



TROY CITY COUNCIL

REGULAR MEETING AGENDA

OCTOBER 6, 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

October 6, 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: 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

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H-1 No Postponed Items 2

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<u>P.</u>	<u>COUNCIL COMMENTS:</u>	<u>10</u>
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December 1, 2025	Regular Meeting.....	11
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INVOCATION:**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 #2025-10-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of October 6, 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 – Downtown Development Authority, Global Troy Advisory Committee; b) City Council Nominations –Traffic Committee

a) Mayoral Nominations:

Suggested Resolution

Resolution #2025-10-

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:

Downtown Development Authority

Appointed by Mayor

13 Regular Members

4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Baker	Ethan		11/8/2027	At Large; Mayor Per State Statute	
Blair	Timothy	4/26/2025	9/30/2027	In District	
Keisling	Laurence	9/2/2026	9/30/2028	At Large	
Kiriluk	Alan	9/29/2022	9/30/2028	In District	
Knollenberg	Martin	8/30/2025	9/30/2027	In District	
Koza	Kenny	7/10/2027	9/30/2025	In District	Requests Reappointment
Kuppa	Padma	4/5/2025	9/30/2026	At Large	
MacLeish	Daniel	6/28/2023	9/30/2025	In District	
Orlans	Linda	10/9/2026	9/30/2028	In District	
Reschke	Ernest	7/5/2024	9/30/2026	At Large	
Richards	John	2/13/2025	9/30/2026	In District (Resident Member)	
Stone	David	3/11/2023	9/30/2027	In District	
Tomcsik-Husak	Tara	9/22/2022	9/30/2028	In District	

Nominations to the Downtown Development Authority:

Term Expires: 9/30/2029**In District**

Term currently held by: Kenny Koza

Term Expires: 9/30/2029**In District**

Term currently held by: Daniel MacLeish

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Aceves	Alfonso Jr	12/11/2025	At Large	
Beyer	Joseph	10/15/2026	In District	BRA exp 4/30/27
Catron	Tina	7/15/2027	At Large	
Chabay	Bibika	1/30/2027	At Large	
Comiskey	Ann	1/20/2026	At Large	
Devulapalli	Ramachandram	8/29/2026	At Large	
Dicker	Susanne Forbes	12/26/2026	At Large	
Frisen	Sande	1/2/2027	At Large	
Hoef	Paul	9/23/2026	At Large	
Karpowitsch	Alex	8/1/2027	At Large	
Kornacki	Rosemary	12/23/2026	At Large	BRA exp 4/30/2026
Pettinato	Jillian	11/27/2025	At Large	
Sekhri	Suneel	11/12/2026	At Large	
Smieliauskas	Fabrice	4/9/2026	At Large	LDFA exp 6/30/24

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			7/31/2026	Athens High School Student Rep.
Vacancy			7/31/2026	Troy High School Student Rep.
Vacancy			7/31/2026	International Academy Student Rep.
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: 7/31/2026 **Athens High School Student Rep.**

Term currently held by: Vacant

Term Expires: 7/31/2026 **Troy High School Student Rep.**

Term currently held by: Vacant

Term Expires: 7/31/2026 **International Academy Student Rep.**

Term currently held by: Vacant

Term Expires: 10/30/2026

Term currently held by: Vacancy-Philippe Cicchini resigned

Term Expires: 10/30/2028

Term currently held by: Vacancy – MiVida Burrus resigned

Term Expires: 10/30/2028

Term currently held by: Edward Chezick

Term Expires: 10/30/2028

Term currently held by: Daniela Natcheva

Term Expires: 10/30/2028

Term currently held by: Carolina Noguez-Ortiz

Term Expires: 10/30/2028

Term currently held by: Youdong Zhou

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	

Comiskey	Ann	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	Troy HS Student – Graduates 2026
Marshall	Everett	1/3/2027	Athens HS Student – Graduates 2027
Swaminathan	Abi	7/8/2027	Historic Dist. Comm. exp 5/15/2027

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2025-10-

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:

Traffic Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2
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	
Girling	Janice	8/4/2027	
Marshall	Everett	1/3/2027	Student- Graduates 2027
Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

Yes:

No:

I-3 No Closed Session Requested**I-4 Bid Waiver – Catalog Upgrade to Vega Discover Premium and Polaris SMS for Troy Public Library (Introduced by: Emily Dumas, Library Director)**Suggested Resolution

Resolution #2025-10-

Moved by

Seconded by

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** the three-year contract with *Clarivate of Ann Arbor, MI* for the upgrade of the public catalog to the Vega Discover Premium platform and Polaris SMS messaging service for an estimated three-year total cost of \$136,503, as detailed in the attached agreement.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** ongoing contract renewals of the Vega Discover Premium and Polaris SMS system with *Clarivate* as needed by the Troy Public Library for a not to exceed renewal rate increase amount of 5%.

