home Depot	6,503,970	3,972,470	2	Retail	0.06
5	SP Industrial IV LP	4,405,140	3,342,010	2	Industrial	0.05
6	Kroger Co of Michigan	4,391,840	2,569,380	2	Shopping Market	0.04
7	International Transmission	2,478,650	2,478,650	1	Utility	0.04
8	Kohl's Michigan LP	2,827,980	2,076,470	1	Retail	0.03
9	LA Fitness	2,495,340	1,285,510	2	Gym	0.02
10	Consumers Energy	868,120	868,120	1	Utility	0.01
11	Secured Storage	1,463,930	853,710	2	Storage	0.01
12	2717 Industrial Row LLC	861,250	815,980	1	Industrial	0.01
13	Wolverine Carbide Die Co	1,503,770	810,270	1	Industrial	0.01
14	ESS Prisa LLC	1,509,100	803,230	1	Warehouse	0.01
15	Fields Christopher	931,420	766,940	1	Residence	0.01
16	Koneru Trust	910,590	751,150	1	Residence	0.01
17	Fishman Trust	900,080	743,090	1	Residence	0.01
18	2966 Industrial Row LLC	783,390	738,740	1	Industrial	0.01
19	Sunblad, Kyle & Stacy	835,030	692,710	1	Residence	0.01
20	3808 Poppleton Trust	757,240	633,770	1	Residence	0.01
Totals		62,189,460	43,001,600	29		0.62

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

2025

Top Twenty by Taxable Value

Bloomfield Schools 63080

City of Troy - Assessing Department

Rank	Name	2025 A/V	2025 T/V	Parcels	Activity	%
1	Windemere Park of Troy	3,641,940	3,224,720	1	Senior Living	0.05
2	Kumar & Shwet	2,258,360	2,252,120	1	Residence	0.03
3	Jazrawi	1,554,500	1,516,670	1	Residence	0.02
4	DTE Electric Co	1,571,640	1,504,890	2	Utility	0.02
5	Chadha Rajbir & Satinder	1,723,550	1,395,430	2	Residence	0.02
6	Montgomery Mark & Alex	1,365,910	1,365,910	1	Residence	0.02
7	Brikho George & Suzanne	1,485,070	1,279,870	2	Residential	0.02
8	Reid John & Mary	2,351,400	1,135,010	2	Residential	0.02
9	Pllumaj Arben & Mirela	2,243,520	1,123,000	2	Residential	0.02
10	LREH California LLC	1,207,790	1,117,920	1	Office Leasing	0.02
11	Garippa Trust	1,489,570	1,049,720	1	Residence	0.02
12	Pillarisetty Srinivas	973,180	945,960	1	Residence	0.01
13	Velurr Ramesh & Haripriya	1,913,560	916,210	1	Residence	0.01
14	Malik Asif & Naseem	1,918,520	855,770	1	Residence	0.01
15	Dedvukaj Deda & Christine	1,678,600	843,000	1	Residence	0.01
16	Mac Neill John	1,732,060	840,650	1	Residence	0.01
17	Varghese Mathew & Naysha	1,644,230	813,170	1	Residence	0.01
18	Kissoondial	962,920	788,370	1	Residence	0.01
19	Rao Anitha & Sunilkumar	905,050	772,140	1	Residence	0.01
20	Khan Amin & Nina	1,431,060	716,950	1	Residence	0.01
Totals		34,052,430	24,457,480	25		0.35

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

2025

Top Twenty by Taxable Value

Lamphere Schools 63280

City of Troy - Assessing Department

Rank	Owner	2025 A/V	2025 T/V	Count	Activity	%
1	MK Oakland Mall LLC	23,391,550	19,215,490	6	Mall/Retail	0.28
2	RCG Troy LLC	12,838,920	12,838,920	2	Retail	0.18
3	CR Oakland Square LLC	12,922,400	10,662,500	3	Retail	0.15
4	500 W Holdings LLC	9,338,120	9,338,120	1	Retail	0.13
5	MGA Research Corp	9,013,550	9,013,550	1	Engineering	0.13
6	Spirit Realty LP	4,514,570	4,436,310	1	Retail	0.06
7	14 Mile & John R Holdings LLC	5,819,260	4,295,280	5	Retail	0.06
8	Zago Properties LLC	5,311,900	4,267,430	1	Retail	0.06
9	Sun Rise Troy LLC	4,375,950	3,805,880	1	Retail	0.05
10	CTL Propco I LLC	6,362,530	3,134,220	1	Retail	0.05
11	400 John R Road LLC	3,874,760	2,578,900	1	Retail	0.04
12	Wolverine Carbide & Tool	2,809,700	2,212,040	2	Warehouse	0.03
13	Bostick West Prop LLC	3,206,740	2,079,940	4	Industrial	0.03
14	Terry Mammen Invest Trust	2,066,430	2,066,430	1	Retail	0.03
15	Managed Way Co	1,953,130	1,953,130	1	Personal Property	0.03
16	AGNL Doors LLC	1,468,540	1,341,430	1	Industrial	0.02
17	600 Data Center LLC	1,762,770	1,290,450	1	Industrial	0.02
18	Telli Invt LLC	1,241,450	1,175,960	1	Industrial	0.02
19	CME Property LLC	1,081,690	1,038,530	1	Industrial	0.01
20	Macy's	996,340	996,340	1	Retail Personal Prop	0.01
Totals		114,350,300	97,740,850	36		1.40

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

2025

Top Twenty by Taxable Value

Royal Oak Schools 63040

City of Troy - Assessing Department

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Cole OFC Troy MI LLC	4,554,170	4,233,500	1	Office Leasing	0.06
2	Fairfield Inn & Towneplace	7,308,780	4,026,800	1	Hotel	0.06
3	Holiday Inn Express	6,004,810	3,807,190	2	Hotel	0.05
4	250 Stephenson Assoc Inc	5,258,790	3,262,390	1	Office Leasing	0.05
5	SourceHOV LLC	2,749,880	2,741,480	1	Office Leasing	0.04
6	LREH Michigan LLC	3,637,820	2,652,510	1	Office Leasing	0.04
7	Kostal of America Inc	4,388,070	2,427,030	2	Corporate HQ	0.03
8	HOV Services Inc	1,998,440	1,998,440	1	Personal Property	0.03
9	Troy 750 Investors LLC	2,711,240	1,580,520	1	Office Leasing	0.02
10	FSC Con Troy MI LLC	2,088,620	1,489,690	1	Industrial	0.02
11	501 Stephenson LLC	1,164,390	1,122,600	1	Industrial	0.02
12	Troy 500 Investors LLC	3,639,100	1,098,780	1	Office Leasing	0.02
13	Site One Landscape LLC	1,210,670	954,680	2	Landscaping	0.01
14	Phoenix Wire Works Inc	1,747,040	899,700	1	Industrial	0.01
15	Intraco Corporation	987,930	790,000	2	Office Leasing	0.01
16	Source Corp BPS Inc	773,680	773,680	1	Personal Property	0.01
17	Deal Investment LLC	896,110	742,340	1	Office Leasing	0.01
18	Continental Catering	697,200	697,200	1	Catering	0.01
19	St Real Estate Holdings LLC	894,530	649,900	1	Office Leasing	0.01
20	North American Bancard	615,590	615,590	1	Personal Property	0.01
Totals		53,326,860	36,564,020	24		0.53

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

2025

Top Twenty by Taxable Value

Troy Schools 63150

City of Troy - Assessing Department

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Somerset Collection	74,809,810	69,196,660	5	Mall - Retail	0.99
2	DTE Electric Co	41,142,070	40,609,980	9	Utility	
3	Lithia Real Estate Inc	41,923,000	38,541,740	17	Auto Dealership	0.55
4	Troy Apartments I-IV LLC	110,180,610	36,657,520	25	Apartments	0.53
5	Zen Troy LLC	33,923,930	33,314,920	2	Apartments	0.48
6	Midtown Place Troy LLC	31,521,120	30,990,680	2	Apartments	0.45
7	Pentrecentre LLC	26,277,650	24,228,500	2	Office Leasing	0.35
8	LREH Michigan LLC	23,076,980	21,182,030	6	Office Leasing	0.30
9	Consumers Energy	20,079,560	19,821,950	6	Utility	0.28
10	Wilshire Plaza MI Realty	20,962,280	19,668,580	3	Office Leasing	0.28
11	GLF Troy Office LLC	21,359,110	18,567,830	2	Office Leasing	0.27
12	755 Tower Associates LLC	22,000,150	17,626,770	2	Office Leasing	0.25
13	Marriott	17,191,100	17,018,590	2	Hotel	0.24
14	Regents Park of Troy	22,866,970	16,541,160	3	Apartments	0.24
15	Somerset Campus Hold LLC	16,097,460	16,097,460	1	Office	0.23
16	Troy R2G Owner LLC	16,007,740	16,007,740	6	Retail	0.23
17	Troy Beaver Realty LLC	15,104,810	14,809,750	2	Office Leasing	0.21
18	Zimmer US Inc	13,860,560	13,860,560	1	Personal Property	0.20
19	CC Troy Assoc I LLC	14,105,130	13,472,780	3	Office	0.19
20	VHS Childrens Hospital of MI	13,212,220	13,117,430	2	Hospital	0.19
Totals		595,702,260	491,332,630	101		7.06

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

2025

Top Twenty by Taxable Value

Warren Consolidated Schools 50230

City of Troy - Assessing Department

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	BMARK 2020-B20 Ring Rd LLC	18,684,210	18,684,210	5	Industrial Leasing	0.27
2	Edinburgh Properties LP	10,277,460	7,051,310	1	Apartments	0.10
3	Home Properties	11,404,800	5,567,250	2	Apartments	0.08
4	Lithia Real Estate Inc	5,164,340	4,788,950	2	Auto Dealer	0.07
5	2055 Meridian Troy LLC	4,452,670	4,113,690	1	Industrial	0.06
6	Indusco Holdings LLC	4,268,360	4,080,010	1	Industrial	0.06
7	1783 East Fourteen Mile LLC	3,079,020	3,012,230	1	Industrial	0.04
8	Holden Hayden LLC	2,733,320	2,531,620	1	Industrial	0.04
9	DTE Electric Co	2,499,980	2,499,980	1	Utility Personal Prop	0.04
10	Consumers Energy	2,317,240	2,317,240	1	Utility Personal Prop	0.03
11	Lukowski Yarema LLC	4,526,330	2,170,330	5	Manufacturing	0.03
12	PNC Equipment Finance LLC	2,002,720	2,002,720	1	Personal Property	0.03
13	DL Assoc LLC	1,746,660	1,746,660	2	Industrial	0.03
14	1735 Troy LLC	1,664,810	1,641,740	1	Warehouse	0.02
15	1099 Chicago Road LLC	2,572,040	1,577,340	1	Industrial	0.02
16	1740 E Maple LLC	1,840,280	1,474,270	1	Industrial Leasing	0.02
17	Superior Elect Great Lakes	1,427,440	1,427,440	1	Personal Property	0.02
18	John R Spring Co LLC	4,136,450	1,393,470	1	Repair	0.02
19	American Polish Cultural	2,501,700	1,381,900	3	Clubhouse	0.02
20	Tepel Land LLC	2,429,740	1,270,230	7	Industrial	0.02
Totals		89,729,570	70,732,590	39		1.02

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

2025
Top Twenty by Taxable Value
DDA
City of Troy - Assessing Department

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Somerset Collection	74,809,810	69,196,660	5	Mall Retail	0.99
2	Zen Troy LLC	33,923,930	33,314,920	2	Apartments	0.48
3	Pentrecentre LLC	26,277,650	24,228,500	2	Office Leasing	0.35
4	Wilshire Plaza MI Realty	20,962,280	19,668,580	3	Office Leasing	0.28
5	755 Tower Associates LLC	22,000,150	17,626,770	2	Office Leasing	0.25
6	Somerset Campus Hold LLC	16,097,460	16,097,460	1	Office	0.23
7	CC Troy Associates I LLC	14,105,130	13,472,780	3	Office Leasing	0.19
8	VHS Childrens Hospital	13,212,220	13,117,430	2	Hospital	0.19
9	CC Troy Associates II LLC	12,701,500	12,554,960	1	Office Leasing	0.18
10	Nemer Troy Place Realty	14,514,750	12,438,890	5	Office Leasing	0.18
11	LREH Michigan LLC	13,791,040	11,936,900	4	Office Leasing	0.17
12	Macy's	14,364,630	10,093,240	2	Retail	0.15
13	F Squared LLC	11,854,540	9,958,100	1	Apartments	0.14
14	Liberty Investments I LLC	9,912,620	9,603,760	2	Office Leasing	0.14
15	Troy KS Development LLC	9,125,480	8,762,140	5	Office Leasing	0.13
16	Galleria of Troy LLC	11,770,320	8,537,040	1	Office Leasing	0.12
17	NS International Ltd	8,811,740	7,710,740	2	Office Leasing	0.11
18	Nordstrom Inc	9,477,090	7,523,950	2	Retail	0.11
19	Troy Dual Hospitality LLC	6,905,980	6,905,980	1	Hotel	0.10
20	Sheffield Owner LLC	12,172,750	5,949,500	2	Office Leasing	0.09
Totals		356,791,070	318,698,300	48		4.58

Total A/V 9,479,926,770 **6,959,891,440** **Total T/V**

City of Troy 2025

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

TUESDAY, MARCH 4, 2025 10:00 A.M.-12:00 P.M.

The 2025 Board of Review was called to order at 10:00 A.M. at Troy City Hall. Members present: Howard Adams and Michele Shoan. Members absent: Karen Greenwood. Motion by Michele Shoan to appoint Howard Adams as Chairperson, motion carried. Also present were City Assessor, Kelly Timm who served as the Secretary to the Board of Review and Kim Harper, Deputy Assessor. Kelly Timm presented the 2025 Certified Assessment Roll to the Board, reviewed with the Board of Review how to conduct business, reviewed statutory or policy changes for the current year, and briefed the members on aspects of the 2025 Assessment Roll. There were no corrections of omissions or errors. Motion by Michele Shoan to adjourn the meeting, Seconded by Howard Adams. Meeting adjourned at 12:00 PM. Actual hours in Session-2 hours. There were no scheduled appointments for this session.

City of Troy 2025

March Board of Review Minutes

Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

MONDAY, MARCH 10, 2025 9:00 A.M-4:00 P.M.

The 2025 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Karen Greenwood to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 4:00 PM. Actual hours in Session-8 hours.

2025 March Board of Review Report March 10, 2025

Appeal Date	Appeal #	Parcel ID #
03/10/2025	001.03.10	88-20-06-276-005
HARRIS, JAMES & KATRINA		6525 PARK VIEW

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 397,500.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
447,690	447,690	397,500	397,500	-50,190	-50,190

Appeal Date	Appeal #	Parcel ID #
03/10/2025	002.03.10	88-20-19-201-006
TODEBUSH, SUSAN		3790 BEACH

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE TAXABLE AND ASSESSED VALUE TO 277,000.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
284,120	284,120	277,000	277,000	-7,120	-7,120

Appeal Date	Appeal #	Parcel ID #
03/10/2025	003.03.10	88-20-15-327-009
CHARFI, MEHDI		391 RANDALL

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
298,400	278,880	298,400	278,880	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	004.03.10	88-20-20-427-019
SOHAL, KULVINDER K		1538 BANMOOR

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
645,030	601,710	645,030	601,710	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	005.03.10	88-20-24-477-004
SHEKO, ARDIAN & ELIDJONA		3147 HERITAGE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
170,310	166,750	170,310	166,750	0	0

2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/10/2025	006.03.10	88-20-18-130-002
MALHOTRA, MANU K & JESSICA A		2532 BEACHVIEW CT

THE PETITIONER QUESTIONED THE SALES STUDY AND THE PROPERTIES BEING COMPARED. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
607,470	548,110	607,470	548,110	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	007.03.10	88-20-11-353-013
MODZELEWSKI, WESLEY		1086 ASHLEY

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
170,220	153,700	170,220	153,700	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	008.03.10	88-20-06-151-003
KUMAR, RAVI & SHWETA DABAS		2880 TEWKSBURY

THE PETITIONER AND HIS LAWYER SUBMITTED UNIQUENESS OF PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
2,258,360	2,252,120	2,258,360	2,252,120	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	009.03.10	88-20-06-453-005
SINGH, NANUA		2305 CHARNWOOD

THE PETITIONER AND HER LAWYER SUBMITTED UNIQUENESS OF PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
2,178,430	2,155,500	2,178,430	2,155,500	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	010.03.10	88-20-13-304-022
VOTEL, PATRICK & EMILY		4275 ALLEGHENY

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME TO THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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2025 March Board of Review Report

184,910

184,910

184,910

184,910

0

0

Appeal Date**Appeal #****Parcel ID #**

03/10/2025

011.03.10

88-20-22-177-049

LI, KAI QUAN**315 TROMBLEY**

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED FROM A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

154,720

154,720

154,720

154,720

0

0

Appeal Date**Appeal #****Parcel ID #**

03/10/2025

012.03.10

88-20-09-427-030

DELUCA, STEVEN R**5259 LIVERNOIS**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME TO THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

129,520

66,100

129,520

66,100

0

0

Appeal Date**Appeal #****Parcel ID #**

03/10/2025

013.03.10

88-20-12-152-006

PANESIU, PETRU**5578 JOHN R**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME TO THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

136,120

126,220

136,120

126,220

0

0

Appeal Date**Appeal #****Parcel ID #**

03/10/2025

014.03.10

88-20-15-352-004

MALIK, HAROON JAMSHED**4126 LIVERNOIS**

THE PETITIONER SUBMITTED COMPARABLES TO THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE 324,090.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

331,020

331,020

324,090

324,090

-6,930

-6,930

Appeal Date**Appeal #****Parcel ID #**

03/10/2025

015.03.10

88-20-12-351-031

LANHAM, MICHAEL W**2124 TUCKER**

2025 March Board of Review Report

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME TO THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO 175,000 AND NO CHANGE TO THE TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
201,640	104,950	175,000	104,950	-26,640	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	016.03.10	88-20-22-176-014
COLEBROOK OF TROY LLC		331 COLEBROOK

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE AND TO LOWER THE ASSESSED VALUE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 150,000.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
153,460	153,460	150,000	150,000	-3,460	-3,460

Appeal Date	Appeal #	Parcel ID #
03/10/2025	017.03.10	88-20-24-129-013
GATE OF TROY LLC		3840 GATE

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE AND TO LOWER THE ASSESSED VALUE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 180,000.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
190,090	190,090	180,000	180,000	-10,090	-10,090

Appeal Date	Appeal #	Parcel ID #
03/10/2025	018.03.10	88-20-05-129-030
WANG, QILU		6787 LOCUST

THE PETITIONER SUBMITTED CONTESTING HER TV. THE BOARD EXPLAINED MICHIGAN TAX LAW AND VOTED NO CHANGE TO ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
343,580	334,750	343,580	334,750	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	019.03.10	88-20-21-304-004
ANDRAKOVICH TRUST, CAROLINA G		983 EMERSON

PETITIONER SUBMITTED CONDITION OF HOUSE FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
244,570	171,250	244,570	171,250	0	0

2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/10/2025	020.03.10	88-20-20-327-025
COON, JEFFERY		3426 GRESHAM

PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
442,180	435,710	442,180	435,710	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	021.03.10	88-20-04-304-003
PATEL, KETUL & RINA		792 WESLEY

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
315,350	199,920	315,350	199,920	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	022.03.10	88-20-03-279-012
JONES, JASON A		926 MARENGO

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
152,410	152,410	152,410	152,410	0	0

Appeal Date	Appeal #	Parcel ID #
03/10/2025	023.03.10	88-20-02-427-012
TALOS, JASON		6191 JOHN R

PETITIONER SUBMITTED CONDITION PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 170,500.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
200,340	200,340	170,500	170,500	-29,840	-29,840

Appeal Date	Appeal #	Parcel ID #
03/10/2025	024.03.10	88-20-14-255-001
1514 HAMMAN LLC		1514 HAMMAN

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
195,150	195,150	195,150	195,150	0	0

City of Troy 2025

March Board of Review Minutes

Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

TUESDAY, MARCH 11, 2025 1:00 P.M - 9:00 P.M.

The 2025 Board of Review was called to order at 1:00 P.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Howard Adams to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 9:00 PM. Actual hours in Session-8 hours.