BE IT FINALLY RESOLVED, That the Troy Public Library Director is **AUTHORIZED** to **EXECUTE** the agreement with *Clarivate*, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:

No:

J. CONSENT AGENDA:

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

Resolution #2025-10-

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 MinutesSuggested Resolution

Resolution #2025-10-

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

- a) City Council Special Meeting Minutes-Draft – September 29, 2025
- b) City Council Minutes-Draft – September 29, 2025

J-3 Proposed City of Troy Proclamations:Suggested Resolution

Resolution #2025-10-

- a) Service Commendation for Stage Nature Center Executive Director Carla Reeb

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Low Bidders Meeting Specification – Snow Removal Services**

Suggested Resolution

Resolution #2025-10-

RESOLVED, That Troy City Council hereby **AWARDS** contracts to provide seasonal requirements of snow removal services with an option to renew for two (2) additional seasons to *Greenline Lawn Service of Troy, MI* for Proposals A and B and *DiPonio Contracting, LLC* of

Shelby Township, MI for Proposal C, for Front End Loader with a 3-yard capacity, Front End Loader with 5-yard capacity, Pickup with 8-foot blade, and Truck with 10-foot snowplow, at unit prices contained in the bid tabulation opened September 25, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contracts expiring April 30, 2028.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City of Troy Administration to extend prices established in Proposals A, B, and C to additional vendors meeting requirements under emergency conditions for snow and ice removal.

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

J-5 2025-2026 Winter Maintenance Agreement, Road Commission for Oakland County

Suggested Resolution

Resolution #2025-10-

RESOLVED, That the 2025-2026 Winter Maintenance Agreement between the Road Commission for Oakland County and the City of Troy for Snow and Ice Control of county roads, which are described and outlined in Exhibit A, is hereby **APPROVED**, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement, which is authorized by the provisions of 1951 PA 51 (MCL 247.651 et seq), shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K 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) Building Code Board of Appeals-Final – September 3, 2025
-

O-2 Department Reports:

- a) 2025 Bond Proposal Communications Plan Updates
b) Third Quarter 2025 Litigation Report
-

O-3 Letters of Appreciation: None Submitted

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,



Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

October 20, 2025	Regular Meeting
November 10, 2025	Regular Meeting
November 17, 2025	Regular Meeting
December 1, 2025	Regular Meeting
December 15, 2025	Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM



Date: October 1, 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
Alex Bellak, IT Director
Emily Dumas, Library Director
Emily Frontera, Purchasing Manager

Subject: Bid Waiver—Catalog Upgrade to Vega Discover Premium and Polaris SMS for Troy Public Library (Introduced by: Emily Dumas, Library Director)

History

- The Troy Public Library circulated 1,049,177 items in Fiscal Year 2024-25.
- The library uses an Integrated Library System called Polaris to manage circulation of all materials coming to and going from the library. Polaris is a service provided by the library software company, Clarivate.
- The Library currently offers the Power PAC catalog system for patrons to search items, manage their accounts, place holds, and other functions. This is a Polaris product through Innovative Interfaces, Inc., a Clarivate company.
- In 2022, Clarivate introduced a new catalog platform called Vega Discover. The catalog offers an intuitive and seamless experience for patrons that makes browsing and searching much simpler. Vega utilizes a roll-up records interface, combining formats into one entry like Amazon. This eliminates the need to search through multiple records for physical books, audiobooks, ebooks, etc.
- Vega also creates a personalized experience for patrons by offering suggested resources based on user interests, an account portal for managing linked accounts, patron bookshelves, program registration integration, and more.
- There are options to integrate other services into the Vega platform, such as the programming calendar and marketing platform, at a future time. There is also a Vega app available for future consideration that would allow for quick and easy access to the catalog and other features.
- As Troy Public Library already offers a Clarivate catalog, this would be an upgrade to the current service.
- The Library also utilizes an SMS system to provide text message notifications and alerts to patrons about their accounts. The SMS service that Troy Public Library currently uses will no longer be available in 2026, so the library is also planning to subscribe to Polaris SMS as part of the upgrade.

Purchasing

- Pricing for the three-year bundled Vega Discover Premium and Polaris SMS contract has been secured from *Clarivate of Ann Arbor, MI* for a Year One cost of \$39,116 plus a \$15,000 one-time implementation fee, \$40,485 for Year Two and \$41,902 for Year Three, as detailed in the attached proposal dated September 17, 2025.
- The contract provides recurring annual renewals for consecutive 12-month terms after the initial three-year contract expiration at a maximum increase rate of 5%; either party may terminate upon ninety (90) days' notice of non-renewal prior to term expiration.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

- In the best interest of the City, and in an effort to provide a quick, easy, and efficient transition for patrons, it is being recommended to waive the bid process and to enter into the three-year contract for the Vega Discover Premium and Polaris SMS system from *Clarivate of Ann Arbor, MI*.

Financial

- The Library would pay a Year One subscription price for Vega Discover and Polaris SMS of \$39,116. The Year Two cost will be \$40,485, and Year Three will be \$41,902. This cost is in addition to the cost of the Polaris Integrated Library System that Troy Public Library will continue to use.
- The implementation of both Vega Premium and Polaris SMS would require a one-time installation fee of \$15,000.
- There would be a credit to the Library's account for a service that is covered through Vega Discover that Library currently subscribes to separately. In Year One this would be a prorated amount of \$9,821; and in Year Two and Three it would be \$20,842 and \$21,572 respectively.
- The total Year One project cost to institute Vega Discover and Polaris SMS is \$54,116. Troy Public Library has funds allocated in GL 271.790.814.030 to account for this potential upgrade. The three-year total cost of these services per the attached contract will be \$136,503. Funds will be budgeted annually through the yearly budget process to accommodate these costs.

Recommendation

City Management recommends, in the best interest of the City, waiving the formal bid process and approving the three-year contract with *Clarivate of Ann Arbor, MI* for the Vega Discover Premium catalog software and Polaris SMS messaging service for an estimated three-year total cost of \$136,503 at costs as detailed in the attached proposal. City Management further requests authorization to renew the contract with Clarivate on an ongoing basis as needed by the Troy Library for a not to exceed annual renewal increase of 5%.

**Innovative Interfaces Incorporated (“Clarivate”)**

789 E. Eisenhower Parkway

Ann Arbor, MI 48108

Order Form:

By signing this Order Form (“Order”) you agree to order the Services and /or license the Products subject to the Agreement described below and you certify that you are authorized to enter into this Agreement on behalf of the Client effective as of the date of the last signature below.

Client:	Troy Public Library	Authorization by:	Innovative Interfaces Incorporated
Authorization by Client:		Signature:	
Signature:	<u>Duly Authorized Signature</u>	Signature:	
Name:		Name:	Tim McGee
Title:		Title:	VP, Sales Operations
Date Signed:		Date Signed:	September 17, 2025

Q-00807361**Products (Annually Recurring):**

Name	Description	Start Date	Contract Term (months)
Vega Discover Premium	Bundle - Vega Discover Premium Vega Discover Premium	Upon Implementation	36
Polaris SMS (Out and In)	Bundle - Polaris SMS (Out and In) Polaris SMS (Out and In)	Upon Implementation	36
Total Price for Year 1: 39,116.00 USD			

Services (One Time):

Name	Description	One Time Fee
Vega Premium Implementation (Subs Service)	Vega Premium Implementation Vega Premium Implementation	13,500.00
Polaris SMS (Out and In) Implementation	Polaris SMS (Out and In) Implementation	1,500.00

(Subs Service)	Polaris SMS (Out and In) Implementation	
Total Price: 15,000.00 USD		

- Start Date for new product(s) being purchased will commence following implementation.
- Statement of Work is attached for Services Orders.
- Payment terms are Net 30. If applicable, fees will be co-termed to align your billing to the same term.

Renewal Term:

For annually recurring products it will auto renew for consecutive 12-month terms following the expiration of the overall contract term as set out above ("Initial Term") unless either party provides at least ninety (90) days' notice of non-renewal before the end of the then current term. During the Initial Term, Innovative will have the right to increase rates for services being renewed by a maximum percentage equivalent to 3.5% over the previous year and by a maximum of 5% during the Renewal Term.

Product Terms:

GOVERNING LAW & JURISDICTION State of Delaware

GOVERNING TERMS: The products and services set forth herein are governed by the terms found at <https://clarivate.com/terms-of-business> for:

- The Clarivate Terms;
- The Product/Service Terms for Innovative; and
- If applicable, the Innovative Subscription and Perpetual Software Subscriptions Operational Terms

For the avoidance of doubt, the Terms as expressly detailed in this Order Form will take precedence in the event of a conflict with the Governing Terms.

Additional Information:

There will be a 3.5% uplift in years 2 and 3:

*Year 2 - \$40,485**

*Year 3 - \$41,902**

**Syndetics subscription will be removed and your annual subscription will be reduced by \$19,643.41.*

The pricing offered by Clarivate herein expires 30 days from date of issue and based on the assumption that if accepted by Client, contracts will be executed within this 30-day period.

Taxes: Except to the extent that you are tax-exempt as to the tax in question, Client will pay all sales, use and other taxes imposed by any applicable laws and regulations as a result of the payments under this agreement, including but not limited to: Canadian Goods and Services Tax ("GST"), Canadian Harmonized Sales Tax ("HST"), Canadian Provincial Sales Tax ("PST") and/or other transaction tax (Collectively "Excise Tax"). When applicable, these tax amounts will be reflected on invoices to Client.

Legal Notice Information

Client Entity: **Troy Public Library**

Client Legal Address: 510 W Big Beaver Rd Troy MI United States 48084-5254

Billing Information:

Please review your billing address to ensure its accuracy.

Troy Public Library

510 W Big Beaver Rd Troy MI United States 48084-5254

Electronic **Invoice** Recipient(s):

Shipping Information:

Please confirm the shipping address is accurate.

Troy Public Library

510 W Big Beaver Rd Troy MI United States 48084-5254

Electronic **Renewal** Recipient(s):

<i>If your subscribing institution requires the use of Purchase Orders, please indicate below.</i> Purchase Order #: N/A Billing Information Notes	Tax Registration Number # If tax exempt, please include copy of supporting documentation with signed agreement or email a copy to tax.certificates@clarivate.com
<i>Invoices will be emailed to the bill to-contact and renewals will be emailed to the ship-to-contact. If your institution is unable to accept electronic invoices, please check this box: ☐</i>	

Statement of Work

Client: Troy Public Library
Quote ID: Q-00807361

A. Purpose of this Statement of Work

The SOW provides an overview of the scope of the project and fees to complete the engagement based on Innovative's prior experience with similar projects and preliminary discussions with Client. The Client hereby acknowledges that the SOW is not meant to capture all detailed requirements but documents the high-level requirements and implementation approach discussed and that additional detailed requirements discussions will be required to outline the full scope of work between the Parties.

B. Project Scope of Services

The Scope of the project includes the following set of professional services:

1. *Vega Premium Implementation*

Implementation duration is expected to be 12 weeks from commencement of work. If the Client would like to extend the Implementation timeline beyond the agreed upon duration, negotiation regarding the extended schedule and related costs will be conducted.

a) Innovative will install Vega Premium software.