2025 March Board of Review Report March 11, 2025

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

025.03.11

88-20-10-305-019

WYSS, RACHEL**121 HAMPSHIRE**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

232,380

202,060

232,380

202,060

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

026.03.11

88-20-10-476-064

MUCLLARI, ILIR & MARINELA**966 TRINWAY**

THE PETITIONER SUBMITTED ECONOMIC OBSOLESCENCE OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

275,620

238,980

275,620

238,980

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

027.03.11

88-20-27-429-042

HMB DEVELOPMENT INC**2146 ROCHESTER -2148**

THE PETITIONER SUBMITTED CONTESTING HER TV AND AV. THE BOARD VOTED NO CHANGE ON THE TAXABLE VALUE AND TO REDUCE THE ASSESSED VALUE TO \$240,000.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

252,000

88,710

240,000

88,710

-12,000

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

028.03.11

88-20-27-478-022

JLGM LLC**1030 VERMONT -1034**

THE PETITIONER SUBMITTED CONTESTING HER TV AND AV. THE BOARD VOTED NO CHANGE ON THE TAXABLE VALUE AND TO REDUCE THE ASSESSED VALUE TO \$240,000.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

252,000

88,710

240,000

88,710

-12,000

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

029.03.11

88-20-28-426-018

SIABRAKAS, DENNIS & TERESA**330 OLYMPIA**

THE PETITIONER SUBMITTED ECONOMIC OBSOLESCENCE OF THE HOME, BROUGHT COMPARABLES AND CONTESTED HIS TV AND AV FOR THE BOARD TO REVIEW. THE BOARD EXPLAINED MICHIGAN TAX LAW AND VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

2025 March Board of Review Report

157,650

39,480

157,650

39,480

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

030.03.11

88-20-28-426-017**SIAVRAKAS, DENNIS & TERESA**

THE PETITIONER SUBMITTED ECONOMIC OBSOLESCENCE OF THE HOME AND BROUGHT COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD EXPLAINED MICHIGAN TAX LAW AND THE SALES STUDY AND VOTED NO CHANGE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

59,830

16,880

59,830

16,880

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

031.03.11

88-20-15-201-053**BRYDEN LAND CO LLC**

THE PETITIONER SUBMITTED COMPARABLES AND CONTESTED HIS TV AND AV FOR THE BOARD TO REVIEW. THE BOARD EXPLAINED MICHIGAN TAX LAW AND THE SALES STUDY AND VOTED NO CHANGE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

189,720

60,130

189,720

60,130

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

032.03.11

88-20-07-276-007**KADIA, KALPIT****1984 CONNOLLY**

THE PETITIONER SUBMITTED CONTESTING HIS TV AND AV. THE BOARD EXPLAINED MICHIGAN TAX LAW AND THE SALES STUDY AND VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

274,760

253,600

274,760

253,600

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

033.03.11

88-20-03-401-014**BISCHOFF, NYAL A****767 OTTAWA**

THE PETITIONER SUBMITTED CONTESTING COMPARABLES USED FOR THE AV. THE BOARD EXPLAINED THE SALES STUDY USED AND VOTED NO CHANGE TO THE TAXABLE VALUE AND TO REDUCE THE ASSESSED VALUE TO \$310,000.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

354,020

171,260

310,000

171,260

-44,020

0

2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/11/2025	034.03.11	88-20-08-202-113
IWASCHINA, LYDIA		1232 AUTUMN

THE PETITIONER SUBMITTED CONDITION OF HOME BASED ON CONDO ASSOCIATION REPAIRS NEEDED FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
188,590	155,970	188,590	155,970	0	0

Appeal Date	Appeal #	Parcel ID #
03/11/2025	035.03.11	88-20-18-101-006
IQBAL, HAROON & NAFEEES UNNISA		4879 VALLEY VISTA

THE PETITIONER SUBMITTED CONTESTING HIS AND HER TV AND AV. THE BOARD EXPLAINED MICHIGAN TAX LAW AND THE SALES STUDY USED AND VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,038,510	655,120	1,038,510	655,120	0	0

Appeal Date	Appeal #	Parcel ID #
03/11/2025	036.03.11	88-20-30-126-022
THOMPSON, TARAH		1228 WRENWOOD

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
187,480	187,480	187,480	187,480	0	0

Appeal Date	Appeal #	Parcel ID #
03/11/2025	037.03.11	88-20-07-426-022
WIAND, RONALD & LIN NA		5486 SPRINGBROOK

THE PETITIONER BROUGHT COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
492,720	463,680	492,720	463,680	0	0

Appeal Date	Appeal #	Parcel ID #
03/11/2025	038.03.11	88-20-13-429-010
KRIEGER, THERESA L		2875 BYWATER

THE PETITIONER SUBMITTED CONTESTING HER TV. THE BOARD EXPLAINED MICHIGAN TAX LAW AND VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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2025 March Board of Review Report

238,520

222,510

238,520

222,510

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

039.03.11

88-20-07-202-025

DAHHAN, WAEL**5829 CLEARVIEW**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

466,230

466,230

466,230

466,230

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

040.03.11

88-20-12-455-012

JOSEPH, FIRAS YOUSIF & LOUIS, EMAN**5027 SPRING MEADOWS**

THE PETITIONER SUBMITTED CONTESTING HIS AV. THE BOARD EXPLAINED THE SALES STUDY AND VOTED NO CHANGE TO THE ASSESSED OR TAXABLE VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

227,460

227,460

227,460

227,460

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

041.03.11

88-20-06-477-011

WALTER, MATTHEW C & JOAN J**2190 W SQUARE LAKE**

THE PETITIONER SUBMITTED ECONOMIC OBSOLENCE OF THE HOME AND SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

276,160

196,810

276,160

196,810

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

042.03.11

88-20-05-454-005

JOSEPH, JOHNSON**1439 FALCON**

THE PETITIONER SUBMITTED COMPARABLES AND ECONOMIC OBSOLESCENCE OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$260,000.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

269,620

269,620

260,000

260,000

-9,620

-9,620

City of Troy 2025

March Board of Review Minutes

Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

WEDNESDAY, MARCH 12, 2025 3:00 P.M. - 9:00 P.M.

The 2025 Board of Review was called to order at 3:00 P.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Howard Adams to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 9:00 PM. Actual hours in Session-6 hours.

2025 March Board of Review Report March 12, 2025

Appeal Date	Appeal #	Parcel ID #
03/12/2025	043.03.12	88-20-27-476-021
KRANZ, GERALD & CAROL		1030 WOODSLEE

THE PETITIONER SUBMITTED CONDITION OF NEIGHBORHOOD FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
112,230	54,190	112,230	54,190	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	044.03.12	88-20-08-377-003
SQUEEZER LLC		1758 BRENTWOOD

THE PETITIONER REQUESTED THE BOARD TO LOWER THE VALUES TO THE PURCHASE PRICE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
119,430	119,430	119,430	119,430	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	045.03.12	88-20-36-100-072
RAHMAN, ABDUR		1435 MILVERTON

THE PETITIONER SUBMITTED COMPARABLES AND QUESTIONED THE SQUARE FOOTAGE. THE BOARD VOTED NO CHANGE WITH ONE BOARD MEMBER NOT PRESENT.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
362,560	327,280	362,560	327,280	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	046.03.12	88-20-36-376-045
BRAINSRING HQ LLC		376 ROBBINS

THE PETITIONER SUBMITTED THE CONDITION OF BUILDING FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 490,000 WITH ONE MEMBER NOT PRESENT.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
560,280	560,280	490,000	490,000	-70,280	-70,280

Appeal Date	Appeal #	Parcel ID #
03/12/2025	047.03.12	88-20-13-476-002
WU, JIANPING		4145 MOREHEAD

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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2025 March Board of Review Report

246,610

173,620

246,610

173,620

0

0

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

048.03.12

88-20-26-200-060**LAN TROY PROPERTIES LLC****2341 ALGER**

THE PETITIONER SUBMITTED INFLATION COSTS FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 850,570.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

890,530

863,770

850,570

850,570

-39,960

-13,200

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

049.03.12

88-20-04-133-006**HUTT, TOM****707 KIMBERLY**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 259,000.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

281,860

281,860

259,000

259,000

-22,860

-22,860

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

050.03.12

88-20-08-351-008**HE, WU JIAN****1902 BRENTWOOD**

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED FROM A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

253,120

253,120

253,120

253,120

0

0

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

051.03.12

88-20-13-401-006**ABITHEIRA, STEVEN M & TAYLOR K****4321 FORSYTH**

THE PETITIONER SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 317,500.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

333,630

333,630

317,500

317,500

-16,130

-16,130

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

052.03.12

88-20-07-151-045**HASAN, AKM R & SHORMI S****2974 SQUIRE CT**

2025 March Board of Review Report

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
476,900	352,700	476,900	352,700	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	053.03.12	88-20-02-153-006
1249 ALAMEDA BLVD LLC		1249 ALAMEDA

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC IN 2023. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
225,490	223,770	225,490	223,770	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	054.03.12	88-20-05-353-004
SHIVAPUJA, ACHYUTH		6173 CARRIAGE TRAIL

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD OF REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 424,300.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
447,150	447,150	424,300	424,300	-22,850	-22,850

Appeal Date	Appeal #	Parcel ID #
03/12/2025	055.03.12	88-20-23-101-009
TENNYSON LLC		1291 TENNYSON

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC IN 2025. THE PETITIONER REQUESTED THE BOARD TO NOT UNCAP THE PROPERTY IN 2026. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
206,100	206,100	206,100	206,100	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	056.03.12	88-20-24-401-029
CHOWDHURY, MOHAMMED & JANNATUN N		2673 LOCKSLEY

THE PETITIONER SUBMITTED MORTGAGE ESTIMATE FOR THE BOARD OF REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO 258,000 WITH NO CHANGE TO THE TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
269,430	252,520	258,000	252,520	-11,430	0

2025 March Board of Review Report

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

057.03.12

88-20-06-477-015

LOSEY, TODD M & JENNIFER**2040 W SQUARE LAKE**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD OF REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 211,000.

2025 A/V

283,700

2025 T/V

283,700

2025 BOR A/V

211,000

2025 BOR T/V

211,000

Change A/V

-72,700

Change T/V

-72,700

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

058.03.12

88-20-21-302-016

980 BANMOOR LLC**980 BANMOOR**

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V

272,660

2025 T/V

243,310

2025 BOR A/V

272,660

2025 BOR T/V

243,310

Change A/V

0

Change T/V

0

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

059.03.12

88-20-22-356-015

3146 LOUIS LLC**3146 LOUIS**

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V

181,360

2025 T/V

178,250

2025 BOR A/V

181,360

2025 BOR T/V

178,250

Change A/V

0

Change T/V

0

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

060.03.12

88-20-29-228-026

TANG, DAYONG**2886 SUMMERS**

THE PETITIONER SUBMITTED MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V

253,560

2025 T/V

253,560

2025 BOR A/V

253,560

2025 BOR T/V

253,560

Change A/V

0

Change T/V

0

Appeal Date**Appeal #****Parcel ID #**

03/12/2025

061.03.12

88-20-17-454-018

RAJA, JOY M**4048 NORTHFIELD PARKWAY**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED TO 467,540 WITH NO CHANGE TO THE TAXABLE VALUE.

2025 March Board of Review Report

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
518,470	376,110	467,540	376,110	-50,930	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	062.03.12	88-20-25-102-001
JOHN PROPERTY MGMT LLC		2673 ROUNDTREE

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO SON'S LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
87,600	87,600	87,600	87,600	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	063.03.12	88-20-22-357-032
ALZAIAT, HIBA & FRAZ A		3150 TROY

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
200,750	170,530	200,750	170,530	0	0

City of Troy 2025

March Board of Review Minutes

Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

THURSDAY, MARCH 13, 2025 9:00 A.M. - 12:00 P.M.

The 2025 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Karen Greenwood to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 12:00 P.M. Actual hours in Session-3 hours.

2025 March Board of Review Report-Correspondence

Appeal Date	Appeal #	Parcel ID #
03/13/2025	COR001.03.13	88-20-07-102-038
ZOURA, HADEER & LARSA HANONA		5780 SUSSEX

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
693,030	674,860	693,030	674,860	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2025	COR002.03.13	88-20-12-427-008
BRIDGES TRUST, DANIEL & DANETTE		2850 SANTIA

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
357,310	207,840	321,500	207,840	-35,810	0

Appeal Date	Appeal #	Parcel ID #
03/13/2025	COR003.03.13	88-20-29-401-031
LITHIA REAL ESTATE INC		1804 MAPLELAWN -1810

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
4,728,690	4,583,120	4,728,690	4,583,120	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2025	COR004.03.13	88-20-29-401-035
LITHIA REAL ESTATE INC		1814 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
2,470,950	2,470,950	2,470,950	2,470,950	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2025	COR005.03.13	88-20-29-426-056
LITHIA REAL ESTATE INC		1815 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
4,165,550	4,046,260	4,165,550	4,046,260	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2025	COR006.03.13	88-20-29-401-026
LITHIA REAL ESTATE INC		1790 MAPLELAWN -1794

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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2025 March Board of Review Report

5,588,180

4,069,950

5,588,180

4,069,950

0

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

COR007.03.13

88-20-19-276-009

WANG, XIAOFENG

3679 BOULDER

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

216,550

183,200

216,550

183,200

0

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

COR008.03.13

88-20-11-102-006

LEWANDOWSKI, BRANDON

1166 FAIRWAYS

CHANGE AFTER BOR STARTED.

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

182,860

182,860

170,000

170,000

-12,860

-12,860

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

COR009.03.13

88-20-06-328-001

REDMAN, MARK A

6360 MALVERN

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

1,164,900

581,120

900,000

581,120

-264,900

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

COR010.03.13

88-20-25-303-029

BRINSTON LLC

2018 BRINSTON

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

139,130

139,130

139,130

139,130

0

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

COR011.03.13

88-20-18-228-006

CAMPBELL, ANDREW & AMY

4892 RIVERS EDGE

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

361,410

361,410

332,500

332,500

-28,910

-28,910

Appeal Date**Appeal #****Parcel ID #**

2025 March Board of Review Report

03/13/2025

COR012.03.13

88-20-23-377-055

GANDHI, ALAGAR

1291 HARTLAND

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
262,090	262,090	262,090	262,090	0	0

Appeal Date

Appeal #

Parcel ID #

03/12/2025

COR013.03.13

88-20-06-477-014

JUSTICE, JIM C

2060 W SQUARE LAKE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
285,070	138,360	225,000	138,360	-60,070	0

2025 March Board of Review Report Personal Property

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP001.03.13

88-99-00-006-900

COCA COLA COMPANY**2025 A/V**

177,290

2025 T/V

177,290

2025 BOR A/V

131,150

2025 BOR T/V

131,150

Change A/V

-46,140

Change T/V

-46,140

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP002.03.13

88-99-00-016-304

CSI LEASING INC**2025 A/V**

132,090

2025 T/V

132,090

2025 BOR A/V

132,080

2025 BOR T/V

132,080

Change A/V

-10

Change T/V

-10

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP003.03.13

88-99-00-017-106

PITNEY BOWES GLOBAL FINANCIAL SRVS**2025 A/V**

256,350

2025 T/V

256,350

2025 BOR A/V

310,300

2025 BOR T/V

310,300

Change A/V

53,950

Change T/V

53,950

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP004.03.13

88-99-00-017-111

PITNEY BOWES GLOBAL FINANCIAL SRVS**2025 A/V**

21,080

2025 T/V

21,080

2025 BOR A/V

1,140

2025 BOR T/V

1,140

Change A/V

-19,940

Change T/V

-19,940

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP005.03.13

88-99-00-017-112

PITNEY BOWES GLOBAL FINANCIAL SRVS**2025 A/V**

9,550

2025 T/V

9,550

2025 BOR A/V

310

2025 BOR T/V

310

Change A/V

-9,240

Change T/V

-9,240

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP006.03.13

88-99-00-017-113

PITNEY BOWES GLOBAL FINANCIAL SRVS**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

2025 March Board of Review Report

9,010

9,010

1,630

1,630

-7,380

-7,380

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP007.03.13

88-99-00-017-114

PITNEY BOWES GLOBAL FINANCIAL SRVS**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

29,250

29,250

1,090

1,090

-28,160

-28,160

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP008.03.13

88-99-00-032-531

MILESTONE CAPITAL PARTNER INC**50 W BIG BEAVER 245****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

72,250

72,250

0

0

-72,250

-72,250

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP009.03.13

88-99-00-039-025

FEDERAL INSURANCE CO**1450 W LONG LAKE 210****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

37,590

37,590

0

0

-37,590

-37,590

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP010.03.13

88-99-00-050-399

VALENTI TROBEC CHANDLER INC**1175 W LONG LAKE 200****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

136,810

136,810

106,380

106,380

-30,430

-30,430

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP012.03.13

88-99-00-059-527

MODERNISTIC CARPET CLEANING CO**1402 RANKIN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

218,750

218,750

44,950

44,950

-173,800

-173,800

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP012.03.13

88-99-00-212-160

2025 March Board of Review Report

J-CREW

2801 W BIG BEAVER J204

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
165,200	165,200	120,400	120,400	-44,800	-44,800

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP013.03.13	88-99-00-218-340
HERN, ANN E MD PC		215 E BIG BEAVER 200

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
258,980	258,980	190,660	190,660	-68,320	-68,320

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP014.03.13	88-99-00-232-340
CAMP TICONDEROGA		5725 ROCHESTER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
74,270	74,270	73,650	73,650	-620	-620

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP015.03.13	88-99-00-249-060
EMPIRE ELECTRONICS INC		214 E MAPLE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
350,630	350,630	207,360	207,360	-143,270	-143,270

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP016.03.13	88-99-00-283-340
CHARTER SQUARE MI LLC		2860 CHARTER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
59,960	59,960	52,010	52,010	-7,950	-7,950

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP017.03.13	88-99-00-302-600
PETCO ANIMAL SUPPLIES #1910		1217 COOLIDGE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
75,750	75,750	64,460	64,460	-11,290	-11,290

2025 March Board of Review Report

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP018.03.13

88-99-00-316-940

KAUTEX TEXTRON

800 TOWER 200

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

161,790

161,790

120,930

120,930

-40,860

-40,860

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP019.03.13

88-99-00-334-260

TOMMY BAHAMA

2801 W BIG BEAVER G239

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

193,560

193,560

137,130

137,130

-56,430

-56,430

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP020.03.13

88-99-00-347-340

NIFCO AMERICA CORP

800 TOWER 225

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

84,050

84,050

19,490

19,490

-64,560

-64,560

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP021.03.13

88-99-00-357-120

GREAT LAKES BUSINESS CREDIT LLC

900 WILSHIRE 305

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

66,990

66,990

92,460

92,460

25,470

25,470

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP022.03.13

88-99-00-362-820

CIOT DETROIT LLC

1080 COOLIDGE

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

167,240

167,240

194,320

194,320

27,080

27,080

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP023.03.13

88-99-00-364-320

LILLY PULITZER

2801 W BIG BEAVER J212

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

2025 March Board of Review Report

70,250

70,250

50,100

50,100

-20,150

-20,150

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP024.03.13

88-99-00-366-300**RICARDO DEFENSE****300 E BIG BEAVER 180****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

323,310

323,310

750,770

750,770

427,460

427,460

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP025.03.13

88-99-00-367-440**PRECISE CHIROPRACTIC****4101 JOHN R 300****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

74,880

74,880

0

0

-74,880

-74,880

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP026.03.13

88-99-00-380-180**HANSONS WINDOW & CONSTRUCTION INC****977 E FOURTEEN MILE****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

254,980

254,980

68,410

68,410

-186,570

-186,570

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP027.03.13

88-99-00-381-960**POPULUS GROUP****3001 W BIG BEAVER 400****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

126,580

126,580

234,050

234,050

107,470

107,470

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP028.03.13

88-99-00-393-540**I DEAL OPTICS HOLDING INC****1290 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

66,850

66,850

59,500

59,500

-7,350

-7,350

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP029.03.13

88-99-00-396-320

2025 March Board of Review Report

MADEWELL INC #252

2800 W BIG BEAVER T249

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
0	0	130,300	130,300	130,300	130,300

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP030.03.13	88-99-00-401-270
HUGO BOSS USA INC		2800 W BIG BEAVER R244

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
224,830	224,830	172,980	172,980	-51,850	-51,850

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP031.03.13	88-99-00-401-660
MOBILE AIR INC		2707 AMERICAN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,495,310	1,495,310	1,097,640	1,097,640	-397,670	-397,670

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP032.03.13	88-99-00-404-010
PRODUCERS CHOICE LLC, THE		1152 E LONG LAKE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
158,130	158,130	110,340	110,340	-47,790	-47,790

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP033.03.13	88-99-00-406-375
FRESH THYME FARMERS MARKET		901 E BIG BEAVER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
580,080	580,080	477,600	477,600	-102,480	-102,480

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP034.03.13	88-99-00-407-370
BECKER ORTHOPEDIC APPLICANCE CO		627 EXECUTIVE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
48,830	48,830	19,890	19,890	-28,940	-28,940

2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP035.03.13	88-99-00-410-230
HERDING FILTRATION LLC		1391 WHEATON 100

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
20,030	20,030	15,640	15,640	-4,390	-4,390

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP036.03.13	88-99-00-411-185
HOUNDS TOWN METRO DETROIT		1135 ROCHESTER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
51,750	51,750	0	0	-51,750	-51,750

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP037.03.13	88-99-00-413-275
SNB HOME LOAN CTR		888 W BIG BEAVER 0450

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
91,680	91,680	63,340	63,340	-28,340	-28,340

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP038.03.13	88-99-00-413-370
ALDANAS MEXICAN BAR & GRILL		2896 W MAPLE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
86,570	86,570	86,570	86,570	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP039.03.13	88-99-00-413-465
RHB LABORATORIES INC		575 E MAPLE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,171,880	1,171,880	589,240	589,240	-582,640	-582,640

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP040.03.13	88-99-00-414-200
VERIZON DATA SERVICES LLC		636 W BIG BEAVER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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2025 March Board of Review Report

390

390

140

140

-250

-250

Appeal Date**Appeal #****Parcel ID #**

03/21/2003

PP041.03.13

88-99-00-414-205**VERIZON CONNECT FLEET USA LLC****2075 W BIG BEAVER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

430

430

320

320

-110

-110

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP042.03.13

88-99-00-414-210**VERIZON CONNECT FLEET USA LLC****100 W BIG BEAVER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

360

360

250

250

-110

-110

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP043.03.13

88-99-00-414-215**VERIZON CONNECT FLEET USA LLC****3946 ROCHESTER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

0

0

10

10

10

10

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP044.03.13

88-99-00-414-220**VERIZON CONNECT FLEET USA LLC****5725 ROCHESTER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

0

0

30

30

30

30

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP045.03.13

88-99-00-414-980**LEGACY RECEIVING & STORAGE LLC****1154 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

10,000

10,000

0

0

-10,000

-10,000

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP046.03.13

88-99-00-415-615

2025 March Board of Review Report

J-CREW FACTORY

854 E BIG BEAVER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
100,000	100,000	141,270	141,270	41,270	41,270

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP047.03.13	88-99-00-415-790
TRUESIGHT EYE HEALTH		415 E MAPLE 100

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
35,000	35,000	0	0	-35,000	-35,000

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP048.03.13	88-99-00-415-815
NEXTGEN TECHNOLOGIES IN		1100 OWENDALE C

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
20,000	20,000	0	0	-20,000	-20,000

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP049.03.13	88-99-00-416-080
ALIGN DENTAL ARTS LLC		5897 JOHN R

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
34,200	34,200	0	0	-34,200	-34,200

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP050.03.13	88-99-00-501-330
HAIR CLUB		50 W BIG BEAVER 620

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
32,940	32,940	22,730	22,730	-10,210	-10,210

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP051.03.13	88-99-00-501-780
TRP LABORATORIES		894 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
180,020	180,020	379,100	379,100	199,080	199,080

2025 March Board of Review Report

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP052.03.13

88-99-00-502-020

VINEYARD VINES LLC

2801 W BIG BEAVER J208

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

125,380

125,380

96,030

96,030

-29,350

-29,350

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP053.03.13

88-99-00-503-330

BROADWAY SALON STUDIOS LLC

6046 ROCHESTER

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

45,840

45,840

0

0

-45,840

-45,840

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP054.03.13

88-99-00-506-500

VERCE DESIGN LLC

1700 STUTZ 33

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

7,810

7,810

0

0

-7,810

-7,810

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP055.03.13

88-99-00-506-690

BREAD ME INC

3730 ROCHESTER

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

62,500

62,500

0

0

-62,500

-62,500

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP056.03.13

88-99-00-507-870

LS E-MOBILITY SOLUTIONS

5700 CROOKS 445

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

18,750

18,750

28,940

28,940

10,190

10,190

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP057.03.13

88-99-00-507-880

PT SOLUTIONS

5296 CROOKS B

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

2025 March Board of Review Report

44,750	44,750	0	0	-44,750	-44,750
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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP058.03.13	88-99-00-507-995
GAMPALA HARISH REDDY		1380 COOLIDGE 150B

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
12,500	12,500	0	0	-12,500	-12,500

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP059.03.13	88-99-00-508-020
AXALTA MOBILITY		800 TOWER 550

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
415,480	415,480	274,120	274,120	-141,360	-141,360

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP060.03.13	88-99-00-508-415
SEE FIT WELLNESS		200 E BIG BEAVER 116

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,000	1,000	0	0	-1,000	-1,000

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP061.03.13	88-99-00-704-390
CSI LEASING INC		

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
8,620	8,620	7,680	7,680	-940	-940

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP062.03.13	88-99-00-705-270
PITNEY BOWES GLOBAL FINANCIAL SRVS		

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
118,790	118,790	13,990	13,990	-104,800	-104,800

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP063.03.13	88-99-00-714-110

2025 March Board of Review Report

PITNEY BOWES GLOBAL FINANCIAL SRVS

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
80	80	0	0	-80	-80

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP064.03.13	88-99-00-714-130

PITNEY BOWES GLOBAL FINANCIAL SRVS

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
2,130	2,130	0	0	-2,130	-2,130

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP065.03.13	88-99-00-751-895

SPECTRANETICS CORP, THE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
16,470	16,470	0	0	-16,470	-16,470

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP066.03.13	88-99-00-755-445

KUBOTA CREDIT CORP USA

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
41,040	41,040	0	0	-41,040	-41,040

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP067.03.13	88-99-00-755-470

WESTERN EQUIPMENT FINANCE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
124,760	124,760	0	0	-124,760	-124,760

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP068.03.13	88-99-00-757-070

ZIMMER US INC

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
13,765,780	13,765,780	13,860,560	13,860,560	94,780	94,780

2025 March Board of Review Report

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP069.03.13

88-99-00-761-175

ENVIRONMENTAL WOOD SOLUTIONS II**2025 A/V**

605,130

2025 T/V

605,130

2025 BOR A/V

0

2025 BOR T/V

0

Change A/V

-605,130

Change T/V

-605,130

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP070.03.13

88-99-00-507-655

BODY CONTOUR BY STACEY LLC**1000 JOHN R 110-C****2025 A/V**

2,500

2025 T/V

2,500

2025 BOR A/V

0

2025 BOR T/V

0

Change A/V

-2,500

Change T/V

-2,500

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP071.03.13

88-99-00-005-016

FIRST CHOICE SERVICES**2025 A/V**

320,290

2025 T/V

320,290

2025 BOR A/V

157,160

2025 BOR T/V

157,160

Change A/V

-163,130

Change T/V

-163,130

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP072.03.13

88-99-00-754-575

PHILIPS HEALTHCARE INFORMATICS INC**2025 A/V**

274,380

2025 T/V

274,380

2025 BOR A/V

0

2025 BOR T/V

0

Change A/V

-274,380

Change T/V

-274,380

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP073.03.13

88-99-00-036-830

TROY RACQUET CLUB**3400 CIVIC CENTER****2025 A/V**

194,100

2025 T/V

194,100

2025 BOR A/V

143,280

2025 BOR T/V

143,280

Change A/V

-50,820

Change T/V

-50,820

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP074.03.13

88-99-00-047-000

SUBURBAN FORD OF TROY**777 JOHN R****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

2025 March Board of Review Report

516,460

516,460

441,570

441,570

-74,890

-74,890

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP075.03.13

88-99-00-056-037**SUBURBAN BUICK GMC OF TROY****1850 W MAPLE****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

369,710

369,710

292,440

292,440

-77,270

-77,270

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP076.03.13

88-99-00-056-216**SUBURBAN CHRYSLER DODGE JEEP RAM****1790 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

379,210

379,210

270,650

270,650

-108,560

-108,560

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP077.03.13

88-99-00-056-217**SUBURBAN CADILLAC OF TROY****1810 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

470,630

470,630

375,760

375,760

-94,870

-94,870

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP078.03.13

88-99-00-056-218**L427 LITHIA LAND ROVER TROY****1815 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

732,690

732,690

411,220

411,220

-321,470

-321,470

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP079.03.13

88-99-00-056-224**SUBURBAN SUBARU****1821 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

208,240

208,240

153,790

153,790

-54,450

-54,450

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP080.03.13

88-99-00-056-238

2025 March Board of Review Report

SUBURBAN COLLISION OF TROY

1759 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
755,190	755,190	538,250	538,250	-216,940	-216,940

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP081.03.13	88-99-00-061-017
ALIBI LOUNGE OF TROY INC		6700 ROCHESTER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
229,940	229,940	164,770	164,770	-65,170	-65,170

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP082.03.13	88-99-00-196-220
SUBURBAN VOLKSWAGEN OF TROY		1804 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
84,850	84,850	0	0	-84,850	-84,850

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP083.03.13	88-99-00-279-840
LTF CLUB OPERATIONS CO INC		4700 INVESTMENT

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
878,450	878,450	746,680	746,680	-131,770	-131,770

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP084.03.13	88-99-00-303-100
FIRST CHOICE SERVICES		1460 COMBERMERE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
25,610	25,610	16,100	16,100	-9,510	-9,510

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP085.03.13	88-99-00-323-600
SUBURBAN VOLVO CARS		1795 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
238,010	238,010	201,110	201,110	-36,900	-36,900

2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP086.03.13	88-99-00-347-920
LTF CLUB MANAGEMENT CO LLC		4700 INVESTMENT

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
16,210	16,210	11,840	11,840	-4,370	-4,370

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP087.03.13	88-99-00-362-520
HYUNDAI OF TROY		1814 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
259,930	259,930	198,700	198,700	-61,230	-61,230

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP088.03.13	88-99-00-388-860
LTF MICHIGAN REAL ESTATE CO LLC		4700 INVESTMENT

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
63,410	63,410	50,730	50,730	-12,680	-12,680

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP089.03.13	88-99-00-406-265
SUBURBAN TOYOTA OF TROY		2100 W MAPLE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
203,860	203,860	149,490	149,490	-54,370	-54,370

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP090.03.13	88-99-00-413-305
SUMMIT SURGERY CENTER		1560 E MAPLE 100

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
756,440	756,440	545,370	545,370	-211,070	-211,070

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP091.03.13	88-99-00-414-075
TROY EXOTICS LLC		1755 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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2025 March Board of Review Report

476,990

476,990

478,790

478,790

1,800

1,800

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP092.03.13

88-99-00-414-080**SUBURBAN MAZDA****1794 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

257,930

257,930

183,130

183,130

-74,800

-74,800

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP093.03.13

88-99-00-414-370**CHANEL INC****2800 W BIG BEAVER P131****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

58,750

58,750

41,540

41,540

-17,210

-17,210

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP094.03.13

88-99-00-415-785**ROCKET ENTERPRISE****330 E MAPLE D****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

7,500

7,500

0

0

-7,500

-7,500

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP095.03.13

88-99-00-508-165**ELVATION SPINAL CARE****1773 W BIG BEAVER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

18,750

18,750

0

0

-18,750

-18,750

Appeal Date**Appeal #****Parcel ID #**

03/21/2025

PP096.03.13

88-99-00-410-580**OPTION CARE HEALTH****1500 W BIG BEAVER 100****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

67,680

67,680

0

0

-67,680

-67,680

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP097.03.13

88-99-00-415-080

2025 March Board of Review Report

OVEN 360 TROY

1711 CROOKS

2025 A/V 60,000	2025 T/V 60,000	2025 BOR A/V 0	2025 BOR T/V 0	Change A/V -60,000	Change T/V -60,000
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Appeal Date 03/13/2025 PATEL BROTHERS	Appeal # PP098.03.13	Parcel ID # 88-99-00-406-875 5055 ROCHESTER
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2025 A/V 309,710	2025 T/V 309,710	2025 BOR A/V 231,700	2025 BOR T/V 231,700	Change A/V -78,010	Change T/V -78,010
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Appeal Date 03/13/2025 RAPHAEL SALON	Appeal # PP099.03.13	Parcel ID # 88-99-00-416-110 120 W WATTLES
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2025 A/V 0	2025 T/V 0	2025 BOR A/V 0	2025 BOR T/V 0	Change A/V 0	Change T/V 0
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Appeal Date 03/13/2025 NORTH CENTRAL REGION APC	Appeal # PP100.03.13	Parcel ID # 88-99-00-416-115 1795 MAPLELAWN
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2025 A/V 0	2025 T/V 0	2025 BOR A/V 0	2025 BOR T/V 0	Change A/V 0	Change T/V 0
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Appeal Date 03/13/2025 SLATE	Appeal # PP101.03.13	Parcel ID # 88-99-00-560-395 2716 DALEY
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2025 A/V 0	2025 T/V 0	2025 BOR A/V 0	2025 BOR T/V 0	Change A/V 0	Change T/V 0
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Appeal Date 03/13/2025 NORTH CENTRAL REGION APC	Appeal # PP102.03.13	Parcel ID # 88-99-00-761-320
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2025 A/V 0	2025 T/V 0	2025 BOR A/V 0	2025 BOR T/V 0	Change A/V 0	Change T/V 0
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2025 March Board of Review Report

Appeal Date

03/13/2025

Appeal #

PP103.03.13

Parcel ID #

88-99-00-761-315

PHILIPS NORTH AMERICA LLC**2025 A/V**

0

2025 T/V

0

2025 BOR A/V

64,670

2025 BOR T/V

64,670

Change A/V

64,670

Change T/V

64,670

Appeal Date

03/13/2025

Appeal #

PP104.03.13

Parcel ID #

88-99-00-761-310

KIDDLETON INC**2025 A/V**

0

2025 T/V

0

2025 BOR A/V

4,160

2025 BOR T/V

4,160

Change A/V

4,160

Change T/V

4,160

Appeal Date

03/13/2025

Appeal #

PP105.03.13

Parcel ID #

88-99-00-761-305

PRIORITY WASTE LLC**2025 A/V**

0

2025 T/V

0

2025 BOR A/V

0

2025 BOR T/V

0

Change A/V

0

Change T/V

0

Appeal Date

03/13/2025

Appeal #

PP106.03.13

Parcel ID #

88-99-00-506-465

JOINT CHIROPRACTIC , THE**788 E BIG BEAVER****2025 A/V**

46,880

2025 T/V

46,880

2025 BOR A/V

0

2025 BOR T/V

0

Change A/V

-46,880

Change T/V

-46,880

Appeal Date

03/13/2025

Appeal #

PP107.03.13

Parcel ID #

88-99-00-508-060

SICILIANO, MYCHALOWYCH & VAN DUSEN**100 W BIG BEAVER 333****2025 A/V**

43,750

2025 T/V

43,750

2025 BOR A/V

0

2025 BOR T/V

0

Change A/V

-43,750

Change T/V

-43,750

Appeal Date

03/13/2025

Appeal #

PP108.03.13

Parcel ID #

88-99-00-416-120

SKIMS RETAIL LLC**2850 W BIG BEAVER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

2025 March Board of Review Report

0

0

0

0

0

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP109.03.13

88-99-00-761-325

KIDDLETON INC

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

0

0

5,190

5,190

5,190

5,190

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP110.03.13

88-99-00-755-380

VIEMED

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

12,890

12,890

10,750

10,750

-2,140

-2,140

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP111.03.13

88-99-00-407-115

REGIONS TITLE AGENCY LLC

50 KIRTS F

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

29,790

29,790

0

0

-29,790

-29,790

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP112.03.13

88-99-00-416-125

CLEAN EXPRESS AUTO WASH LLC

285 JOHN R

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

0

0

0

0

0

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP113.03.13

88-99-00-560-280

PIE COLLECTIVE BY ACHATZ

354 JOHN R

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

45,000

45,000

45,000

45,000

0

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

PP114.03.13

88-99-00-504-235

2025 March Board of Review Report

MANAGED WAY CO

319 EXECUTIVE

THE POA REPRESENTED THE PETITIONER & SUBMITTED THE CURRENT ASSESSETS OF THE COMPANY DUE TO CHANGES MADE WITHIN THE BUILDING, ASKING FOR EXTENSION TO SUBMIT FURTHER CORRECTIONS TO THE BOARD FOR REVIEW. THE BOARD VOTED NO CHANGE AND FOR OUR STAFF TO DO A WALK THROUGH THIS YEAR TO ASSESS PROPERTY.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,953,130	1,953,130	1,953,130	1,953,130	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP115.03.13	88-99-00-415-630
MOTOWN GLOBAL IMPORTS		1142 E BIG BEAVER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
7,500	7,500	0	0	-7,500	-7,500

2025 March Board of Review Report Poverty Exemptions

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV001.03.13

88-20-08-376-105

ZONG, WEIWEI**1466 BRENTWOOD**

POVERTY EXEMPTION GRANTED

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

136,110

117,600

0

0

-136,110

-117,600

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV002.03.13

88-20-11-378-015

SIKORA, STANISLAW**5181 HALE**

POVERTY EXEMPTION DENIED INCOME EXCEEDS GUIDELINES

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

187,420

119,260

187,420

119,260

0

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV003.03.13

88-20-11-352-020

GHIURAU, ARON & ELISABETA**1184 MAYBERRY**

POVERTY EXEMPTION GRANTED

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

157,840

135,600

0

0

-157,840

-135,600

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV004.03.13

88-20-15-153-001

DUONG, NHUT**49 STREAMVIEW**

POVERTY EXEMPTION GRANTED

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

217,740

174,130

0

0

-217,740

-174,130

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV005.03.13

88-20-25-429-023

GORO, SAMIR HABEEB**2767 CHESTERFIELD**

POVERTY EXEMPTION GRANTED

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

141,480

83,650

0

0

-141,480

-83,650

2025 March Board of Review Report

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV006.03.13

88-20-27-177-011

KHALIL, MARIAM**251 STARR**

POVERTY EXEMPTION GRANTED

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

135,070

77,800

0

0

-135,070

-77,800

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV007.03.13

88-20-27-308-032

CHONG, HUI SOOK**1965 HARTSHORN**

POVERTY EXEMPTION GRANTED

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

197,820

177,400

0

0

-197,820

-177,400

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV008.03.13

88-20-27-429-019

SHARABY, HOSAM**1060 KELLEY**

POVERTY EXEMPTION DENIED INCOME EXCEEDS GUIDELINES

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

198,600

154,490

198,600

154,490

0

0

Appeal Date**Appeal #****Parcel ID #**

03/11/2025

POV009.03.13

88-20-27-451-108

MOHAN, KANISH & PRASAD, NAMITA**1895 ENTERPRISE**

POVERTY EXEMPTION DENIED INCOME & ASSETS EXCEED GUIDELINES

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

219,390

174,790

219,390

174,790

0

0

Appeal Date**Appeal #****Parcel ID #**

03/13/2025

POV010.03.13

88-20-11-453-009

MOHAMMED-ALI, HADER**5068 PRENTIS**

POVERTY EXEMPTION DENIED ASSETS EXCEED GUIDELINES

2025 A/V**2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

195,760

171,260

195,760

171,260

0

0

2025 March Board of Review Report

Appeal Date

03/13/2025

JANDALI, ILHAM

POVERTY EXEMPTION GRANTED

Appeal #

POV011.03.13

Parcel ID #

88-20-25-156-016

2196 ISABELL

2025 A/V

102,550

2025 T/V

90,010

2025 BOR A/V

0

2025 BOR T/V

0

Change A/V

-102,550

Change T/V

-90,010

Board of Review Action Report

Required by State Tax Commission Bulletin 17 of 2007

March Session

State Tax Commission Bulletin 17 of 2007 states that the STC is requiring that all Boards of Review maintain appropriate documentation of their decisions including minutes, a copy of the form 4035 and the 4035a whenever the Board of Review makes a change that causes the Taxable Value to change, and a Board of Review Action Report

The Board of Review Action Report is a report summarizing the actions of the Board of Review. It must include a total assessed and taxable value changed, assessed and taxable value change by classification, total poverty exemption appeals made and number approved, and total number of classification appeals made and number of classification changes made.

OAKLAND

CITY OF TROY

03/13/2025

2025 Board of Review Action Report

Code	Classification	No. of Appeals	No. Granted	Total Assessed Value Change	Total Taxable Value Change
Real Property					
100	Agricultural	0	0	\$0	\$0
200	Commercial	4	0	\$0	\$0
300	Industrial	2	2	\$-110,240	\$-83,480
400	Residential	81	29	\$-1,899,970	\$-1,149,750
500	Timber-Cutover	0	0	\$0	\$0
600	Developmental	0	0	\$0	\$0
Personal Property					
150	Agricultural	0	0	\$0	\$0
250	Commercial	110	101	\$-5,187,350	\$-5,187,350
350	Industrial	5	4	\$16,870	\$16,870
450	Residential	0	0	\$0	\$0
550	Utility	0	0	\$0	\$0
	Total	202	136	\$-7,180,690	\$-6,403,710

No. of Poverty/Vet Exemptions Applied For	No. of Poverty/Vet Exemptions Granted
11	7

Local unit retains original. File report and minutes with local unit clerk (MCL 211.33)

Copy sent to County Equalization Department by May 1



500 West Big Beaver
Troy, MI 48084
troymi.gov

O-02b

CITY COUNCIL AGENDA ITEM

Date: July 1, 2025

To: Honorable Mayor and City Council Members

From: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney
Julie Quinlan Dufrane, Assistant City Attorney
Nicole F. MacMillan, Assistant City Attorney

Subject: Second Quarter 2025 Litigation Report

The following is the quarterly report of pending litigation and other matters of interest.
Developments during the SECOND quarter of 2025 are in bold.

A. ANATOMY OF THE CASE

Once a lawsuit has been filed against the City or City employees, the City Attorney's office prepares a memo regarding the allegations in the complaint. At that time, our office requests authority from Council to represent the City and/or the employees. Our office then engages in the discovery process, which generally lasts for several months, and involves interrogatories, requests for documents, and depositions. After discovery, almost all cases are required to go through case evaluation (also called mediation). In this process, three attorneys evaluate the potential damages, and render an award. This award can be accepted by both parties, and will conclude the case. However, if either party rejects a case evaluation award, there are potential sanctions if the trial result is not as favorable as the mediation award. In many cases, a motion for summary disposition will be filed at the conclusion of discovery. In all motions for summary disposition, the Plaintiff's version of the facts are accepted as true, and if the Plaintiff still has failed to set forth a viable claim against the City, then dismissal will be granted. It generally takes at least a year before a case will be presented to a jury. It also takes approximately two years before a case will be finalized in the Michigan Court of Appeals and/or the Michigan Supreme Court.