Specified work includes, where necessary:

- 1) Project management
- 2) Requirements consultation between Client and Innovative
- 3) Post-implementation testing
- 4) Remediation of post-implementation issues, found during Innovative testing or found by the Client during the implementation period
- 5) Minimum scope of service to include:
 - Provisioning of a single production Vega Discover environment, and connection to Client's production ILS
 - Synchronization of production ILS and Vega Discover databases
 - Configuration training for Vega Discover
 - Product Overview
 - Access to recorded training sessions, and other online resources
 - Consultation on Best Practices
 - Publishing of 1st Guide

No work will be performed on the Client's production environment without prior notification to, and approval from, the Client. Work will be performed in pre-specified maintenance windows, as agreed upon in advance between the Client and Innovative.

Any requested work, outside of the specifications listed above, will be quoted at an additional cost, and written approval must be provided by the Client before work can proceed.

C. Innovative Services Team

The Services Team will have the following resources available for this project:

1. Project Manager: Project Managers have years of project management experience and have implemented library systems for many libraries.
2. System Engineer: System Engineers work with the Client on ILS setup and configuration as well as installations, network connections, and infrastructure configuration.

3. Trainer/Consultant: Trainers work with the Client to ensure an understanding of the configuration and use of the software

D. Client Implementation Team

1. Technical Lead: Will be responsible for assisting with Client responsibilities related to the installation and any other system level duties required by Client.

E. Implementation Assumptions

1. Client's production ILS environment must be running the current General Availability ("GA") version of the software, or later.
2. Client will have adequate resources available to ensure timely completion of any library tasks outlined in the project schedule.
3. Client will provide a technical point of contact who is able to provide, or coordinate access to, necessary information and Client resources. This includes information related to server access, collecting and providing any prerequisite information required to support installation and configuration of software, and other needs that may arise during the project.

F. Fees and Payment Terms

Fees for Services delivered under this SOW will be charged on a fixed price basis as set forth in the Order Form, attached herewith, and are made in good faith based on the activities, approach, and assumptions contained within this SOW. Payment terms for this SOW are as set forth in the Agreement. Any additional Change Requests will be performed at a blended rate of \$200 per hour for all resources. Additionally, the Client is responsible for all reasonable out-of-pocket costs and expenses incurred during execution of this SOW. Pricing assumes that deliverables in this Statement of Work are completed within six (6) months or additional Services fees will apply.

Statement of Work

Client: Troy Public Library

Quote ID: Q-00807361

A. Purpose of this Statement of Work

The SOW provides an overview of the scope of the project and fees to complete the engagement based on Innovative's prior experience with similar projects and preliminary discussions with Client. The Client hereby acknowledges that the SOW is not meant to capture all detailed requirements but documents the high level requirements and implementation approach discussed and that additional detailed requirements discussions will be required to outline the full scope of work between the Parties.

B. Project Scope of Services

The Scope of the project includes the following professional services:

Innovative will perform the installation and implementation of Polaris SMS Alerts functionality for Client.

Services to be performed include:

- o Project management for the installation and configuration of SMS, including project scheduling, project risk management and mitigation, liaison with Client, provisioning and coordination of Innovative resources, and ensuring tracking and timely completion of project tasks.
- o Product profiling and configuration, including consultation with Client on desired configuration points, and entry and verification of profile and configuration.
- o System engineering, including software installation, ensuring correct integration with the Polaris integrated library system software, upgrade and reconfiguration of any installed Polaris components upon which the SMS product depends, and technical liaison with the Client.
- o Testing of the SMS software, with the assistance of the Client, to ensure that it is functioning as designed.

C. Innovative Services Team

The Services Team will have the following resources available for this project:

1. System Engineer: The System Engineer(s) shall work with the Client on software setup and configuration as well as installations, network connections, and infrastructure configuration.
2. Project Manager: The Project Manager is assigned to provide project management, resource management, risk mitigation and issue management. The Project Manager is the single point of contact throughout the implementation to coordinate work plans, schedules, and teams' work. The Project Manager will manage day-to-day operational aspects and ensure deliverables are made in a timely manner and according to the mutually agreed project plan.

D. Client Implementation Team

1. Librarian Lead – Works closely with Consultant to ensure requirements are complete and representative of the needs of the Library. The Librarian Lead will coordinate with key members of the team as required.
2. Technical Lead - Will be responsible for assisting with Client responsibilities related to system level duties required by Client.

E. Implementation Assumptions

1. During and after implementation of SMS, the Client may identify software defects, or additional desired functional requirements. Client shall be responsible for working within Innovative's normal established support and enhancement request processes to report issues or provide input on additional desired functional requirements.
2. Client must provide the SMS configuration and profiling information. Client will use settings which are closest to what they currently have in place with their existing notification system. The Polaris SMS configuration and profiling information can be summarized as:
 - i. Confirmation of which notices the library will export for SMS.
 - ii. Complete text for each SMS message that will be used. Up to 100 individual branch Hold Pickup messages may be configured within the scope of this SOW. Any branches added after completion of Services will be subject to a new SOW. Changes to messages after configuration may incur additional charges. For example, "You may pick up %count% book(s) at %branch% until %date%."
 - iii. Client must allow outbound FTP (for transmission of the notice files) and inbound PAPI connections (for posting notices to the database).
 - iv. Any additional information necessary to complete installation and implementation.