B. ZONING CASES

These are cases where the property owner has sued for a use other than that for which the land is currently zoned and/or the City is suing a property owner to require compliance with the existing zoning provisions.

1. **Tollbrook, LLC v City of Troy** - Tollbrook submitted an application for a rezoning of three parcels on McClure, from one family residential zoning to Big Beaver Form Based District zoning. This application was proposed as a straight rezoning request, and was denied by Troy City Council, consistent with the recommendation from the Planning Commission. Plaintiff filed this Complaint, alleging substantive due process violations. Plaintiff filed it in Oakland County Circuit Court, and the City removed it to federal court, since the parties previously litigated a very similar case before Judge Goldsmith.



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Plaintiff then filed a motion to request a transfer of the case back to the Oakland County Circuit Court. This motion was briefed by the parties, and is pending. The motion is still under advisement. On March 5, 2021, Judge Goldsmith entered an Order, remanding the case to the Oakland County Circuit Court. Plaintiff submitted a proposed confidential settlement offer that was considered and rejected by City Council. The City subsequently filed a Motion for Consolidation and Request for Transfer which was denied by the Circuit Court. This case is now in the discovery phase. The City of Troy filed a motion to dismiss with oral argument scheduled for March 9, 2022. The Court adjourned oral argument on its own motion. The parties are waiting for the Court to either reschedule argument or issue an opinion and order. The Court entered an Order reassigning this case to Judge Matis of the Oakland County Circuit Court. Plaintiff subsequently filed a motion objecting to the reassignment which will be argued on July 6, 2022. The Court also scheduled a pre-trial conference for the same date to discuss scheduling the City's outstanding Motion to Dismiss. At the pre-trial, Plaintiff's counsel asked the Court for permission to file a supplemental brief. The Court granted that request. Plaintiff then filed a brief which included some additional affidavits, and the City timely responded. The Court scheduled oral argument for October 12, 2022. The Court issued an opinion on December 13, 2022 granting in part and denying in part the City's Motion to Dismiss. The Court dismissed Plaintiff's Substantive Due Process claim, but ruled that Plaintiff's Takings Claim could proceed. The parties will engage in the discovery process pursuant to a scheduling order to be entered by the Court. Discovery continues in this case. Discovery continues in this case and will close on July 17, 2023. Thereafter, the City plans to file a motion to dismiss. The City timely filed its motion for summary disposition, which is scheduled for argument on October 18, 2023. In the interim, the Court ordered the parties to participate in a mandatory settlement conference, which was unsuccessful. The Court then granted the City's motion for summary disposition as to all of Plaintiff's remaining claims on October 25, 2023. Plaintiff subsequently filed a timely appeal to the Michigan Court of Appeals. Plaintiff/Appellant filed the transcript of proceedings on March 12, 2024, which triggers the deadline for Appellant's brief. Plaintiff/Appellant filed its Brief on Appeal on June 4, 2024. The City will file a timely Brief on Appeal. After submitting timely appellate briefs, the parties are waiting for the Court of Appeals to schedule a date and time for oral argument. The Court scheduled the oral argument for May 6, 2025. **On May 13, 2025, the Michigan Court of Appeals issued its unpublished opinion, affirming the trial court decision in favor of the City. The appeal period expired on June 24, 2025, and since no application was timely filed, the case is now concluded.**

2. **Tollbrook West LLC. v City of Troy** - Tollbrook West submitted an application to rezone two parcels located at 3109 Alpine and an adjacent vacant parcel from R-1B to Big Beaver District zoning. This straight rezoning application was denied by the Troy City Council on July 22, 2019, consistent with the Planning Commission recommendation. Plaintiff filed this Complaint, alleging substantive due process violations. Plaintiff filed it in Oakland County Circuit Court, and the City removed it to federal court, since the parties previously litigated a very similar case before Judge Goldsmith. Plaintiff then filed a motion to request a transfer of the case back to the



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Oakland County Circuit Court. This motion was briefed by the parties, and is pending. The motion is still under advisement. On March 5, 2021, Judge Goldsmith entered an Order, remanding the case to the Oakland County Circuit Court. Plaintiff submitted a proposed confidential settlement offer that was considered and rejected by City Council. The City subsequently filed a Motion for Consolidation and Request for Transfer which was denied by the Circuit Court. This case is now in the discovery phase. The City of Troy filed a motion to dismiss with oral argument scheduled for March 9, 2022. The Court adjourned oral argument on its own motion. The parties are waiting for the Court to either reschedule argument or issue an opinion and order. The Court entered an Order reassigning this case to Judge Matis of the Oakland County Circuit Court. Plaintiff subsequently filed a motion objecting to the reassignment which will be argued on July 6, 2022. The Court also scheduled a pre-trial conference for the same date to discuss scheduling the City's outstanding Motion to Dismiss. At the pre-trial, Plaintiff's counsel asked the Court for permission to file a supplemental brief. The Court granted that request. Plaintiff then filed a brief which included some additional affidavits, and the City timely responded. The Court scheduled oral argument for October 12, 2022. The Court issued an opinion on December 13, 2022 granting in part and denying in part the City's Motion to Dismiss. The Court dismissed Plaintiff's Substantive Due Process claim, but ruled that Plaintiff's Takings Claim could proceed. The parties will engage in the discovery process pursuant to a scheduling order to be entered by the Court. Discovery continues in this case. Discovery continues in this case and will close on July 17, 2023. Thereafter, the City plans to file a motion to dismiss. The City timely filed its motion to dismiss, which is scheduled for oral argument on October 18, 2023. In the interim, the Court ordered the parties to participate in a mandatory settlement conference, which was unsuccessful. The Court then granted the City's motion for summary disposition as to all of Plaintiff's remaining claims on October 25, 2023. Plaintiff subsequently filed a timely appeal to the Michigan Court of Appeals. Plaintiff/Appellant filed the transcript of proceedings on March 12, 2024, which triggers the deadline for Appellant's brief. Plaintiff/Appellant filed its Brief on Appeal on June 4, 2024. The City will file a timely Brief on Appeal. After submitting timely appellate briefs, the parties are waiting for the Court of Appeals to schedule a date and time for oral argument. The Court has scheduled oral argument for May 6, 2025. **On May 13, 2025, the Michigan Court of Appeals issued its unpublished opinion, affirming the trial court decision in favor of the City. The appeal period expired on June 24, 2025, and no timely application was submitted, so the case is now closed.**

3. **Stafa et. al v. Troy-** This federal case was served on the City on March 20, 2024. It was filed by Safet Stafa, Tollbrook LLC, Tollbrook West LLC, Tollbrook North LLC and Arban Stafa against the City. It is currently assigned to Judge Nancy Edmunds. In the complaint, Plaintiffs argue that the City's actions in denying various rezoning requests was in retaliation for the numerous lawsuits Plaintiffs filed against the City, allegedly in violation of the First Amendment. The complaint also asserts an allegation that the City treated Plaintiffs differently than other developers and land owners, depriving Plaintiffs of rights to equal protection of the law. The case seeks damages, injunctive relief, and attorney fees under 42 U.S.C. Section 1983. The City's first responsive pleading is due



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

on or before April 10, 2024. The City timely filed a Motion to Dismiss. Plaintiff subsequently filed a Motion for Temporary Restraining Order/Preliminary Injunction concerning one of its projects. The City filed a response and the parties are now awaiting a decision from the Court. After receipt of the City's Motion to Dismiss, Judge Goldsmith gave the Plaintiff the option to submit an amended complaint, and Plaintiff availed itself of that opportunity. On June 28, 2024, the City filed a Motion to Dismiss the Amended Complaint for failure to state a claim. Defendant filed a response to the City's motion to dismiss, and the Court has not yet ruled on this motion. The parties are also waiting for the Court's decision regarding Plaintiffs' request for a temporary restraining order and/or preliminary injunction. On February 25, 2025, Judge Goldsmith granted the City's motion in part, dismissing the equal protection claim, but denied the City's motion to dismiss the First Amendment Retaliation claim, allowing this case to proceed through discovery. On March 25, 2025, Judge Goldsmith denied Plaintiff's Motion for a Temporary Restraining Order and a Preliminary Injunction. **The parties exchanged initial disclosures in accordance with the court rules and have begun the discovery process.**

4. **2955 E. Long Lake LLC et al v. City of Troy-** Plaintiffs/Appellants 2955 E. Long Lake LLC, Collard LLC, and National Express Wash LLC filed a joint application, seeking Preliminary Site Plan approval and Special Use approval for a proposed car wash with second story office space on their property located at the corner of E. Long Lake and Dequindre Roads. On November 12th, 2024, the Planning Commission denied the Special Use approval application. Plaintiffs then tried to file an appeal with the Troy Board of Zoning Appeals (ZBA), which was administratively denied, since the ZBA does not have the authority to review the Planning Commission decision in this case. Appellants then filed this appeal in the Oakland County Circuit Court, requesting a reversal of the Planning Commission's decision. In the alternative, Appellants seek an order directing the ZBA to review the Planning Commission decision. The City timely filed the appellate record with the Oakland County Circuit Court, Judge Kwame Rowe. On March 28, 2025, Appellants filed their brief with the Court. **The parties filed their briefs in accordance with the Court's scheduling order. Oral argument was originally scheduled for May 21, 2025, but was then adjourned by the Court to June 12, 2025. The parties presented oral argument, and are now awaiting a written decision from the Court.**

C. EMINENT DOMAIN CASES

These are cases in which the City wishes to acquire property for a public improvement and the property owner wishes to contest either the necessity or the compensation offered. In cases where only the compensation is challenged, the City obtains possession of the property almost immediately, which allows for major projects to be completed.

1. **Troy v Denha, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Judge Jeffery S. Matis. A hearing on the complaint and the City's request for immediate possession was initially set for September 25, 2024, but was subsequently adjourned. The hearing on the complaint was initially adjourned to October 23, 2024 and then again to October 30, 2024. On October 30, 2024 the Court entered an order surrendering possession and vesting title to the property to the City. The order also required the City to pay the estimated just compensation to the property owner. The case will now proceed on the issue of just compensation only. The Court issued a scheduling order establishing discovery deadlines and for the exchange of witness and exhibit lists and appraisal reports and for facilitation. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for March 2, 2026. The parties timely submitted Witness and Exhibit Lists for the jury trial. **The parties are in the discovery phase.**

2. **Troy v Kreger, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Martha Anderson. A hearing on the complaint has not yet been scheduled. The Court issued a scheduling order establishing discovery deadlines and for the exchange of witness and exhibit lists. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for January 5, 2026. On January 17, 2025, the Court entered an order surrendering possession and vesting title in the subject property to the City, which required the City to pay the property owner the estimated just compensation, as determined by an independent appraisal. The case now continues to allow a jury to determine the total value of the property. The Court also required the parties to mediate this case, which is scheduled for October 23, 2025. **The parties are in the discovery phase.**
3. **Troy v Potts, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Nanci Grant. A hearing on the complaint has not yet been scheduled. The hearing on the complaint was set for October 23, 2024. Defendants Mr. and Mrs. Potts filed a motion to review necessity and to dismiss the case. The hearing on that motion was also scheduled for October 23, 2024. The City filed a timely response to the motion. Prior to the hearing date, the Potts withdrew their motion to challenge necessity and dismiss the case. On October 21, 2024 the Court entered an order surrendering possession and vesting title to the property to the City. The order also required the City to pay the estimated just compensation to Flagstar Bank, which is named as a defendant since it has a mortgage interest in the subject property. The case will now proceed on the issue of just compensation only. The Court issued a scheduling order establishing discovery deadlines and for the exchange of witness and exhibit lists. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for December 8, 2025. The parties are currently in the discovery phase. **The parties are in the discovery phase.**
4. **Troy v McDonald's Corporation.** – The City filed this condemnation case on February 11, 2025, seeking a permanent easement for public utilities and public service facilities for the Rochester Road improvement project, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Daniel P. O'Brien. Judge O'Brien granted the City's motion



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

to schedule a hearing on the complaint, which is now set for April 16, 2025. At that time, the City hopes to secure title for the easement, and will pay the estimated just compensation that was set by the City's appraiser. On April 16, 2025 a stipulated order granting the City possession was entered and requiring payment of the estimated just compensation to McDonalds. The case will now proceed on the issue of the final amount of just compensation only. **The parties are in the discovery phase.**

5. **Troy v Micallef, et al.** –The City filed this condemnation case on February 11, 2025, seeking right of way and a permanent easement for public utilities and public service facilities for the Rochester Road improvement project, Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Nancy J. Grant. The parties stipulated to an order setting the initial hearing on the complaint for April 23, 2025. **A stipulated final order was entered granting the City possession and requiring payment of the final amount of just compensation. This case is now concluded.**
6. **Troy v Cinader, et al.** –On February 26, 2025, the City filed this condemnation case to acquire a permanent easement for public utilities and public service facilities for the Rochester Road improvement project, from Barclay Drive to Trinway Drive. Oakland County Circuit Court Judge Cheryl A. Matthews was assigned this case. The parties continue to negotiate a possible settlement in this case, so that the City can obtain possession of the needed property as soon as possible. **The parties settled the case and the City has acquired the easement. The lawsuit was dismissed and this case is now concluded.**
7. **Troy v The Kroger Company of Michigan, et al.** – The City filed this Rochester Road condemnation case on March 7, 2025. The City needs right of way and a permanent easement for public utilities and public service facilities. The case was assigned to Oakland County Circuit Court Judge Nanci J. Grant. The City's motion for possession is currently scheduled for April 23, 2025. **A stipulated final order was entered granting the City possession and requiring payment of the final amount of just compensation. This case is now concluded.**
8. **Troy v Cassani, et al.** – This Rochester Road Improvement Project condemnation case was filed on March 7, 2025. The City is seeking a permanent easement for public utilities and public service facilities and a regrading and temporary construction easement. Oakland County Circuit Court Judge Daniel P O'Brien is the assigned judge for this case. The City has requested a hearing so that it can obtain title to the property, in exchange for the amount determined by the City's appraiser. The property owners will eventually have the opportunity to challenge this property value at a jury trial. **A hearing on the complaint was scheduled for April 30. Defendant Cassani filed a motion seeking an injunction and a motion to dismiss. Defendant also requested an expedited hearing on the motions. The City filed a response to both motions. The Court denied Defendant's motions and ruled the City was entitled to possession. Defendant then filed objections to the City's proposed order of possession. At a hearing on the objections, the Court encouraged the parties, including Mortgage Electronic Registration Systems as Nominee for Nationstar Mortgage, LLC (MERS) to try to resolve the case. An agreement was reached between MERS and Cassani and an order was entered setting forth the amount of compensation to be paid to MERS. The order**



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

dismissed MERS from the case. The City and Cassani subsequently reached an agreement on the final amount of just compensation, and stipulated to an order granting possession. The Court entered this stipulated order, and this case is now concluded.

9. **Troy v 5024 Rochester, LLC, et al.** – This is another Rochester Road Improvement Project condemnation case filing, submitted on March 20, 2025. The City has requested an initial hearing before the assigned Oakland County Circuit Court Judge Mary Ellen Brennan, seeking title to the property needed for the Project. **The parties stipulated to an order granting the City possession and requiring payment of the estimated just compensation to 5024, LLC and dismissing all other parties. The Court entered this order. The case will now proceed to discovery and ultimately a jury trial to determine the final just compensation.**
10. **Troy v Troy Landmark Properties, et al.** – This condemnation case was initiated by the City on March 20, 2025. The City is seeking a strip of real estate and a permanent easement for public utilities and public service facilities for the Rochester Road Improvement Project. The case was assigned to Oakland County Circuit Court Judge Daniel P O'Brien. The City has requested an initial hearing, seeking an order granting title and requiring payment of the estimated just compensation. **A stipulated order was entered granting the City possession and requiring payment of the estimated amount of just compensation. Another order was signed by the Court, dismissing all the other Defendants except for Troy Landmark Properties, LLC. This case will now proceed to discovery on the issue of the final amount of just compensation.**
11. **Troy v Nima Group, LLC, et al.** – The City filed this Rochester Road Improvement Project condemnation case on March 20, 2025. Through this case, the City hopes to acquire a permanent easement for public utilities and public service facilities and a regrading and temporary construction easement. The case was assigned to Oakland County Circuit Court Judge Kwame L. Rowe. The next step is the scheduling of the initial hearing. **The property owner accepted the City's good faith offer after the lawsuit was filed and the City has acquired the necessary easements. The lawsuit has been dismissed and this case is now concluded.**
12. **Troy v DB Troy, LLC et al.** – For the Rochester Road Improvement Project, Barclay Drive to Trinway Drive, the City filed this condemnation case on March 20, 2025. The City needs to acquire a permanent easement for public utilities and public service facilities at the Firebird Tavern location. Oakland County Circuit Court Judge Mary Ellen Brennan is the assigned judge, who will hopefully quickly schedule the initial hearing on the complaint. **The Court granted the City's motion for possession allowing the City to hold off paying the estimated compensation until all the parties agree to the allocation between all defendants. Subsequently, Defendants agreed to an apportionment between the parties, and DB Troy, LLC is the only Defendant remaining, since all others have been dismissed. The case will proceed through discovery and jury trial as to the final amount of just compensation.**
13. **Troy v 4770 Rochester Holdings, LLC, et al.** – This is another Rochester Road Improvement Project condemnation case, filed April 28 2025. The City requested an initial hearing before the assigned Oakland County Circuit Court Judge Mary Ellen Brennan, seeking title to the property needed for the Project. The City filed a motion for an order for possession and



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Defendant 4770 Rochester Holdings filed a response. Prior to the hearing date, the parties agreed on a possession order, which the Court entered. The other Defendant – Community Choice Credit Union was dismissed, pursuant to the attorney’s request. The case will now proceed to discovery and jury trial on the final amount of just compensation.

D. CIVIL RIGHTS CASES

These are cases that are generally filed in the federal courts, under 42 U.S.C. Section 1983. In these cases, the Plaintiffs argue that the City and/or police officers of the City of Troy somehow violated their civil rights.

1. **Gillman v. Troy et. al** - Steven Gillman filed this lawsuit on November 29, 2021, as the Personal Representative of the Estate of Megan Miller. Ms. Miller died after being detained in the City’s lock up facility on an alleged parole violation and also because Troy police officers wanted to speak with her about the death of her infant child. The Complaint alleges that while Miller was in custody, the City and its employee knew or should have known that she was suffering from a serious medical need associated with recent drug use. The Complaint alleges that the City and its employee were deliberately indifferent to Miller’s serious medical needs, and that the City maintained an unconstitutional custom, policy, practice or custom and/or inadequately trained its personnel which resulted in the wrongful death of Miller while she was in the City’s custody. Plaintiff’s 42 U.S.C. Section 1983 claims are asserted under the Eighth and Fourteenth Amendments of the United States Constitution. Plaintiff also asserts a state law claim against the individual employee for alleged gross negligence. The City timely filed its answer to the Complaint. The Court held a scheduling conference and the parties are engaging in the discovery process. The discovery process continues. Discovery continues. Plaintiff filed a Motion to Extend Discovery which was granted by the Court, so discovery continues and depositions have been scheduled. Discovery closed in this matter on February 10, 2023. The City timely filed its Motion for Summary Judgment on February 17, 2023. The parties are waiting for the Court to issue an opinion in this matter. The Court also issued a new scheduling order in this case moving trial to March of 2024. On July 25, 2023, Judge Goldsmith granted the City’s Motion for Summary Judgment, but denied the individual Police Service Aid’s motion. The Police Service Aide then timely filed an appeal of this decision with the Sixth Circuit Court of Appeals on August 21, 2023. The Court issued a briefing schedule. Appellant’s brief is due on November 1, 2023; Appellee’s brief is due December 3, 2023. The Court granted extensions of time to file the appellate briefs. Appellant’s brief was timely filed on February 26, 2024. Appellee’s brief is due on March 27, 2024. The Appellee filed a corrected Brief on Appeal on May 30, 2024. The briefing is concluded in this case, and the parties are awaiting a date for oral argument. The Sixth Circuit Court of Appeals entertained oral argument on October 31, 2024. The parties are waiting for a decision. On January 22, 2025, the Sixth Circuit issued its opinion, finding that the lower Court erred when it denied the PSA’s motion to dismiss the Plaintiff’s state law claims based on governmental immunity. The Court declined to exercise jurisdiction over the issues raised concerning the qualified immunity claims. The case was then remanded to



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

District Court Judge Goldsmith, who allowed the filing of a request to file a second motion for summary judgment, based on subsequent changes in case law. This request was filed with the Court on March 27, 2025, and Plaintiff filed his response on April 1, 2025. **The Court denied the request to file a second motion for summary disposition, and it set a trial date of August 6, 2025. Subsequently, the parties re-engaged in settlement negotiations with a facilitator who initially tried to get the parties to settle the case in May of 2023. As a result of the facilitation, the parties agreed to resolve the case for an amount that is below the insurance reserves.**

2. **Melvin Matsey v. Troy, et al.** - Melvin Matsey was a suspect in some burglaries in the area and had been under surveillance by the Troy Police Department Special Investigations Unit (SIU). On March 9, 2022, at approximately 8:30pm, Matsey was observed running away from a closed business carrying something under his arm. He quickly got into his parked car and drove away. SIU officers followed him, and used a boxing maneuver to stop him. Officers then got Matsey out of his car, and took him in for questioning. Plaintiff's complaint alleges there was no legal basis for the boxing maneuver, and that he was falsely arrested. He alleges injuries, pain and psychological trauma resulted. Plaintiff's complaint is brought under 42 USC, Section 1983 and it asserts claims under the 5th, 8th, and 14th Amendments of the United States Constitution. Plaintiff also asserts state law claims against the individual officers for assault and battery, intentional infliction of emotional distress and alleged gross negligence. He is seeking damages in an amount exceeding \$75,000, plus interest, costs and attorney fees. On June 26, 2024, Judge Kumar, the U.S. District Court Judge assigned to this case, entered a scheduling order. On August 20, 2024, Plaintiff filed an amended complaint specifically identifying all of the individual officers involved in the March 9, 2022 encounter. The City will file a timely response. The City has also initiated discovery. The City filed a response to the amended complaint, and the parties are engaging in discovery. The attorney for one of the co-defendants requested an adjournment of the case, due to an expected medical leave. This was stipulated to by the parties, and granted by the Court. **Discovery continues.**
3. **Edward Ross v. Troy, et. al.** - Plaintiff filed this lawsuit under 42 U.S.C. Section 1983, claiming a deprivation of his constitutional rights resulting from his termination as a volunteer firefighter. The complaint was served on the City and the individual defendants on August 1, 2024. A timely response will be filed with the Court. The City timely filed its answer. The parties are scheduled for mediation on March 5, 2025. The parties were not able to successfully mediate this case and the administrative law proceeding. The parties are now in the discovery phase. **Plaintiff filed a Motion to Compel Discovery, seeking additional documentation, which the Court granted in part and denied in part.**

E. PERSONAL INJURY AND DAMAGE CASES

These are cases in which the Plaintiff claims that the City or City employees were negligent in some manner that caused injuries and/or property damage. The City enjoys governmental immunity from ordinary negligence, unless the case falls within one of four exceptions to governmental immunity: a) defective highway exception, which includes sidewalks and road way claims; b) public



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

building exception, which imposes liability only when injuries are caused by a defect in a public building; c) motor vehicle exception, which imposes liability when an employee is negligent when operating their vehicle; d) proprietary exception, where liability is imposed when an activity is conducted primarily to create a profit, and the activity somehow causes injury or damage to another; e) trespass nuisance exception, which imposes liability for the flooding cases.