F. Fees and Payment Terms

Fees for Services delivered under this SOW will be charged on a fixed price basis as set forth in the Order Form, attached herewith, and are made in good faith based on the activities, approach, and assumptions contained within this SOW. Payment terms for this SOW are as set forth in the Agreement. Any additional Change Requests will be performed at a blended rate of \$200 per hour for all resources. Additionally, the Client is responsible for all reasonable out-of-pocket costs and expenses incurred during execution of this SOW. Pricing assumes that deliverables in this Statement of Work are completed within six (6) months or additional Services fees will apply.

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Monday, September 29, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:00 PM.

B. ROLL CALL:

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

C. PUBLIC COMMENT:**Vote on Resolution to Adjourn into Closed Session**

Resolution #2025-09-122

Moved by

Seconded by

BE IT RESOLVED, That Troy City Council **SHALL ADJOURN** into Closed Session, as permitted by MCL 15.268 (a).

Yes: All-7

No: None

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 City Manager and City Attorney Evaluations

E. OTHER BUSINESS:**F. ADJOURNMENT:**

The Meeting **ADJOURNED** at 7:15 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

Rev. Susie Hierholzer from Big Beaver United Methodist 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, September 29, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 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 Termination of Brownfield Redevelopment Plan #5 (Pavilions of Troy), Parcel #88-20-19-476-002 and #88-20-19-476-003; 3100 West Big Beaver Road; Adoption of Brownfield Redevelopment Plan #12 and Associated Reimbursement Agreement for Forbes/Frankel Troy Ventures, LLC, Parcel #88-20-19-476-004 and #88-20-19-476-005; 3050 and 3062 West Big Beaver Road (*Introduced by: Mark Adams, Economic Development Manager*)

The Mayor opened the Public Hearing for public comment.

The Mayor closed the Public Hearing after receiving comment from one resident.

a) Termination of Brownfield Redevelopment Plan #5 (Pavilions of Troy)

Resolution #2025-09-123

Moved by Chanda

Seconded by Hamilton

WHEREAS, The City Council of the City of Troy (City Council) is the governing body as that term is defined by Michigan Public Act 381 of 1996, as amended (Act 381); and,

WHEREAS, On April 21, 2008, City Council approved Brownfield Redevelopment Plan #5 for the Pavilions of Troy redevelopment by Diamond Troy JV LLC (Developer) at the former Kmart headquarters site in Troy (Plan); and,

WHEREAS, Section 14(8)(b) of Act 381 permits a governing body to terminate a Brownfield Plan when the project for which eligible activities were identified fails to occur with respect to the eligible property for not less than two (2) years following the date of the resolution approving the Brownfield Plan; and,

WHEREAS, Developer did not proceed with the redevelopment project at the former Kmart headquarters and the project identified in the Plan failed to occur for not less than two (2) years following the date of the resolution approving the Plan as noted above; and,

WHEREAS, City Council desires to terminate the Plan; and,

WHEREAS, Under Section 14(8)(b) of Act 381, prior to terminating the Plan the governing body must first (i) give thirty (30) days' prior notice to the developer and (ii) provide the developer with an opportunity to be heard at a public meeting; and,

WHEREAS, City Council has provided both adequate notice to the Developer and an opportunity to be heard at a public meeting as provided in Section 14(8)(b) of Act 381;

THEREFORE, BE IT RESOLVED, That:

1. The Plan is hereby terminated by City Council in accordance with Section 14(8)(b) of Act 381.
2. City Council hereby ratifies the termination, if any, of any agreements or contracts between the Developer and the Troy Brownfield Redevelopment Authority that were executed in conjunction with the Plan, including, but not limited to, a Brownfield Reimbursement Agreement.

Yes: All-7
No: None

MOTION CARRIED

AND

b) Approval of Brownfield Redevelopment Plan #12

Resolution #2025-09-124

Moved by Baker

Seconded by Chamberlain-Creanga

WHEREAS, The City established the City of Troy Brownfield Redevelopment Authority (TBRA) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, and as amended for the public purpose of promoting the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Troy; and,

WHEREAS, The Troy Brownfield Redevelopment Authority provides project assistance through the reimbursement of eligible activities through tax increment financing; and,

WHEREAS, The Troy Brownfield Redevelopment Authority provides project assistance through the reimbursement of eligible activities through tax increment financing; and,

WHEREAS, Somerset West-Forbes/Frankel Troy Ventures, LLC Development proposes the new construction of a mixed-use development called Somerset West located at the corner of Big Beaver and Coolidge (former Kmart Headquarters); and,

WHEREAS, The proposed redevelopment includes a 40-acre mixed-use development, expected to feature residential units, office space, retail space, a hotel and open space. It will also feature a University of Michigan Health facility as the development's anchor; and,

WHEREAS, Troy City Council has determined that the 28 acres originally containing the Kmart Headquarters building, 3050 and 3062 West Big Beaver, parcels 88-20-19-476-004 and 88-20-19-476-005 meet the criteria for eligibility under the Michigan Brownfield Act, based on blighted/functionally obsolete property and other environmental issues, as documented in the proposed Plan; and,

WHEREAS, Troy City Council has determined that the approval of a Brownfield Plan for the properties at 3050 and 3062 West Big Beaver Road to facilitate the proposed new Somerset West development meets or satisfies a public purpose, including the facilitation of a desired Specialty Health Facility, elimination of blight, and environmental clean-up; and,

WHEREAS, Eligible activities for this project under the Brownfield Redevelopment Financing Act include Pre- Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan; and.