1. **Tschirhart v. Troy** - Plaintiff filed this wrongful death lawsuit against the City, claiming that the City and individual City employees and contractors were responsible for the drowning death of Plaintiff's son, Shaun Tschirhart, at the Community Center pool on April 15, 2015. Shaun was swimming in the pool that day as part of a Friendship Club activity, and unfortunately suffered a seizure while swimming. Plaintiff's complaint alleges gross negligence, and an alleged failure to properly screen, train, and supervise City employees. The case is assigned to Oakland County Circuit Court Judge Daniel O'Brien. As its first responsive pleading, the City filed a motion for dismissal, arguing that Plaintiff had failed to assert a viable claim against the City. This motion is pending before the Court. The Court denied the City's motion, and the City immediately filed a claim of appeal with the Michigan Court of Appeals, challenging the denial of governmental immunity. A timely brief on appeal will be filed once the Court issues a briefing schedule. The City's brief on appeal is due February 7, 2019. A timely brief on appeal was filed by the City of Troy Defendants. Plaintiff's brief on appeal is expected to be filed by April 12, 2019. The briefs have been submitted, and the parties are waiting for the Court to schedule oral argument. Oral argument was held on December 6, 2019 in the Court of Appeals. On December 17, 2019, the Court issued an Opinion and Order reversing the trial court's decision, agreeing with the City that summary disposition should have been granted to the City of Troy and the individually named Troy defendants. The Court, however, remanded the case to the trial court, allowing Plaintiff an opportunity to seek leave to amend her Complaint. Plaintiff filed an application for leave to appeal with the Michigan Supreme Court. The parties anticipate that oral argument will be scheduled for March or April 2021. The Michigan Supreme Court did not schedule this matter for its March, April, or May docket, so the parties are hoping that oral argument on the application will happen in June 2021. The parties are still waiting for the Michigan Supreme Court to schedule oral argument in this matter. The Michigan Supreme Court scheduled oral arguments for November 9. The Supreme Court issued its opinion, remanding this case back to the Oakland County Circuit Court for a decision consistent with part of the Court of Appeals' decision. Plaintiff filed a motion in Oakland County Circuit Court to lift the stay entered in this matter which was granted by the Court on March 23, 2022. Subsequently, Plaintiff filed a motion seeking leave to file an amended Complaint in this matter. The City filed a motion opposing this request. The Court will hear oral argument on this motion on April 20, 2022. On April 20, 2022, the Court denied plaintiff's motion seeking leave to amend the Complaint, dismissing the case. Plaintiff filed an appeal of this decision. Plaintiff filed a motion to extend the time for filing the brief on appeal with the Court of Appeals, and then timely filed her appellate brief on September 23, 2022. The City will file a timely Brief on Appeal. The City timely filed its Brief on Appeal, and the parties are waiting for the Court of Appeals to schedule oral argument. The Court of Appeals scheduled oral argument



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

for May 2, 2023. The Court of Appeals reversed the lower court's decision and remanded the case to the Oakland County Circuit Court to permit Plaintiff to file an Amended Complaint. On July 27, 2023, Plaintiff filed a Motion to Lift the Stay in the case. Plaintiff then filed another amended complaint on September 28, 2023. The Court re-opened the case, but there has been a delay in entering the Court order memorializing this action. There is a hearing scheduled for April 3, 2024 on Plaintiff's motion to lift the stay and file an amended complaint against the individual defendants only. The trial court lifted the stay in this matter and the parties have filed their Answers to the Complaint and are proceeding with discovery. The discovery phase continues in this case. The parties are continuing with the discovery process. The parties have continued with discovery, including but not limited to taking depositions. **Four separate motions for summary disposition were timely filed on behalf of the four individual Troy Defendants. Plaintiff filed responses to two of those motions and subsequently agreed to dismiss one of the lifeguards and the pool manager from this case. Oral argument is scheduled for July 2, 2025, and trial is set for July 9, 2025. Depending on the decision made by the Court, if necessary, a claim of appeal will be filed immediately on behalf of the individual Troy Defendants. The claim of appeal will be based on governmental immunity which provides for an automatic stay of proceedings. On June 30, 2025, Plaintiff filed an application for leave to appeal with the Michigan court of appeals, challenging the Court's decision denying her request to amend the complaint as to the co-defendant O'Connor.**

2. **Zari v. City of Troy**- Plaintiff filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after he tripped on the curb at/near the north entrance of the Troy Community Center. Plaintiff alleges that as a result of the fall, he sustained injuries to his left hand and his damages exceed \$25,000. The case was filed in the Oakland County Circuit Court, and assigned to Judge Kwame Rowe. The City filed a motion seeking an immediate dismissal of the Complaint on June 20, 2025. Plaintiff then filed an amended complaint, and the City filed a motion asking for a dismissal of the amended complaint on June 23, 2025. The Court has scheduled oral argument on the motion for August 13, 2025.

F. MISCELLANEOUS CASES

1. **Michigan Association of Home Builders; Associated Builders and Contractors of Michigan; and Michigan Plumbing and Mechanical Contractors Association v. City of Troy** - The Plaintiffs filed a complaint for Declaratory and Injunctive Relief in the Oakland County Circuit. On the date of filing the Plaintiffs also filed a Motion for Preliminary Injunction and Order to Show Cause. The Plaintiffs allege that the City of Troy has violated Section 22 of Michigan's Stille-DeRossett Hale Single State Construction Code Act by collecting fees for building department services that are not reasonably related to the cost of providing building department services. They are



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

alleging that the City of Troy has illegally entered into a contract with Safe Built of Michigan, Inc. for building services that provides that 20% of each building permit fee be returned to the City to cover services that are not “reasonably related to the cost of building department services,” as required by state statute. The Plaintiffs also assert a violation of the Headlee Amendment, arguing that the 20% returned to the City is a disguised tax that was not approved by voters. The Plaintiffs are asking for a declaratory judgment, as well as a return of any “surplus” building department service funds collected to date. Plaintiffs also request an order requiring the City to reduce its building department fees. The City of Troy was served with the Complaint and the Motion for Preliminary Injunction and Order for Show Cause on Wednesday, December 15, 2010. The parties were required to appear at Court on Wednesday, December 22, 2010, but the Court did not take any action at that time. Instead, the Court adjourned the matter to January 19, 2011. In the interim, the parties may engage in preliminary discovery in an attempt to resolve this matter. The parties are conducting discovery. The parties have completed discovery. Trial in this matter is scheduled for January 30, 2012. After being presented with motions for summary disposition, the Court ordered the parties to engage in mediation with a neutral municipal audit professional. Financial documents concerning this case are now being reviewed by an independent CPA. It is expected that the April 19, 2012 trial date will be postponed until after this review is complete. Mediation was unsuccessful in resolving this case, and therefore the Court is expected to issue an order on the pending Summary Disposition Motions. The trial date has been adjourned. On November 13, 2012, Oakland County Circuit Court Judge Shalina Kumar issued her order in favor of the City, and dismissed this case. Plaintiffs filed an appeal, which is now pending in the Michigan Court of Appeals. Appellant’s brief is expected to be filed soon. The parties timely filed their appellate briefs, and are now waiting for the Court of Appeals to schedule a date for oral argument. The Court of Appeals has not yet scheduled oral argument for this case. The parties are still waiting for a date for oral argument. Oral argument was held on March 4, 2014. On March 13, 2014, the Court of Appeals issued its opinion ruling in the City’s favor and affirming the Circuit Court’s decision dismissing the case. On April 23, 2014, Plaintiff Home Builders filed an Application for Leave to Appeal with the Michigan Supreme Court. Troy’s response was filed on May 19, 2014. The Michigan Supreme Court considered the application for leave to appeal and ordered that the matter be scheduled for oral argument. The Court also permitted the parties to submit supplemental briefs, which are due October 29, 2014. The City timely filed its supplemental brief with the Michigan Supreme Court. The parties are now waiting for the Court to set a date for oral argument on the application. The Michigan Supreme Court entertained oral arguments on the application for leave to appeal on March 11, 2015. On June 4, 2015, the Michigan Supreme Court reversed the decisions of the Court of Appeals and the Circuit Court and ruled there was no requirement for Plaintiffs to exhaust their administrative remedies. The case was remanded to Circuit Court for further proceedings. A status conference was held on June 18, 2015 with Judge Kumar. During the status conference, Judge Kumar scheduled a hearing for September 2, 2015, allowing the parties to address the issues that were previously raised in the motion for summary



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

disposition but were not decided since the case was initially dismissed for failure to exhaust administrative remedies. At the hearing on September 2, 2015, Judge Kumar allowed Plaintiffs to request additional discovery within 30 days. Thereafter, both parties are allowed to file supplemental briefs. Supplemental briefs have been filed and we are awaiting a decision. On February 5, 2015, Judge Kumar issued her opinion and order ruling in favor of the City and dismissing the case. Plaintiffs filed a Claim of Appeal with the Michigan Court of Appeals on February 23, 2016. The Plaintiffs and the City have both filed appellate briefs. Based on our request, the Michigan Municipal League Legal Defense Fund, Public Corporations Section of the State Bar of Michigan, Michigan Townships Association and also Safe Built have filed a motion asking for permission to file amicus briefs supporting the City's position. The Michigan Association of Realtors has sought permission to file an amicus brief supporting Plaintiffs' position. The Plaintiffs filed a reply brief. We are waiting for the Court of Appeals to rule on the motions for amicus briefs and to schedule a date for oral argument. Oral argument has not yet been scheduled. The parties presented oral arguments on September 7, 2017. On September 28, 2017, the Court of Appeals entered a two to one decision affirming the Circuit Court's grant of summary disposition in favor of the City. The Plaintiffs have filed an application for leave to appeal to the Michigan Supreme Court. The City timely filed an answer to the application. Additionally, the Michigan Municipal League's Legal Defense Fund, the Government Law Section of the State Bar of Michigan, and the Michigan Townships Association filed a motion to file an amicus curiae brief with the Supreme Court, supporting the City's position and asking for a denial of the application for leave to appeal. The Court granted the request for MML's amicus brief on January 5, 2018, and the brief was accepted for filing. The Michigan Realtor's Association filed a motion to file an amicus brief on behalf of Plaintiff Home Builders on February 23, 2018. On June 20, 2018, the Michigan Supreme Court entered an order granting the Michigan Realtor's Association's motion to file a brief amicus curiae. The Court also ordered that oral arguments be scheduled on Plaintiff's application for leave to appeal, and established a schedule for submitting supplemental written briefs. The Court accepted an amicus brief from the Michigan Health and Hospital Association and the Michigan Society of Association Executives, which was drafted by the attorney representing the Home Builders. The parties are now waiting for the Supreme Court to schedule oral argument. On December 19, 2018, the Michigan Manufacturers Association filed a motion to file a brief amicus curiae, and attached its proposed brief to the motion. On December 21, 2018, the Supreme Court granted the motion and accepted the brief that was submitted on December 19, 2018 for filing. The Michigan Supreme Court presided over the oral argument on March 7, 2019. After oral argument, the Court granted a motion to file a late amicus curiae brief. The City filed a response seeking to address the arguments raised in that brief and attached a proposed response. On April 5, 2019, the Court granted the City's motion to file a response to the amicus curiae brief and accepted the City's response for filing. The parties are now waiting for the Supreme Court to issue its opinion. On July 11, 2019, the Michigan Supreme Court entered its decision holding that the use of the revenue generated by the City's building inspection fees to pay the Building Department's budgetary shortfalls in previous year's



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

violates the State Construction Code Act. The Court reversed the decisions of the Court of Appeals and the Circuit Court and remanded the case back to the Circuit Court for further proceedings. On remand the City can still present evidence to justify the retention of a portion of the fees. The Court permitted additional discovery, as requested by Plaintiff, and the City has responded to the numerous discovery requests. The Plaintiffs sought additional discovery, which the City objected to. The Plaintiffs then filed a motion to compel additional discovery and the City filed a response to the motion. The parties resolved the motion without a hearing with a stipulated order in which the City agreed to provide some additional information, which has now been provided. The Plaintiffs have now indicated they would like to take some depositions. Because of the Emergency Declaration, and the difficulty in conducting depositions, Plaintiff filed a motion to extend the discovery deadline, and the City has not objected to this Motion. The Court has scheduled a new trial date. Plaintiffs filed a motion for summary disposition. The Court issued a scheduling order, requiring the City to respond on or before November 18, 2020, and scheduling the hearing for December 2. Oral argument was held on the summary disposition motion on December 2nd. We are awaiting a decision from the Court. The Court granted Plaintiffs' motion to file supplemental information. Plaintiffs then filed a supplementary brief, and the City filed its response. We are awaiting a decision by the Court on the summary disposition motion. On May 26, 2021, the Court entered its opinion and order denying both requests for summary disposition. The Court ruled that the Michigan Association of Home Builders had standing to pursue a claim under the Headlee Amendment but it dismissed the Headlee Amendment claims of Associated Builders and Contractors of Michigan and Michigan Plumbing and Mechanical Contractors Association on the basis those Plaintiffs did not establish standing. The case will now proceed to trial unless otherwise resolved through facilitation. The Court has scheduled a status conference for June 30th. The Court ordered facilitation, which was unsuccessfully accomplished on September 15, 2021. The Court also allowed the Plaintiff to take a late deposition of the City's Chief Financial Officer Rob Maleszyk, who was not employed during by the City prior to the discovery cut-off date. The case will now proceed to trial, and the Court has scheduled a status conference for October 19, 2021. The Court adjourned the status conference to November 2, 2021 and subsequently adjourned it to January 14, 2022. The case was re-assigned to visiting Judge Sosnick since Judge Kumar was appointed to serve as a Judge in Federal Court. The status conference was then adjourned to March 1, 2022. However, the case was then re-assigned to the newly appointed Judge Cohen and the status conference was rescheduled for April 5, 2022. On April 5, 2022, Judge Cohen held a status conference, and he scheduled trial for August 2, 2022. The trial commenced on August 2, 2022 and the testimony was concluded on August 3, 2022. Rather than hear closing arguments, the Court directed the parties to submit closing argument briefs within two weeks after a transcript of the testimony is prepared. The Court reporter has notified the parties the transcript will not be available until late October, 2022. The transcript of the trial was filed with the Court, and the parties were then required to simultaneously file written closing arguments, which were timely filed. Afterwards, the City filed a motion asking for permission to file a supplemental response to Plaintiff's closing argument and the Plaintiff opposed that motion. On



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

November 30th, Judge Cohen granted the City's motion, and allowed Plaintiff to file a supplemental response too, and these were timely filed. We are now awaiting a decision from the Court. On February 2, 2023, Judge Cohen issued his opinion and order after bench trial. He found in favor of the Plaintiff on its Construction Code claim and enjoined the City from considering the work of non-building department employees in the calculation of building department expenses when determining what to charge for building permits. However, the Court ruled in favor of the City on Plaintiff's Headlee Amendment claim and ruled the Plaintiff did not establish standing and dismissed that claim. Plaintiff then filed a motion to amend the judgment or for a new trial, and the City responded. The trial Court denied Plaintiff's motion. On March 2, 2023, Plaintiff filed a claim of Appeal in the Michigan Court of Appeals appealing Judge Cohen's decision to dismiss Plaintiff's Headlee Amendment Claim and his denial of the motion to amend judgment. On March 9, 2023, the City filed a Claim of Cross Appeal appealing the previous decision of Judge Kumar denying the City's request for summary disposition and Judge Cohen's decision finding in favor of Plaintiff on the Construction Code claim. On July 3, 2023, the City filed its Brief on Cross Appeal. On July 28, 2023, the Plaintiff filed its Appellate Brief. On August 2, 2023, the Plaintiff filed its Brief in Response to the City's Cross Appeal. On August 23, 2023, the City filed its Reply to Plaintiff's Response to the City's Cross Appeal. The City filed its Appellee Brief on September 1, 2023 and Plaintiff filed its Reply on September 15, 2023. The parties are now waiting for the Court of Appeals to schedule oral argument. The parties are still waiting for the Court to schedule oral argument. The Michigan Court of Appeals has scheduled oral argument for July 11, 2024. After oral argument, the parties are waiting for the Court of Appeals to issue its opinion. On October 16, 2024, the Michigan Court of Appeals issued an opinion affirming the Circuit Court decision in favor of Plaintiff on the Construction Code Claim, reversing the decision on the Headlee Amendment claim, and remanding the case back to the Circuit Court for judgment in favor of Plaintiff. On November 27, 2024, the City filed an Application for Leave to Appeal to the Michigan Supreme Court and the Plaintiff timely responded. On January 2, 2025, the Michigan Supreme Court granted the joint motion of the Michigan Municipal League and the Government Law Section of the State Bar of Michigan to file an amicus curiae brief, which was submitted and supported the City's position. The City also timely filed a Reply to Plaintiff's Response to the Application for Leave to Appeal. **The parties are awaiting the decision of the Michigan Supreme Court.**

2. **Edward Ross v. Troy**-Our office is handling an administrative case against the City, which has been filed with the State of Michigan Office of Administrative Hearings. This complaint, filed by Edward Ross, alleges unlawful political retaliation resulted in his termination as a volunteer firefighter. The City's answer to this complaint is due on or before August 23, 2024. The City timely filed a position statement and motion to dismiss, and Petitioner filed a response. The Administrative Law Judge granted the city leave to file a reply to Petitioner's response, which was timely submitted on September 25, 2025. The Administrative Law Judge initially scheduled a hearing for September 27, 2024, but this was subsequently adjourned to October 31, 2024. The Administrative Law Judge has taken the motion under advisement. In the meantime,



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

the trial is tentatively set for March 25, 2025. The Administrative Law Judge denied the pending motion. On March 25, 2025, the Administrative Law Judge presided over a day-long hearing, where witnesses presented testimony. The Judge requested that the parties submit written closing arguments within 60 days. **On May 27, 2025, the parties submitted closing statements. On June 23, 2025, the parties submitted replies to the closing statements. The Administrative Law Judge is expected to issue his opinion after the consideration of these closing statements and the hearing testimony.**

3. **Chen v Troy Police Department**- This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiff seeks the return of multiple firearms that were turned over to the Troy Police Department as a condition of bond when he was charged with 3rd degree child abuse. The City filed an answer to the complaint and opposed Plaintiff's motion seeking immediate possession. On April 2, 2025, the Court adjourned the Plaintiff's motion for two weeks to allow the Court more time to review the parties' briefs. **A consent judgment was entered allowing return of the firearms subject to conditions. This case is now concluded.**
4. **Coleman v Troy Police Department**- This is a claim and delivery action assigned to Judge McGinnis in the 52-4 District Court. Plaintiff seeks the return of a pistol that was confiscated when he was arrested for operating a vehicle while intoxicated and possessing a concealed pistol while under the influence of alcohol. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. The motion is scheduled for April 30, 2025. **The Court denied Plaintiff's motion for possession and scheduled the case for a pretrial. The parties agreed to an order allowing the firearm to be returned to a third party. This case is now concluded.**
5. **Matti v Troy Police Department**- This claim and delivery lawsuit is assigned to Judge Hartig in the 52-4 District Court. Plaintiff seeks the return of a pistol that was confiscated when he was arrested for operating a vehicle while intoxicated and possessing a concealed pistol while under the influence of alcohol. Four additional firearms that were turned over to the Police Department in accordance with a Court ordered bond condition. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. On April 30, 2025, the parties stipulated to an order allowing return of one firearm to a third party and the other firearms to the Plaintiff. This case is now concluded.
6. **Mashni-Mayor v Troy Police Department** – This claim and delivery action is assigned to Judge Hartig in the 52-4 District Court. Plaintiff is seeking his handgun that he turned over as a condition of bond for an assault charge. The City filed an answer to the complaint. On May 14, 2025, a stipulated order was entered allowing for the return of the firearm. This case is now concluded.



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

7. **Franklin v Troy Police Department-** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiff seeks the return of a pistol and ammunition that was confiscated when he was arrested for operating a vehicle while intoxicated and possessing a concealed pistol while under the influence of alcohol. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. The Judge adjourned the May 21, 2025 hearing on the motion to allow the City to file a motion for summary disposition, which has now been filed. On June 2, 2025, the Court denied the motion for summary disposition, finding that there were factual issues that could only be determined at trial. The Court scheduled the case for a final pretrial.
8. **Perez v Troy Police Department-** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiff seeks the return of a firearm that was turned over to the Troy Police Department as a condition of bond when he was charged with domestic assault. The City filed an answer to the complaint and opposed Plaintiff's motion seeking immediate possession. At the hearing on May 28th, the parties agreed to a resolution and a final order was entered on May 30, 2025 allowing the firearm to be returned to Plaintiff. This case is now concluded.
9. **Villa v Troy Police Department-** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiff seeks the return of a knife and his driver's license that were confiscated when he was arrested for operating a vehicle while intoxicated. He also seeks return of a rifle that he turned over to the Police Department as a condition of bond. The City filed an answer to the complaint and the motion seeking immediate possession, and the hearing is scheduled for July 2, 2025.
10. **Nagy v Troy Police Department-** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiff seeks the return of two firearms that were turned over to the Troy Police Department as a condition of bond when he was charged with felonious assault and brandishing a firearm. The City filed an answer to the complaint and opposed Plaintiff's motion seeking immediate possession. The hearing on the motion is scheduled for July 9, 2025.

G. CRIMINAL APPEALS/ DISTRICT COURT APPEALS

There are no current appeals from decisions of the 52-4 District Court in misdemeanor ordinance prosecution cases.

H. ADMINISTRATIVE PROCEEDINGS

The City Attorney's Office is working with the City Assessor in the following Tax Tribunal cases, where Property owners challenge the City Assessor's property valuation determinations or other determinations.



500 West Big Beaver
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CITY COUNCIL AGENDA ITEM

2023 CASES

Troy KS Development LLC, Case No. 23-001272

The City timely filed its answer and affirmative defenses on July 18, 2023. The parties will commence the discovery process. The prehearing statement and valuation disclosure are due March 19, 2024. The parties agreed to an extension of time, which the Tribunal granted. The parties continue to exchange information. Petitioner filed a motion seeking to add the 2024 tax year to this pending case. The City filed a response concurring in the relief, and the Tribunal granted the motion. The parties timely filed the Pre-Hearing Statements and Valuation Disclosures for both 2023 and 2024 on June 20, 2024. The parties are now waiting for the Tax Tribunal Judge to schedule a trial date. The Tribunal has scheduled the trial date to start on June 9, 2025. The Exhibit List and Proposed Exhibits for the scheduled trial are due on May 19, 2025. **The parties timely submitted their exhibits. The parties were able to negotiate a settlement, which was approved by the Tribunal on June 5, 2025. This case is now concluded.**

Troy KS Development LLC, Case No. 23-001274

The City timely filed its answer and affirmative defenses on July 18, 2023. The parties will commence the discovery process. The prehearing statement and valuation disclosure are due March 19, 2024. The parties agreed to an extension of time, which the Tribunal granted. The parties continue to exchange information. Petitioner filed a motion seeking to add the 2024 tax year to this pending case. The City filed a response concurring in the relief, and the Tribunal granted the motion. The parties timely filed the Pre-Hearing Statements and Valuation Disclosures for both 2023 and 2024 on June 20, 2024. The parties are now waiting for the Tax Tribunal Judge to schedule a trial date. The Tribunal Judge scheduled the trial to start on June 13, 2025. The Exhibit List and Proposed Exhibits for the scheduled trial are due on May 19, 2025. **The parties were able to negotiate a settlement for the one year at issue, since this property was redeveloped and assigned a new tax identification number. The Tax Tribunal entered a Consent Judgment on May 20, 2025, concluding this case.**

Universal Property TMP LLC, Case No. 23-002023

The City timely filed its answer and affirmative defenses on August 2, 2023. The parties will commence the discovery process. The prehearing statement and valuation disclosure are due July 5, 2024. Discovery continues. Petitioner requested an adjournment of the scheduling dates, and the City concurred in the request, which was submitted to the Tribunal. The Tribunal granted the requested adjournment. The parties timely filed Pre-Hearing Statements and Valuation Disclosures before the September 19, 2024 deadline. Petitioner filed a Motion to Dismiss the case in its favor, and the City filed its response. On November 22, 2024, the Tribunal entered its order denying Petitioner's motion. The case is now scheduled for a pre-hearing conference on January 21, 2025. The Tribunal scheduled the trial to begin May 28th, 2025. The Exhibit List and Proposed Exhibits for trial are due on May 14, 2025. **At Petitioner's request, the Tribunal Judge adjourned the hearing to July 1, 2025. The Exhibits are due on June 17, 2025. The parties were able to negotiate a**



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

settlement, which was approved by the Tribunal on June 18, 2025. This case is now concluded.

Quality Behavioral Health, Case No. 23-002182

The Tribunal dismissed the Petitioner's first two petitions for defects, but accepted the third petition, even though it also was defective. The City timely filed its answer and affirmative defenses on November 13, 2023. The Tribunal scheduled a status conference for January 11, 2024. Subsequent to the status conference, the Tribunal entered a scheduling order for motions to be filed. On April 17, 2024, Petitioner filed a motion for summary judgment. The City timely responded on May 8, 2024. The parties are now waiting for a decision from the Tribunal on the pending motion. On August 16, 2024, the Court entered an order denying Petitioner's motion for summary disposition. The Administrative Law Judge presided over the trial on February 11, 2025. The parties are now awaiting the Court's decision after the presentation of evidence and argument.

Troy Westington, Case No. 23-002586

The City timely filed its Answer and Affirmative Defenses. The Prehearing Statement and Valuation Disclosure are due July 5, 2024. The parties have exchanged information and discovery. Petitioner filed a motion to add a challenge to the 2024 tax year to this case, and the City filed a response concurring in the requested relief. The Tribunal granted the motion. Petitioner requested an adjournment of the scheduling dates, and the City concurred in the request, which was submitted to the Tribunal. The Tribunal Judge granted the requested adjournment. The Pre-Hearing Statements and Valuation Disclosures are now due on October 7, 2024. The parties timely filed the pleadings. A prehearing conference is scheduled for February 3, 2025. Trial is set to begin September 22, 2025. The Exhibit List and Proposed Trial Exhibits are due on September 8, 2025.

2024 Cases

Macomb Residential Opportunities, Case No. 24-001160

This petition was timely filed prior to the May 31, 2024 deadline. The City timely filed its answer and affirmative defenses on May 16, 2024. The parties will commence the discovery process. Discovery requests were sent to Petitioner on July 11, 2024, and responses were timely received. The City filed a motion for summary disposition on December 26, 2024. Petitioner filed a response to the City's motion and its own cross motion for summary disposition on January 16, 2025. **On April 7, 2025, the Tribunal Judge issued an order denying both the Petitioner's and the City's cross motions for summary disposition, finding that there are remaining issues of fact for trial. The Tribunal held a status conference on June 4, 2025, and subsequently issued a scheduling order.**

Troy Crossing, LLC, Case No. 24-000844

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 11, 2024. The parties will commence the discovery process. The Tribunal set a March 4, 2025 deadline for Pre-Hearing Statements and



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CITY COUNCIL AGENDA ITEM

Valuation Disclosures. The parties are in the discovery phase. The parties filed for a Joint Motion to Hold Case in Abeyance pending the resolution of the 2023 case between the same parties. (MTT Docket 23-001405). **Since the Tax Tribunal Judge placed the case in abeyance, he entered an order on May 16, 2025, removing the case from abeyance status, and granting a consent judgment based on a stipulation of the parties. This case is now concluded.**

MK Oakland Mall, Case No. 24-001352

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 24, 2024. The parties will commence the discovery process. The Tribunal set an April 4, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. The parties are in the discovery phase. On March 17, the Tribunal granted the parties' joint motions to extend time. The Tribunal then set a June 20, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures to be filed. This matter is now placed on the October 16, 2025 trial docket. **On April 14, 2025, the Tribunal issued an order, allowing for consolidation of the 2024 and 2025 tax years. The City timely filed its Valuation Disclosure and Prehearing Statement on June 20, 2025, covering both the 2024 and 2025 tax years.**

14 Mile/ John R Road Holdings LLC, Case No. 24-001354

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 24, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due April 4, 2025. The parties submitted a Joint Motion to Extend Valuation Disclosures, which was granted by the Tribunal on March 6, 2025. The Tribunal then set an August 19, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties continue to discuss possible settlement.**

Aevri Long Lake, LLC, Case No. 24-002043

This case was filed prior to the May 31, 2024 deadline, but not served on the City until July 1, 2024. The City timely filed its Answer and Affirmative Defenses on July 12, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due June 4, 2025. The parties are continuing to negotiate a potential settlement. **The parties stipulated to an extension of time, which the Tribunal granted. The prehearing statements and valuation disclosures are now due September 19, 2025. On May 5, 2025, Petitioner filed a motion to add the 2025 tax year to the pending case, and the City filed its response on May 21, 2025. The parties stipulated to a settlement, and the Tribunal entered a Consent Judgment on June 25, 2025. This case is now concluded for 2024 and 2025.**

Macy's Retail Holdings, Case No. 24-001652

This case was filed prior to the May 31, 2024 deadline, but there was a delay in the service on the City. The City timely filed its answer and affirmative defenses on August 23, 2024. The parties will commence the discovery process. The Tribunal set an April 21, 2025 deadline for Pre-Hearing



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CITY COUNCIL AGENDA ITEM

Statements and Valuation Disclosures. The parties continue to negotiate a proposed settlement, or in the alternative prepare for trial. **The parties successfully negotiated a settlement, and the Tribunal entered a Consent Judgment on April 8, 2025. This case is now concluded.**

Atlantic Ave Holdings, LLC, Case No. 24-002470

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due June 20, 2025. The parties continued to negotiate a possible settlement. Petitioner filed a Motion to Withdraw without costs or attorney fees, and the City had no objection. The parties are waiting for the Court to review the Motion. **Petitioner submitted a motion to withdraw without attorney fees or costs and the City did not oppose the motion. The Tribunal Judge dismissed this case on April 3, 2025.**

Troy Elite Properties, LLC, Case No. 24-001996

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due June 20, 2025. The parties are continuing to negotiate a proposed settlement. **Petitioner filed a motion to consolidate an appeal for 2025 with the pending 2024 case. The parties were able to negotiate a settlement for both years, and the Tribunal entered a Consent Judgement on April 8, 2025. This case is now concluded.**

Troy Lodging, LLC, Case No. 24-002033

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due May 20, 2025. The attorney representing petitioner filed a Motion to Withdraw, which was granted by the Tribunal. **Petitioner has a new attorney, and requested an extension of time on April 10, 2025. The Tribunal granted the requested extension on April 25, 2025. The prehearing statements and valuation disclosure statements are now due on September 19, 2025. Petitioner also filed a Motion to add the 2025 tax year to the pending case, which was granted by the Tax Tribunal Judge on June 30, 2025.**

Troy Sports Center, LLC, Case No. 24-002723

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. **The prehearing statements and valuation disclosures are due August 4, 2025. On May 30, 2025, Petitioner filed a motion to amend the subsequent year, which was granted by the Tribunal.**

Big Beaver Hospitality Group, LLC, Case No. 24-001585

The City timely filed its answer and affirmative defenses on August 23rd, 2024. The parties will commence the discovery process. The Tribunal set an April 21, 2025 deadline for Pre-Hearing



500 West Big Beaver
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CITY COUNCIL AGENDA ITEM

Statements and Valuation Disclosures. The parties have entertained settlement discussions. **After prolonged discussions between the parties, Petitioner withdrew its petition for the 2024 tax year. The Tribunal dismissed this case on April 7, 2025.**

Somerset Campus Holdings, LLC, Case No. 24-001541

The City timely filed its answer and affirmative defenses on August 23rd, 2024. The parties will commence the discovery process. The parties are in the discovery phase. The parties have entertained settlement discussions. **Petitioner filed a motion to include an appeal of the 2025 tax year with the pending case, which was granted. The parties were able to successfully negotiate a settlement. The Tribunal entered a Consent Judgement on April 8, 2025, concluding this case.**

Woodbridge Sales & Engineering, Inc. Case No. 24-001600-TT

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. The Tribunal set a May 6, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. It is expected that the parties will discuss possible settlement or in the alternative prepare for trial. **Petitioner filed a motion to consolidate an appeal of the 2025 tax year with the pending case, which was granted. The parties negotiated a settlement, and the Tribunal entered a Consent Judgment on May 9, 2025 for both 2024 and 2025. This case is now concluded.**

Flagstar Bank Case No. 24-001989

The City timely filed its answer and affirmative defenses on September 18, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due June 4, 2025. It is expected that the parties will discuss possible settlement or in the alternative prepare for trial. **On May 20, 2025, Petitioner filed a motion to consolidate a 2025 tax year appeal to the pending case, and the City filed its response on May 22, 2025.**

United States Steel Corp. No. 24-002135

The City was served with this appeal on September 24, 2024. The City timely filed its answer and affirmative defenses. The prehearing statements and valuation disclosures are due July 7, 2025. It is expected that the parties will discuss possible settlement or in the alternative prepare for trial. **On May 29, 2025, Petitioner filed a motion to amend to include an appeal of the 2025 tax year with the pending case, which was granted on June 18, 2025.**

HAP of Michigan/Henry Ford Health Systems No. 24-001931

The City timely filed its answer and affirmative defenses on October 4th, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due July 21, 2025. It is expected that the parties will discuss possible settlement or in the alternative prepare



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

for trial. **Petitioner filed a Motion to Consolidate an appeal for 2025 with the pending 2024 case, which the Tribunal granted on June 16, 2025.**

Cole Tov Investments No. 24-002107

The City timely filed its answer and affirmative defenses on October 8, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due August 4, 2025. It is expected that the parties will discuss possible settlement or in the alternative prepare for trial. **On May 30, 2025, Petitioner filed a motion to amend the subsequent year, which the Tribunal granted on June 17, 2025.**

Windemere Park of Troy Land Holdings No. 24-001954

The City timely filed its answer and affirmative defenses on October 8, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are November 4, 2025. It is expected that the parties will discuss possible settlement or in the alternative prepare for trial. **On May 30, 2025, Petitioner filed a motion to amend the subsequent year, which was granted on June 18, 2025.**

2025 Cases

Troy 16 Properties No. 25-000677

The City was served with this tax appeal on May 1, 2025, and timely filed its answer and affirmative defenses on May 21, 2025.

Kumar No. 25-000594

The City was served with this residential tax appeal on May 7, 2025, and timely filed its answer and affirmative defenses on May 21, 2025.

Singh/Devi No. 25-000596

The City was served with this residential tax appeal on May 8, 2025, and timely filed its answer and affirmative defenses on May 21, 2025.

14 Mile and John R. Holdings No. 25-001033

This commercial tax appeal was served on the City on May 19, 2025, and the City timely filed its answer and affirmative defenses on May 21, 2025.

500 West Holdings LLC No. 25-001030

The City received this commercial tax appeal on May 19, 2025, and timely filed its answer and affirmative defenses on May 21, 2025.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Big Beaver Property Investment, LLC No. 25-000580

The City received this commercial tax appeal on May 22, 2025, and timely filed its answer and affirmative defenses on May 29, 2025.

CTL PropCo I, LLC No. 25-000799

The City received this commercial tax appeal on May 22, 2025, and timely filed its answer and affirmative defenses on May 29, 2025.

Sheffield Owner LLC No. 25-001164

The City received this commercial tax appeal on May 23, 2025, and timely filed its answer and affirmative defenses on May 29, 2025.

E. And F. Agency, INC., No. 25-001302

The City received this commercial tax appeal on May 30, 2025, and timely filed its answer and affirmative defenses on June 18, 2025.

DWH, LLC No. 25-001504

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

DWH, LLC No. 25-001514

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-001438

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000821

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000822

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.



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CITY COUNCIL AGENDA ITEM

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000823

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-001437

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

Troy 750 Stephenson Investors LLC, No. 25-002180

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

EHMCD LLC & ESMCD LLC, No. 25-000978

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

BBS Maple Research Investors LLC & BF Maple Inlay LLC, No. 25-002186

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

Troy KS Development LLC, No. 25-002195

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

PentaCentre LLC, No. 25-001435

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

2075 ASSOCIATES LIMITED PARTNERSHIP No. 25-001518

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

If you have any questions concerning these cases, please let us know.



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O-02c

FROM THE OFFICE OF THE CITY MANAGER

Date: July 7, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Mark Adams, Economic Development Manager

Subject: Q2 Economic Development Report

Economic Development Report Q2 2025

Business Activities

Below you will find businesses assistance calls and/or expansions to Troy that are in the pipeline over the next 12 months. Their status remains ongoing but the economic policy uncertainty is extending their timelines:

- **Fisher Dynamics**

Provided information about SBA loans because the firm is looking to purchase the building next to them on W. Maple. I also provided information about Community Banks because they are more aggressive in trying to gain new business.

- **AMS Engineering Services**

AMS is looking to consolidate administrative services and manufacturing into one building. The specs are about 200,000 square feet with room for expansion. Troy has no buildings that fit this requirement but I will perform a site search to confirm. I did provide information on other economic services. The company has office space on Big Beaver.

- **HTC**

I Attended the grand opening of HTC's AI center on 100 E. Big Beaver. This expansion will bring an additional 100 jobs to Troy over a three-year period. I assisted with providing information for their MEDC Business grant.



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FROM THE OFFICE OF THE CITY MANAGER

- **CBRE**

This Real Estate/Consulting agency is working with a Locomotive Technology firm that's looking to locate a Midwest office. Troy is at the top of the list. I provided some office sites and information about incentive programs.

- **Stellar Engineering**

I held a meeting in my office about incentives and permitting. Oakland Thrive attended the meeting and will provide discounted financial planning assistance. This firm recycles electronics and will locate on Executive Dr.

- **Tracetronic**

I Provided information about MEDC grants because the firm is looking to expand in Troy or another State. This firm provides software services to automotive companies. They are currently located on Stephenson Highway and have identified a potential building at 400 E. Big Beaver with a potential for 25 new jobs over three years.

MI Hub for Manufacturers

I attended the launch of this new service in June which assists small to medium size manufacturers with a cadre of services that support growth. I have the link under **Resources** on the Troy Economic Development web-site. "The MI Hub for Manufacturers brings together the right mix of strategy, resources, and public-private relationships to strengthen local supply chains and build a more inclusive and future-ready economy," said **Next Street CEO Charisse Conanan Johnson**. "Through our partnership with the State of Michigan, we've created a leading national model to ensure small-to mid-sized manufacturers are drivers of change and have the tools they need to be engines of innovation and job creation."

Quarterly Travel

Event Name: VTM
Date: April 2025

This event was held locally in Pontiac at the M1 Concourse. This Vehicle Transportation Mobility conference fosters technology growth in several areas within the Mobility Sector. The conference provided an opportunity to learn about current trends in various technology sectors. The following was posted on LinkedIn:

461 Piquette one of the birthplaces of small group innovation which led to the Ford Motor Company. Touring this plant with Oakland Thrive, Oakland County, Southfield, Rochester Hills and a group of European Tech companies. Troy was well represented. Expleo a Troy technology firm participated in this event. Team Oakland County has always led the way with Foreign Direct Investment and this VTM event at the M1 Concourse is just one event to show off Metro Detroit Tech Sectors.



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FROM THE OFFICE OF THE CITY MANAGER

Event Name: Select USA Annual Meeting
Date: May 2025

Select USA Investment Summit is an annual event that's located in Washington D.C. This conference attracts foreign firms who are looking for a U.S. investment opportunity. I also had the opportunity to hear our Governor talk about Michigan Innovation at a Canada reception.