WHEREAS, The proposed new Somerset West development is expected to generate taxes on the property exceeding the current levels, and that these incremental taxes will be captured under this Plan to reimburse Developer for eligible activity expenses. Tax increment revenues for Brownfield Plan #12 that would be available to pay the costs of eligible activities are estimated to be approximately **\$9,215,466**; and,

WHEREAS, After all eligible expenses are repaid, the proposed Brownfield Plan also anticipates that the tax increments will continue to be collected for an additional two plus years, and that these amounts will be deposited into the Local Brownfield Revolving Fund (LBRF), formerly named a Local Site Remediation Revolving Fund (LSRRF). These amounts are estimated at **\$7,845,814**, and would be used in accordance with the requirements of ACT 381, as amended; and,

WHEREAS, The Troy Brownfield Redevelopment Authority reviewed and recommended approval of Brownfield Redevelopment Plan #12 at its September 3, 2025 Special Meeting.

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Brownfield Redevelopment Plan #12 contingent upon any required approvals needed from the State of Michigan.

Yes: All-7

No: None

MOTION CARRIED

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

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 – Local Development Finance Authority; b) City Council Appointments – None

a) Mayoral Appointments:

Resolution #2025-09-125

Moved by Baker

Seconded by Gunn

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

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Nominations to the Local Development Finance Authority (LDFA):

Term Expires: 6/30/2027

Todd Wodzinski

Resident Member

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

Yes: All-7

No: None

MOTION CARRIED

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 #2025-09-126

Moved by Baker

Seconded by Hodorek

RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – *City of Troy v 4770 Rochester Holdings, LLC* and MCL 15.268 (h) (MCL 15.243 (g)).

Yes: All-7

No: None

MOTION CARRIED

I-4 Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds and Bid Waiver – Tiny Mobile Robot (Introduced by: Dennis Trantham, Deputy Public Works Director)

Resolution #2025-09-127

Moved by Chamberlain-Creanga

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 expend budgeted funds for the purchase of a Tiny Line Marker Pro X with accessories, annual subscription and a five-year extended warranty to the sole source provider, *TinyMobileRobots US LLC* of *Kennesaw, GA*, for an estimated cost of \$37,883 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 #2025-09-128-J-1a
Moved by Hamilton
Seconded by Chanda

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 #2025-09-128-J-2

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

- a) City Council Minutes-Draft – September 8, 2025

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Window Cleaning Services**

Resolution #2025-09-128-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract with two one-year renewal options for Window Cleaning Services to the low bidder meeting specifications, *Premier Window Cleaning Inc. of Dearborn, MI* for an estimated annual total cost of \$35,430, at unit prices contained in the bid tabulation opened September 18, 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, 2030.

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

- b) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Holiday Tree**

Resolution #2025-09-128-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the purchase of an 18-foot holiday tree with assorted ornaments and lights to the low bidder meeting specifications, *HDMS LLC DBA Holiday Designs of Gainesville Georgia* for an estimated cost of \$10,500 at prices detailed in the bid tabulation opened September 4, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

c) Standard Purchasing Resolution 4: HGACBuy Purchasing Cooperative Contract No. 25-02 – 2025 Sewer Root Treatment

Resolution #2025-09-128-J-4c

RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract to *Duke's, 1020 Hiawatha Blvd. W, Syracuse, NY 13204* to furnish all labor, materials and equipment to provide sewer root treatment for an estimated cost of \$249,006.38 at the prices detailed in the proposal and per the HGACBuy Purchasing Cooperative Contract #SC06-24; not to exceed budgetary limitations.

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

d) Standard Purchasing Resolution 4: OMNIA Partners Contract – Elevator Services Oakland County Cooperative Purchasing Contract – Sump Pump Installation in the Troy Community Center Elevator Pit

Resolution #2025-09-128-J-4d

RESOLVED, That Troy City Council hereby **AWARDS** contracts for the purchase and installation of a sump pump in the elevator pit at the Troy Community Center to *Limbach of Pontiac MI*, in the amount of \$105,650 with a 15% contingency amount of \$15,847.50, as per the Oakland County Extended Purchasing Cooperative Contract #009746, and to *Kone Inc. of Livonia, MI* as per the OMNIA Partners Cooperative Purchasing Contract #EV2516 for an estimated cost of \$20,721.20 with a 15% contingency amount of \$3,108.18; for an estimated total project cost of \$145,326.88, not to exceed budgetary limitations; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

e) Standard Purchasing Resolution 4: State of Michigan MiDEAL Extended Purchasing Program – Police Department Replacement Vehicles

Resolution #2025-09-128-J-4e

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) Chevrolet Equinox SUV, one (1) Chevrolet Blazer SUV and one (1) Chevrolet Traverse SUV from *Berger Chevrolet of Grand Rapids, MI* as per the State of Michigan MiDEAL Cooperative Purchasing contract #240000001191 for an estimated total cost of \$107,301.00 as detailed in

the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase six (6) Ford Explorer SUV Utility vehicles and one (1) Bronco Sport SUV from *Gorno Ford of Woodhaven, MI* as per the State of Michigan MiDEAL Cooperative Purchasing contract #240000001193 for an estimated total cost of \$323,255.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FINALLY RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) Dodge Durango SUV vehicle from *LaFontaine Chrysler Dodge Jeep Ram of Lansing, MI* as per the State of Michigan MiDEAL Cooperative Purchasing contract #240000001206 for an estimated total cost of \$37,737.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

J-5 Approval of MDOT Construction Contract No. 25-5440 for the Reconstruction of Rochester Road from Barclay to Trinway, Project No. 02.206.5