This year was the largest Investment Summit to date with record levels of attendance and engagement from **5,500+ attendees, 100+ international markets, and 54 U.S. states and territories.**

The MEDC, Detroit, Southfield, Macomb County, Jackson and a few other local economic development agencies attended. We all flew under the "Team Michigan" flag. This event allows for one-on-one meetings with firms who are in different stages of exploring U.S. Investment. I had one-on-one meetings with several firms and promoted Troy.

I used our business attraction marketing brochure to illustrate Troy's business climate. I also passed out my business cards and promoted Michigan/Troy at the MEDC booth. Here are a few other highlights:

- Attended the Canada Reception
- Attended the Michigan Reception
- Attended Japan Reception

I also participated in several planning calls with MEDC/Partners before this event and posted this event on LinkedIn. I will make follow up calls with firms from this conference. Below are a few examples:

- NAYAN
- ISM
- Hextra

Troy Hospitality Committee

I provided a report on economic development activity which included information on potential office conversions to residential, new/expanding businesses and potential hotel openings in 2025. I also provided an update on the former K-mart site.

Oakland Thrive

I conducted several small business meetings with Justin Ibe the Oakland Thrive representative that covers Troy. Oakland Thrive's mission is to assist all small businesses within Oakland County and is funded by



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FROM THE OFFICE OF THE CITY MANAGER

Oakland County. The meetings took place both in my office and virtually. I discussed site location assistance and loan programs. Below are examples of business types:

- Engineering Firms
- Car Washes
- Day Cares

Chaldean American Chamber Ribbon Cutting

I attended the ribbon cutting at the request of the Chaldean Chamber. I held a Troy Economic assistance seminar for this Chamber at our Troy Community Center in 2022. I had an opportunity to discuss development opportunities with developers. Several local officials attended and the Governor spoke at this event.

Troy's Quarterly Fluid Real Estate Market Trends

	Market Rates in Troy		
	Rent	Vacancy Rate	Sq. Ft.
• Office	\$20	16.9%	17 million
• Industrial	\$7	7%	14 million
• Retail	\$21	6.2%	8 million

Source: Various Real Estate Forecasting Agencies, City Assessor's Office

Business Retention Strategy

Business retention is the cornerstone of most economic development programs. Retention of your existing businesses ensures that your tax and employment base will remain healthy. Troy will continue to call on businesses in the manufacturing, information services, medical, research/development and technical sectors. The purpose of this calling program is to provide Troy businesses with the following information:

- Workforce Assistance
- Site Selection
- Loan Programs
- Grant Programs
- Site Plan Information
- Permitting Information
- Grand-Opening Assistance



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FROM THE OFFICE OF THE CITY MANAGER

Each business retention call is different. There is no set formula on what type of assistance is needed. The purpose is to inform the business about what assistance is available so they can contact me at the appropriate time.

We use a team approach to this retention strategy. I work with the State of Michigan and Oakland County when calling on Troy businesses because each level of government has something to offer. We all set meetings either at the company or via Microsoft Teams.

Troy's TIF Boards

The economic development team participated in Board meetings that promoted investment and job creation within the DDA, BRA and LDFA.

Brownfield Pipeline 2025

- Somerset West
- 1441 Maple potential office to residential conversion
- 4755 Rochester Road/Village of Troy Phase 2

Myself and other staff held in person meetings with 1441 Maple and VOT Phase 2. Both projects are requesting flexibility from staff and the BRA in order to take advantage of new brownfield incentives for housing development as well as brownfield grant/loan tools.

I participated in several discussions regarding amending the Village of Troy and Harrison Poolside Brownfield plans.

Mark Adams
Economic Development Manager



TROY POLICE

2nd Quarter Report 2025 (04-01-2025 – 06-30-2025)

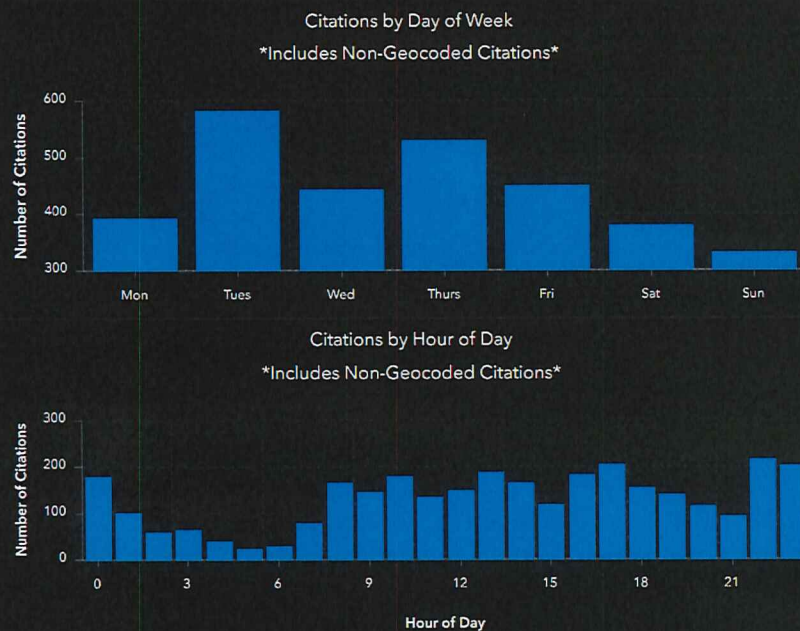
Index:

1. Citation Data
2. Citation Data – top 25 repeat locations
3. Calls for service data by day of the week, time of day and location
4. Calls for service data – top 25 repeat locations
5. Crash data by day of the week, time of day and location
6. Crash data – Top 25 repeat locations
7. Arrest data by location
8. Year to date information
9. Communications Center Data
10. Press releases

CITATION DATA

CLEMIS

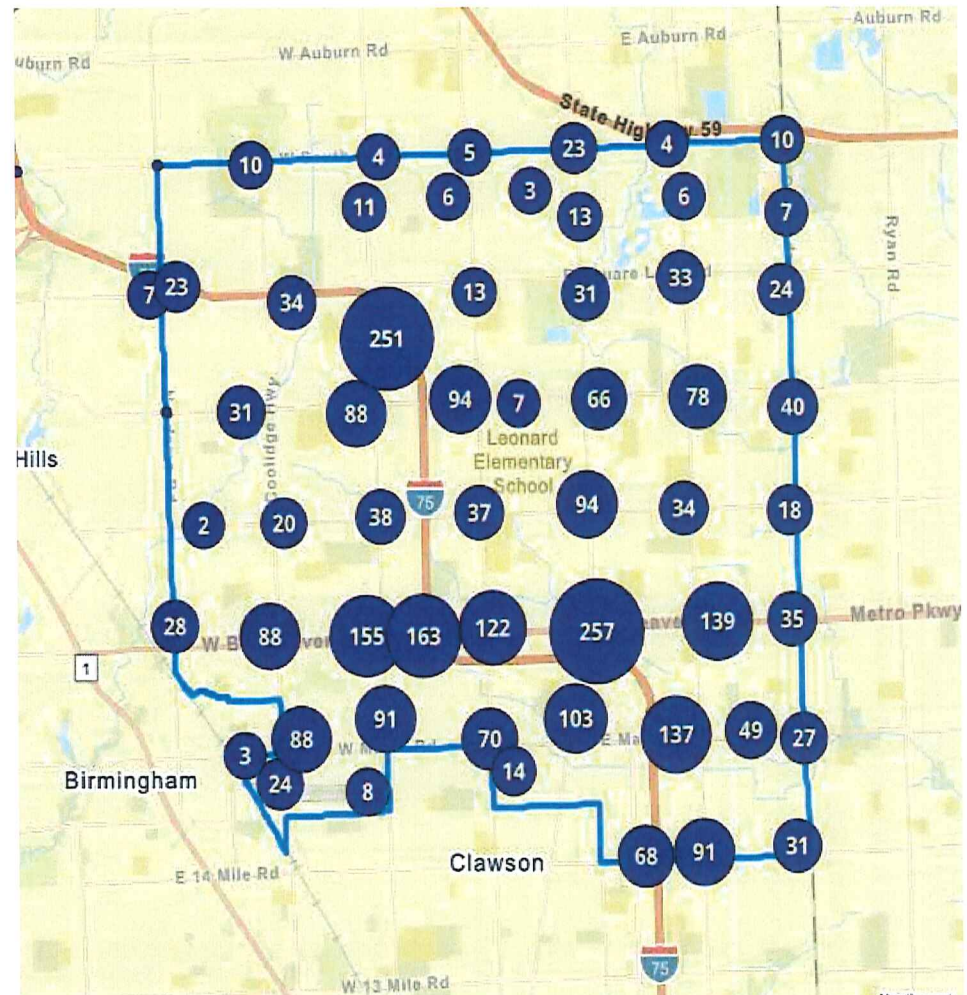
Citations



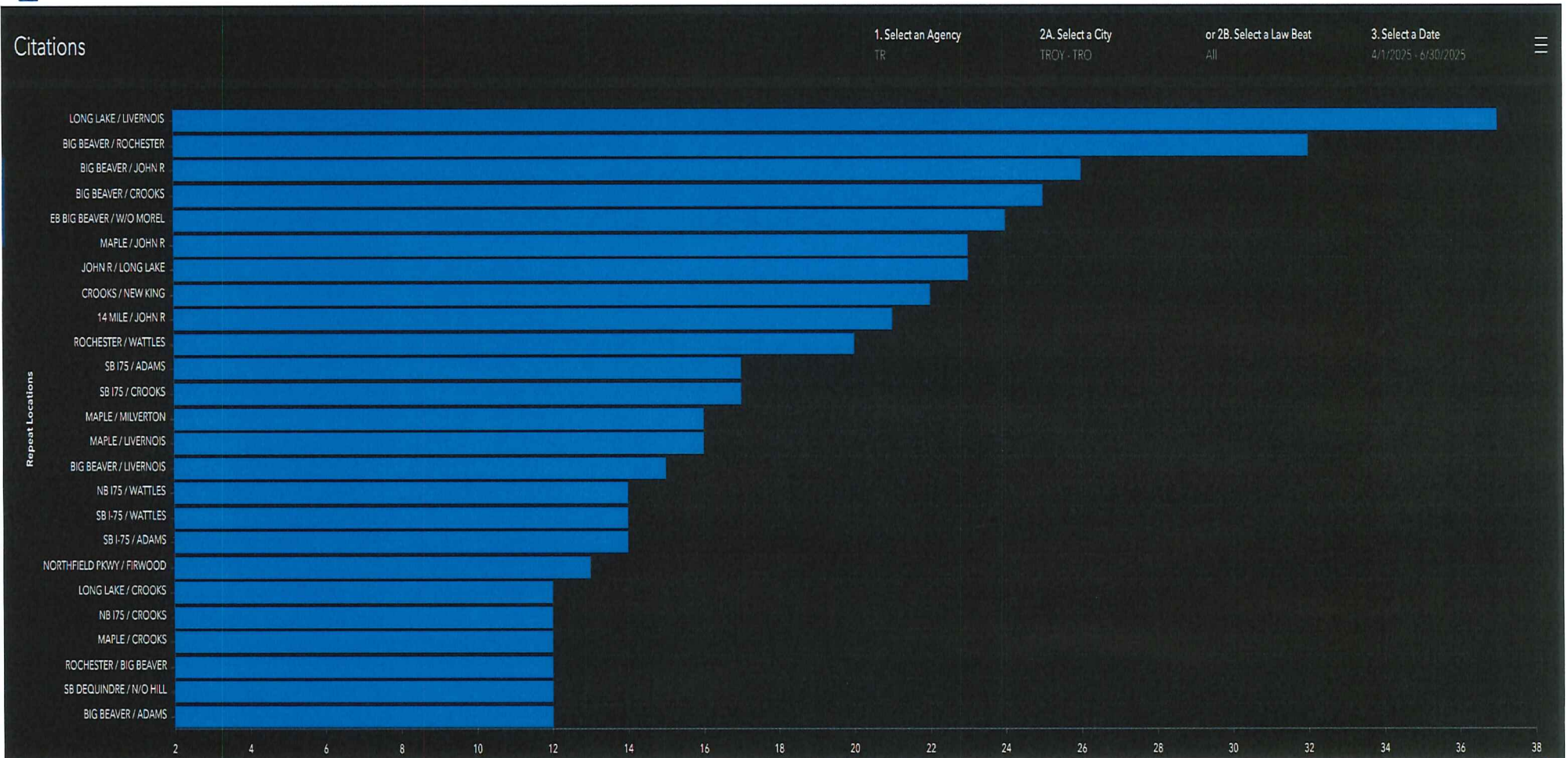
Total Number of Citations

3,100

Includes Non-Geocoded Citations



CITATION DATA – TOP 25 REPEAT LOCATIONS

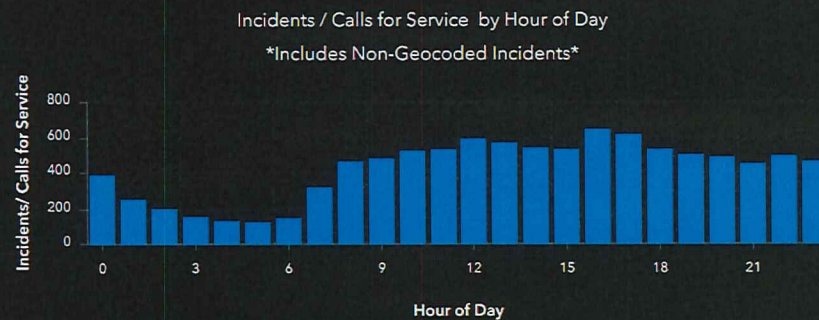
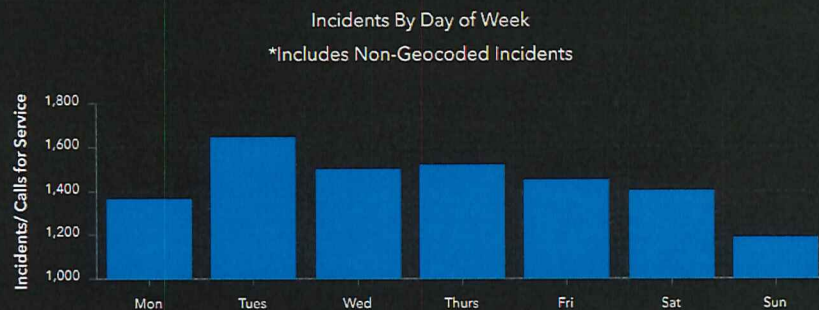