Resolution #2025-09-128-J-5

RESOLVED, That Troy City Council hereby **APPROVES** MDOT Contract No. 25-5440 between the City of Troy and the Michigan Department of Transportation for the reconstruction and widening of Rochester Road, from Barclay to Trinway, at an estimated cost to the City of Troy of \$7,275,250.61, and **AUTHORIZES** the Mayor and City Clerk to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Approval of Contract No. 25-5429 with MDOT for Transportation Alternative Program (TAP) for Troy's Non-Motorized Pathway Network – Sidewalk Gaps and Pedestrian Crossing

Resolution #2025-09-128-J-6

RESOLVED, That Troy City Council hereby **APPROVES** Contract No. 25-5429 between the City of Troy and the Michigan Department of Transportation for the construction of TAP Projects, pedestrian mobility improvements along Square Lake, between Rochester Road and John R. Road, on the east side of Livernois Road north of Big Beaver, and to install a pedestrian crossing at Long Lake near Jaycee Park at a total estimated cost of \$2,534,050.00 with the City share estimated at \$868,380.00, and **AUTHORIZES** the Mayor and City Clerk to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Clinton River Watershed Council Membership and Services 2025-26

Resolution #2025-09-128-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the Membership and Agreement for Services between the City of Troy and the Clinton River Watershed Council for stormwater education for MS4 stormwater permit, and the Mayor and City Clerk are **AUTHORIZED** to

execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Private Agreement – Contract for Installation of Municipal Improvements – Premier Academy Troy – Project No. 24.912.3

Resolution #2025-09-128-J-8

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and JS Capitol Group for the installation of Water Service, Sanitary Service, Storm Sewer, Underground Detention Storage, Asphalt/Concrete Pavement and Sidewalk and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-9 Request for Acceptance of a Permanent Easement, Sidwell #88-20-14-301-004

Resolution #2025-09-128-J-9

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from Edward A. Green and Cynthia M. Green, owners of the property having Sidwell #88-20-14-301-004.

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

J-10 Request for Acceptance of a Permanent Easement, Town Haven, LLC, Sidwell #88-20-22-231-001 to -020

Resolution #2025-09-128-J-10

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for public utilities and public service facilities from Town Haven, LLC, owner of the properties having Sidwell #88-20-22-231-001 to -020.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO 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 Naqiya Salman v. City of Troy

Resolution #2025-09-128-J-11

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney's Office to defend the City of Troy in the matter of *Naqiya Salman v. City of Troy* (Oakland County Circuit Court, Case No. 2025-217050-NO), and **AUTHORIZES** the City Attorney's Office to pay necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the City.

J-12 Thomas Szczesny v. City of Troy

Resolution #2025-09-128-J-12

RESOLVED, that the Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney's Office to represent Troy's interests in the matter of *Thomas Szczesny v. Troy et al.* U.S. District Court, Eastern District of Michigan, Case Number 2: 25-cv-12836, and **AUTHORIZES** the City Attorney to request the City's insurance carrier, Michigan Municipal Risk Management Authority, to assign an outside attorney to represent the individual defendants at the City's costs, as well as the payment of necessary costs and expenses, including the retention of any witnesses, including expert witnesses, that are necessary for adequate representation.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**K 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:**

Tom Krent	Thanked the City Council for proposing the bond question on the ballot and said he is in support of it.
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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) Election Commission-Final – April 7, 2025
- b) Civil Service Commission (Act 78)-Final – July 1, 2025
- c) Planning Commission-Final – August 12, 2025
- d) Planning Commission-Final – August 26, 2025

Noted and Filed

O-2 Department Reports:

- a) 2025 Bond Proposal Communications Plan Updates
Noted and Filed

O-3 Letters of Appreciation: None Submitted

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):

The Meeting **RECESSED** at 8:31 PM.

The Meeting **RECONVENED** at 8:40 PM.

R. CLOSED SESSION

R-1 Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 10:01 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

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

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

**SERVICE COMMENDATION
STAGE NATURE CENTER EXECUTIVE DIRECTOR CARLA REEB**

WHEREAS, In 2012 **Carla Reeb** became the Executive Director of the Stage Nature Center, after having led many other non-profit organizations. Carla's non-profit leadership spans more than 4 decades, with it beginning in Windsor, Ontario in 1983 when she became the administrator of a retirement home. **Carla** held that position for 8 years before becoming the director of development for the Juvenile Diabetes Research Foundation (now known as Breakthrough T1D) in 1991. She then took on a similar role for the Crohn's and Colitis Foundation before becoming the executive director for Learning Ally (formerly known as Recording for the Blind and Dyslexic) in 1998.

WHEREAS, **Carla** first joined the Stage Nature Center as a member of the Stage Nature Society Board in 2010 and in 2012 she was appointed as the first executive director. Between 2012 and 2024, under **Carla's** leadership, program attendance at the Stage Nature Center grew from 8,600 to 30,000.

WHEREAS, **Carla** has been a guiding light for the growth and success of the Stage Nature Center. Her dedication to education, building partnerships and engaging the community to create a stronger organization has allowed the Stage Nature Center to become a true gem in the City of Troy. **Carla's** commitment to providing programming for all ages, while ensuring everyone can experience childhood wonder when at the Center, has been truly inspiring; and

NOW, THEREFORE, BE IT KNOWN, That the Mayor and City Council of the City of Troy take this opportunity to express their appreciation to **Stage Nature Center Executive Director Carla Reeb** for her professionalism and her many contributions for the betterment of the Troy community; and

BE IT FURTHER KNOWN, That the Mayor and City Council of the City of Troy, City Management, and the residents of the City of Troy, extend wishes of prosperity, good health and happiness to **Carla** during her well-deserved retirement years.