TROY POLICE

CALLS FOR SERVICE BY DAY OF THE WEEK, TIME AND LOCATION

CLEMIS

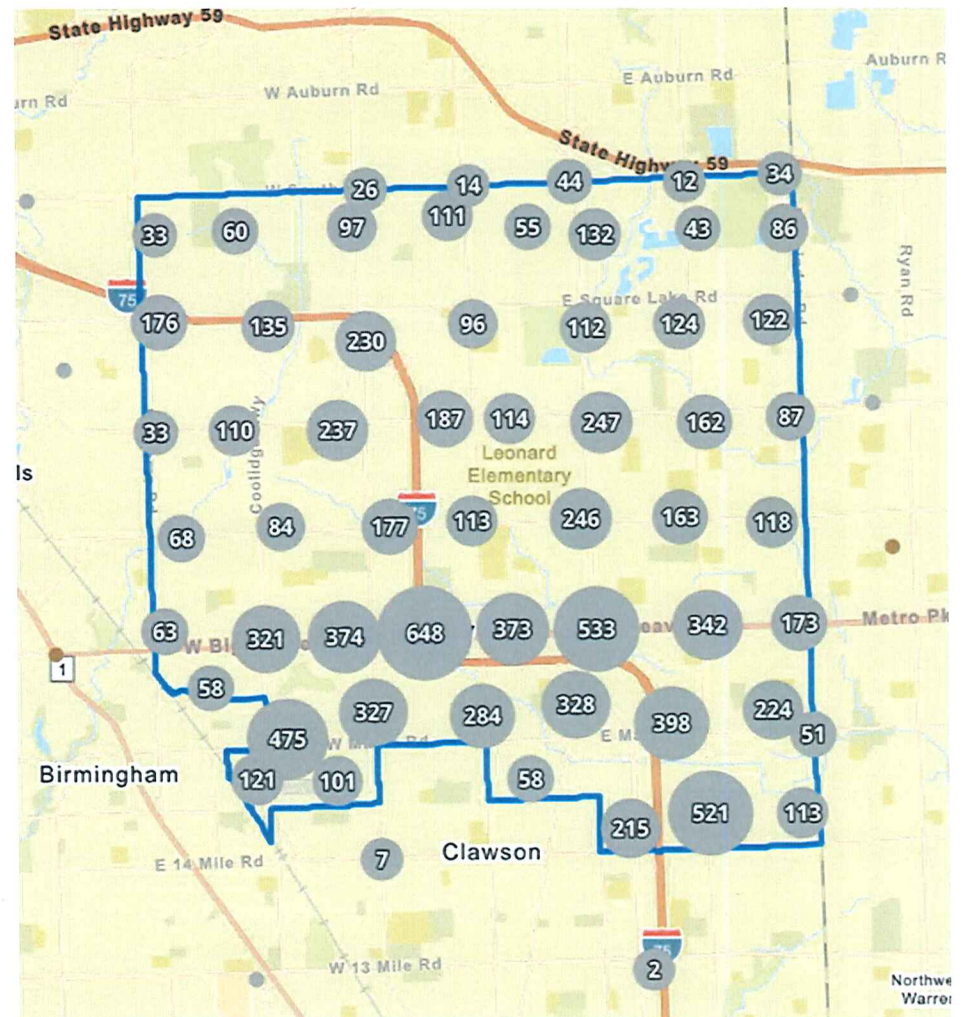
Incidents



Total Number of Incidents / Calls for Service

10,046

Includes Non-Geocoded Incidents



CALLS FOR SERVICE – TOP 25 REPEAT LOCATIONS



Incidents

1. Select an Agency
TR

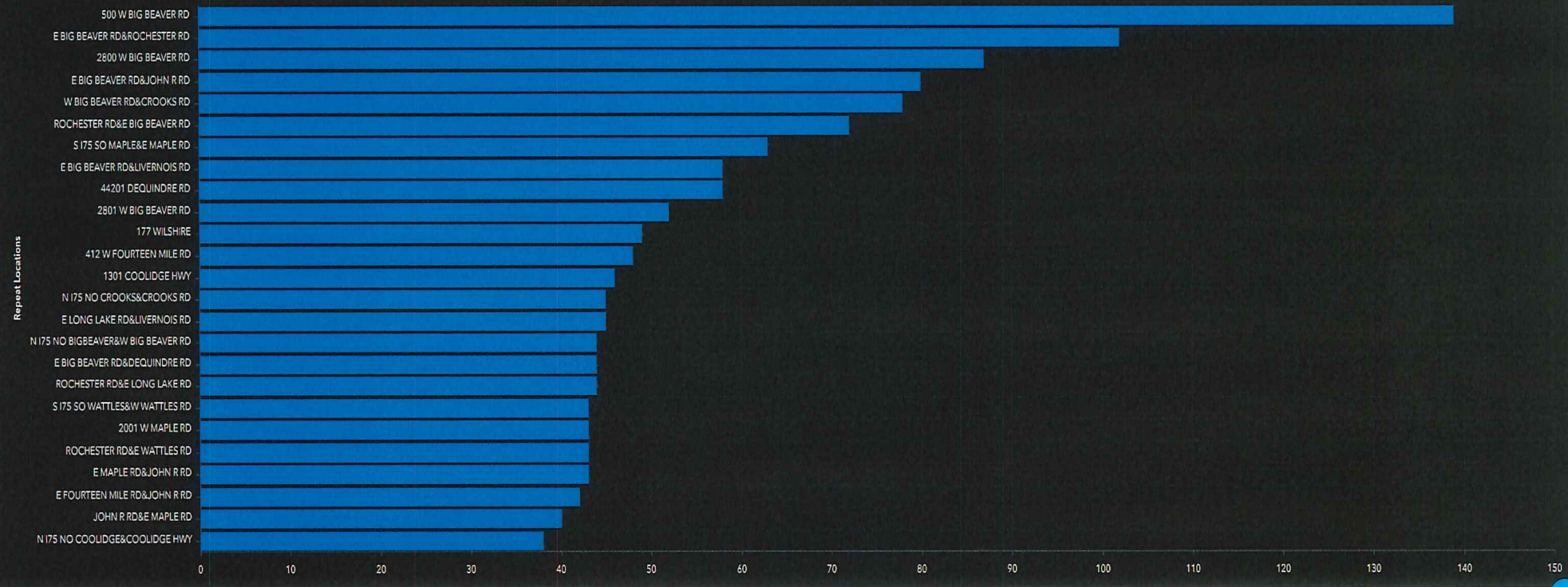
2A. Select a City
TROY - TRO

or 2B. Select a Law Beat
All

3. Select a Date Range
4/1/2025 - 6/30/2025

4. Verified Offense (Optional)
All

5. Select Call Source (Optional)
All

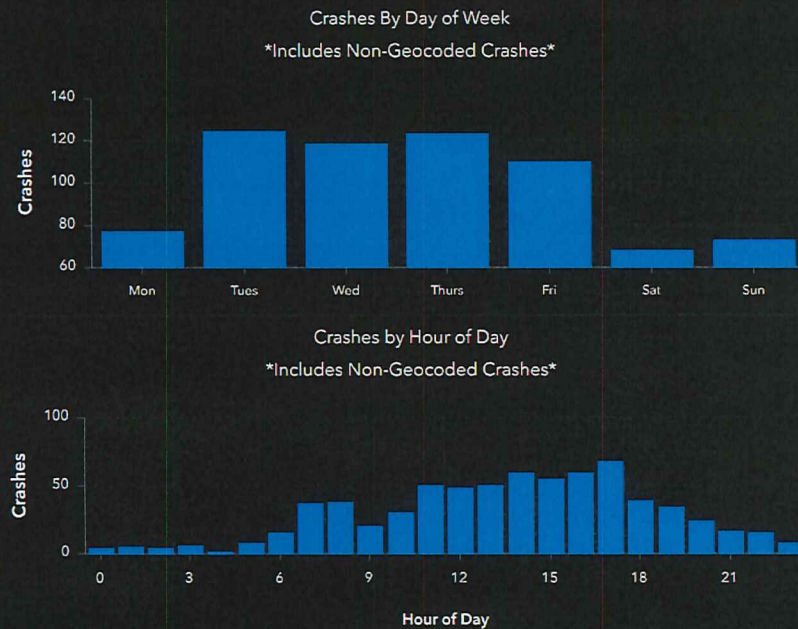


TROY POLICE

CRASH DATA

CLEMIS

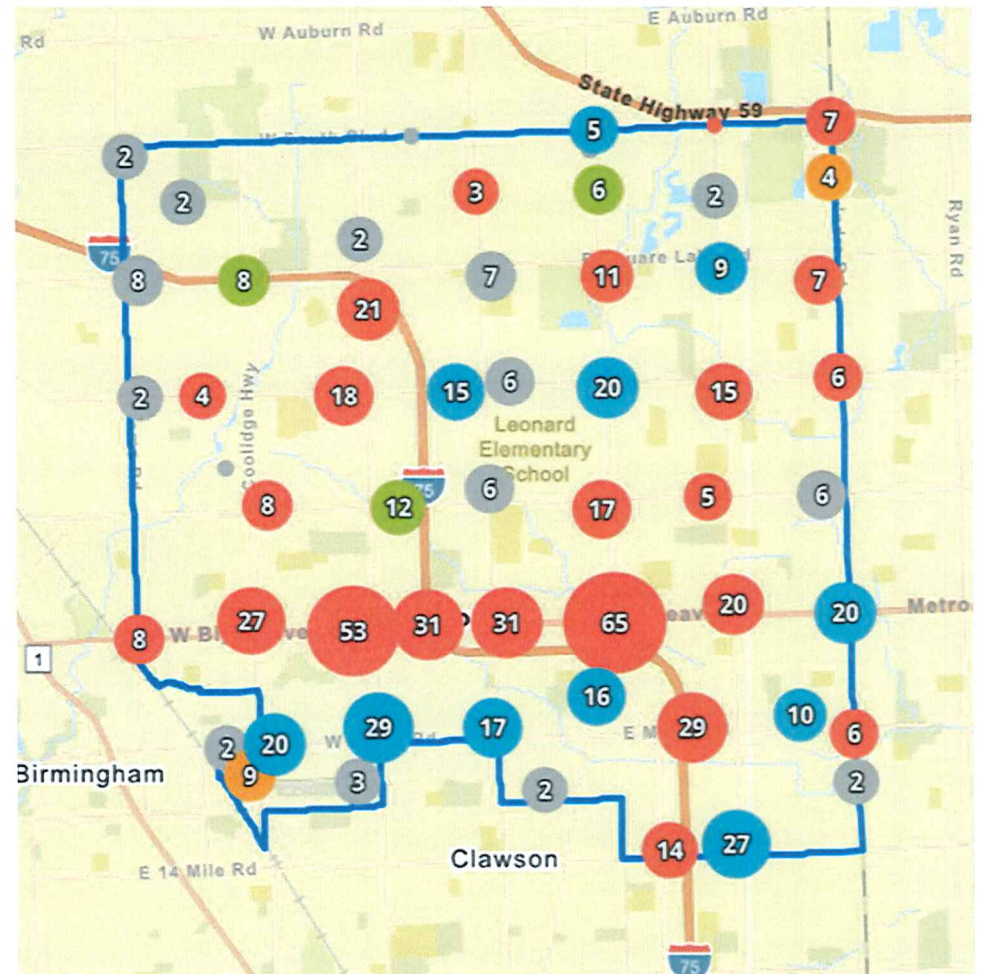
Crashes



Total Number of Crashes

693

Includes Non-Geocoded Citations



CRASH DATA – TOP 25 REPEAT LOCATIONS

EMIS

Q David ▾

Crashes

1. Select an Agency
TR

2A. Select a City
TROY - TRO

2B. Select a Law Beat
All

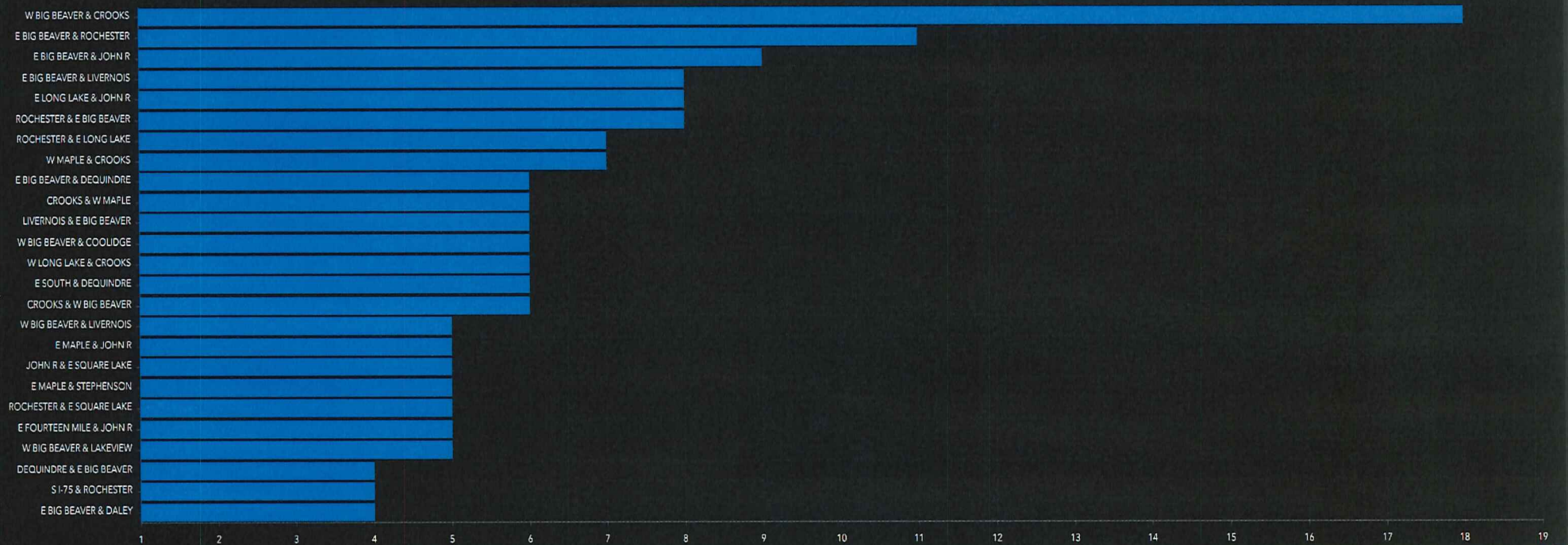
3. Select a Date Range
4/1/2025 - 6/30/2025

Injury (Optional)
All

Alcohol Related (Optional)
All



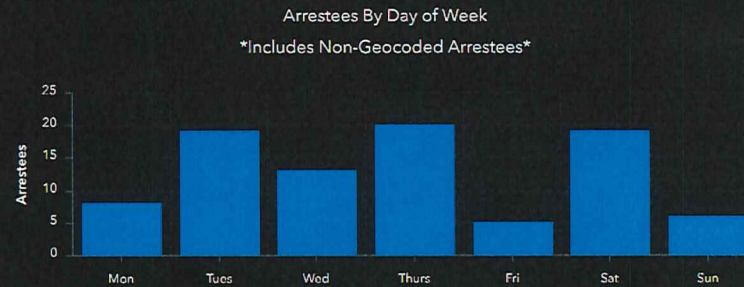
Repeat Locations



AREST CHARGE DATA

CLEMIS

Arrestees



Total Number of Arrestees

90

Includes Non-Geocoded Arrestees

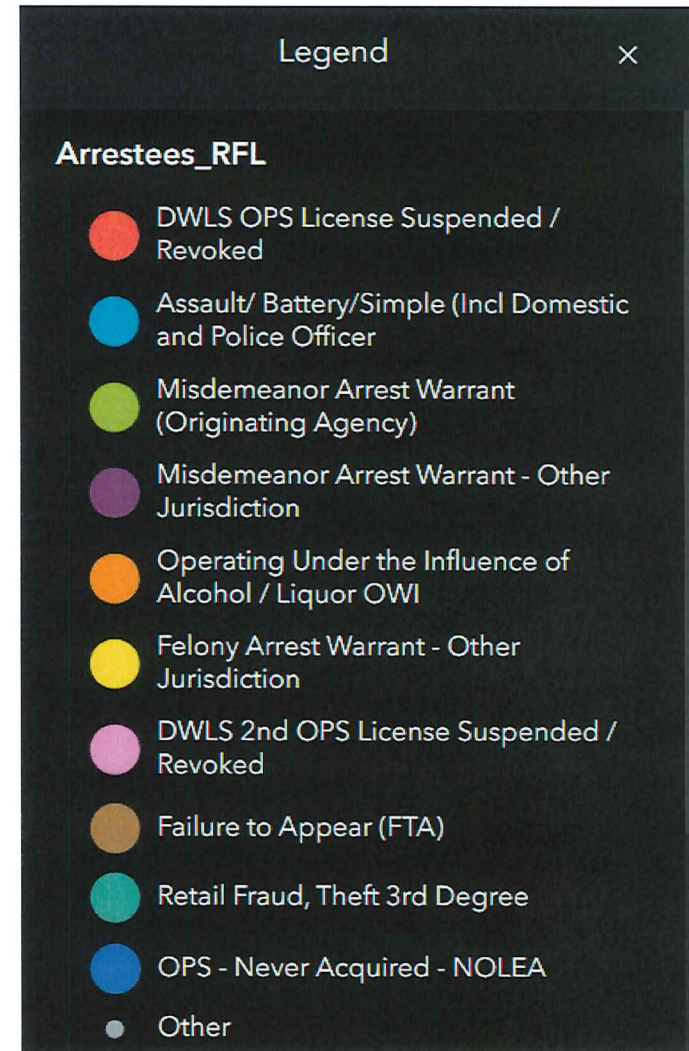
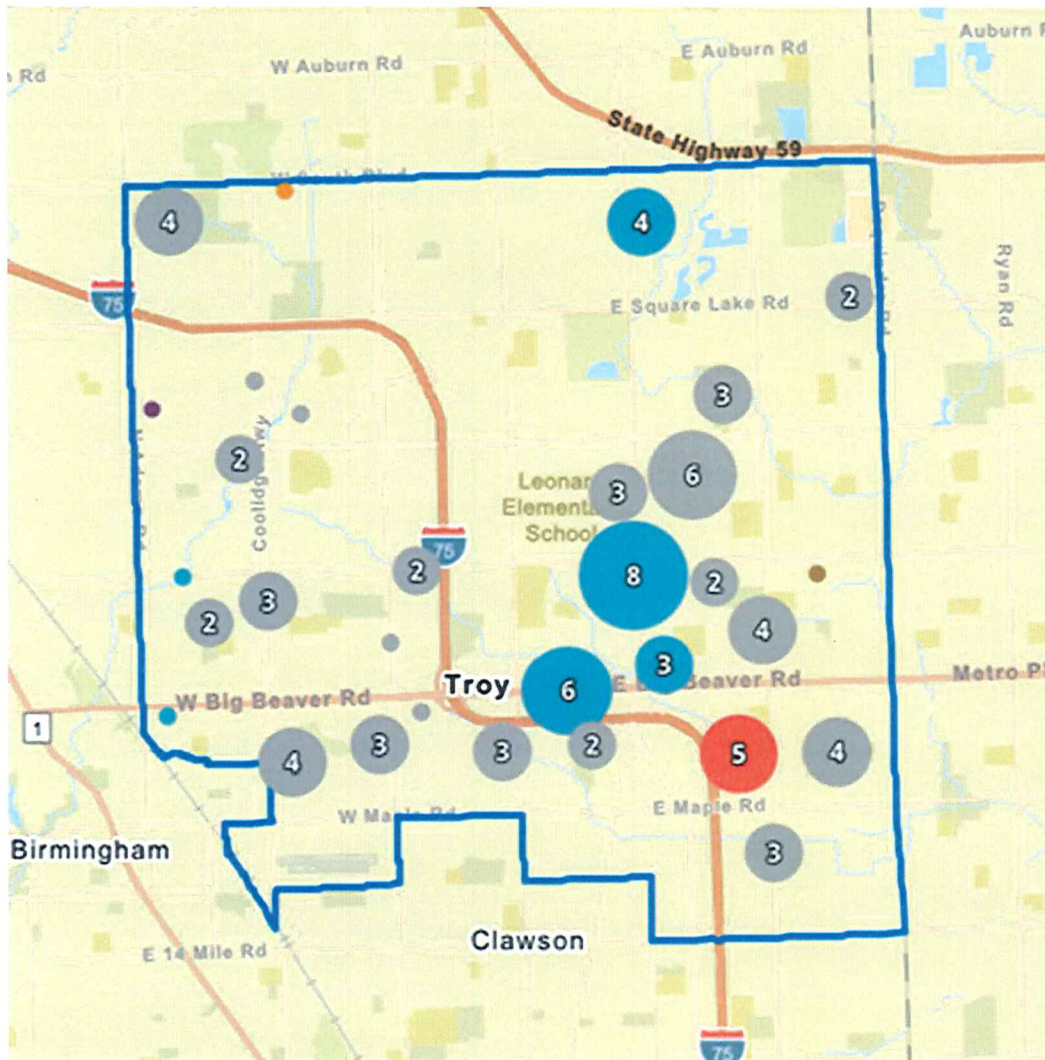
*NOTE: Individual arrestees may have multiple charges and the

applicable

data for this graph includes people that were cited and released per

TROY POLICE

ARREST CHARGE DATA BY LOCATION



TROY POLICE

YEAR TO DATE



Year to Date

Total Citations

▲ **24%**

5,997 from 4,824 previous

Speeding

▲ **35%**

1,823 from 1,355 previous

Year to Date

Call Source- 911

▲ **17%**

5,380 from 4,582 previous

Call Source-Phone

▼ **-8%**

7,124 from 7,771 previous

Call Source-FOP

▲ **7%**

6,465 from 6,029 previous

Year to Date Total Arrestees

▼ **-5%**

165 from 173 previous

Operating Under the Influence

▼ **-23%**

17 from 22 previous

Domestic Violence

▲ **0%**

33 from 33 previous

Year to Date

Total Crashes

▼ **-5%**

1,359 from 1,433 previous

Injury Crashes

▼ **-11%**

223 from 250 previous

Hit and Run

▼ **-19%**

123 from 152 previous

COMMUNICATIONS CENTER DATA

CALL TYPE	TOTAL NUMBER OF CALLS
911 CALLS	8,601
NON-EMERGENCY CALLS	15,884
TOTAL	24,485

TROY POLICE

PRESS RELEASES





TROY POLICE DEPARTMENT

PRESS RELEASE

Public Information Officers: Lt. Jason Clark - Lt. Ben Hancock - Sgt. John Julian

FOR IMMEDIATE RELEASE

April 28, 2025

Additional Arrest Made in Southeast Michigan Auto Theft Ring Investigation

Troy, Michigan – The Troy Police Department Special Investigations Unit, in partnership with Macomb County Auto Theft, announces an additional arrest in the ongoing investigation into an organized auto theft ring operating throughout Southeast Michigan and beyond.

On April 14, 2025, detectives arrested Jordan Gray, who is identified as one of the primary suspects in this extensive operation. Over the course of several months, investigators connected Gray to dozens of motor vehicle thefts, with thefts occurring from the west side of Michigan extending as far as Massachusetts. Investigators utilized social media evidence, phone tracking and mapping, and surveillance of Gray to establish his involvement.

In early April, charges for Conducting a Criminal Enterprise (CCE) were authorized through the Macomb County Prosecutor's Office. Following his arrest, Gray was arraigned on April 15, 2025, where he was issued a \$1 million bond and ordered to wear a steel GPS tether if released.

A search warrant executed at Gray's residence on the day of his arrest yielded key evidence, including numerous key fobs, a significant amount of cash, and a stolen Glock switch, further tying him to the criminal operation.

The Special Investigations Unit is comprised of officers from the Auburn Hills Police Department, Birmingham Police Department, Bloomfield Township Police Department, Royal Oak Police Department, and Troy Police Department. These Investigators work together in a collaborative, multi-jurisdictional unit that investigates criminal activity impacting the region.



Jordan Tyler Gray (09/30/2001)

###



TROY POLICE DEPARTMENT

PRESS RELEASE

Public Information Officers: Lt. Jason Clark - Lt. Ben Hancock - Sgt. John Julian

FOR IMMEDIATE RELEASE

April 29, 2025

SUSPECT ARRESTED AFTER STOLEN DOG IS SET TO BE SOLD BACK TO OWNER

Troy, Michigan – On April 22, 2025, Troy Police officers were dispatched to the front lobby of the Troy Police Department for a report of a stolen dog. Officers met with the dog's owner and a local resident who initially found the dog. The resident reported discovering a brindle-colored French Bulldog in her backyard earlier that day. In an attempt to locate the owner, she posted a photo of the dog to Facebook.

A male contacted her claiming to be the dog's owner and provided what appeared to be convincing photos and information. Believing him, the resident released the dog to him. Later that day, the true owners—who live nearby—contacted the resident after seeing the Facebook post. They attempted to reach the male who took the dog but were unsuccessful. They then discovered the dog had been listed for sale online.

The following day, the owner arranged a meeting with the suspect, posing as an interested buyer. Troy officers were dispatched to DMC Children's Hospital at 350 W Big Beaver Road, where the meeting was to take place. Upon arrival, officers located the suspect vehicle, the dog's owner, and the French Bulldog.

The suspect, a 24-year-old Detroit man, was arrested at the scene and transported to the Troy Police Lock-Up Facility. He was charged with one count of Larceny \$1,000–\$20,000, a felony offense.

The suspect, identified as Malik Deshawn Motley, was arraigned by Magistrate Chiappelli at the 52-4 District Court on April 23, 2025. Bond was set at \$15,000 Cash/Surety, No 10%.

The French Bulldog has been safely reunited with its rightful owner.



Malik Deshawn Motley (08/15/2000)

###



TROY POLICE DEPARTMENT

PRESS RELEASE

Public Information Officers: Lt. Jason Clark - Lt. Ben Hancock - Sgt. John Julian

FOR IMMEDIATE RELEASE

May 30, 2025

Troy Police Investigate Accidental Shooting Involving 9-Year-Old Child

TROY, MI – The Troy Police Department is actively investigating an accidental shooting that occurred earlier today at a residence on Crooks Road, resulting in serious injuries to a 9-year-old child.

Officers responded to the home at approximately 4:12 p.m. after receiving a request for an ambulance for an injured child. Upon arrival, first responders located a 9-year-old boy bleeding from the head. He was immediately transported to a local hospital, where he underwent emergency surgery. He remains in critical condition.

A firearm was recovered inside the residence. Investigators are working to determine how the child gained access to the weapon and the exact circumstances that led to the incident. The child's mother was present in the home at the time of the shooting.

As this remains an active investigation, no further details are available at this time. Additional updates will be provided as information becomes available.

###



TROY POLICE DEPARTMENT

PRESS RELEASE

Public Information Officers: Lt. Jason Clark - Lt. Ben Hancock - Sgt. John Julian

FOR IMMEDIATE RELEASE

May 30, 2025

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As this remains an active investigation, no further details are available at this time. Additional updates will be provided as information becomes available.

UPDATE

Zanious Terell Murphy (10/20/2001) was arrested on 6/5/25 for Violation of Firearm Safe Storage Causing Serious Injury to a Minor. Murphy was arraigned at 52-4 District Court by Magistrate Langham on 6/6/25. Bond is set at \$30,000 no 10%.

There is no relation between Murphy and the 9-year-old child other than living in the same residence. The 9-year-old child is still in Critical Condition.



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CATCHICK LAW, PC
MATT CATCHICK, ESQ.

DIVORCE and FAMILY LAW

36700 Woodward Avenue
 Suite 107
 Bloomfield Hills, MI 48304

248-606-5522
www.catchicklaw.com
mattcat606@gmail.com

Dear Ms. Reid,

I just wanted to drop you a quick note and THANK
YOU for your assistance and kindness and
 professionalism when I needed information and
 details for a recent traffic ticket I handled in
 your Court (for [redacted]). The City of Troy
 is very lucky to have you on staff. You have all
 my respect and admiration.

With much gratitude,
 Matt
 Catchick ☺

THANK
 YOU