Presented this 20 day of October 2025



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM



Date: October 1, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Dennis Trantham, Deputy Public Works Director
Mike Verstraete, Streets and Drains Operations Manager
Paul Evans, Zoning and Compliance Specialist
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Low bidders Meeting Specifications – Snow Removal Services

History

- The Department of Public Works is responsible for the snow and ice removal on all municipal owned sidewalks at detention/retention ponds, vacant property, median crossings, park property, and cemeteries.
 - There are over 100 separate locations totaling 22 miles worth of City owned sidewalk
 - Sidewalks are cleared when accumulations exceed 2 inches.
- The Streets and Drains Division is responsible for the snow and ice removal on subdivision roads (local roads) when accumulations exceed 4 inches and continued below freezing conditions are predicted.
 - Troy has over 265 miles of local roads. The objective is to clear all local roads within 24-48 hours after the snow stops.
 - Contractors assist City of Troy crews in completing this objective.
- The Code Enforcement Division may clear snow and ice from non-compliant private property owner's abutting public sidewalks as regulated by City Code Chapter 34 – Sidewalks and Driveway Approaches, specifically Sections 34.11 through 34.12. Code Enforcement only responds those properties that have received specific complaints. Contractor charges and fees are invoiced to the property owner.

Purchasing

On September 25, 2025 a bid opening was conducted as required by City Charter/Code for seasonal requirements of Snow Removal Services with an option to renew for two (2) additional seasons. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy-mi. Four hundred ninety-three (493) vendors were notified via the MITN website. Two (2) bid responses were received. Below is a detailed summary of potential vendors for the bid opportunity:



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

Companies notified via MITN	493	<u>MITN</u> provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. <u>Active MITN</u> members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City. <u>Active MITN non-paying members</u> are responsible to monitor and check the MITN website for opportunities to do business with the City. <u>Inactive MITN member</u> status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.
Troy Companies notified via MITN	16	
Troy Companies notified Active email Notification	16	
Troy Companies notified Active Free	0	
Companies that viewed the bid	69	
Troy Companies that viewed the bid	1	

After a review of the bid responses, *Greenline Lawn Service of Troy, MI* was the sole bidder meeting specifications for Proposal A and B, and *DiPonio Contracting LLC of Shelby Township, MI* was the sole bidder meeting specifications for the individual pieces of equipment as indicated in the bid tab for Proposal C.

Financial

Funds are budgeted and available in the various department operating budgets.

Recommendation

City Management recommends awarding a contract to provide seasonal requirements of snow removal services with an option to renew for two (2) additional seasons to *Greenline Lawn Service of Troy, MI* for Proposals A and B; *DiPonio Contracting, LLC of Shelby Township, MI* for Front End Loader with a 3-yard capacity, Front End Loader with 5-yard capacity, Pickup with 8-foot blade, and Truck with 10 foot snowplow for Proposal C, at unit prices contained in the bid tabulation opened September 25, 2025. In addition, City Management is recommending the approval to allow City administration to extend the pricing established in Proposals A, B, and C, to other vendors for emergency conditions of snow and ice removal.

VENDOR NAME:	DiPonio Contracting LLC	Greenline Lawn Service
CITY:	Shelby Twp., MI	Troy, MI

PROPOSAL: TO FURNISH SEASONAL REQUIREMENTS OF SNOW REMOVAL SERVICES FOR THE CITY OF TROY, LOCAL ROADS, CODE ENFORCEMENT AND SIDEWALKS WITH AN OPTION TO RENEW FOR TWO (2) ADDITIONAL SEASONS

PROPOSAL (A): City Owned Properties – Sidewalks (Various locations with the City of Troy)

Item	Description	Unit	Sidewalk - Deicing	Sidewalks - Plowing	Sidewalk - Deicing	Sidewalks - Plowing
1	Less than One (1) inch or Icy Conditions, Includes Ice Melting Product	LF.	No Bid		\$0.04	
2	Two (2) inches to Six (6) inches	LF.			\$0.04	\$0.15
3	Greater than Six (6) inches	LF.			\$0.04	\$0.16
ESTIMATED GRAND TOTAL - PROPOSAL A:					\$0.12	\$0.31

PROPOSAL (B): Code Enforcement per Call Basis

Item	Description	Unit	Cost	Cost
1	Dispatch Fee	Per Property	No Bid	\$49.00
2	Price for Snow / Ice Removal	Hour		\$125.00
3	Price for Ice Melting Product	LF.		\$0.04

PROPOSAL (C): Snow Removal Services - Local Roads Emergency Basis

Type of Equipment	# of Available Pieces of Eqt	H/R Per Single of Eqt	# of Available Pieces of Eqt	H/R Per Single of Eqt
Front End Loader: Minimum Size 3 Yards			No Bid	
5 Yd Capacity	5	\$450.00		
3 Yd Capacity	2	\$440.00		
Other Size:	No Bid			
Other Size:				
Pick up with minimum 8 ft Blade (to assist loaders only)				
Pick up with 8 ft Blade	1	\$260.00		
Road Grader with Minimum Size of 6 Wheels				
20,000 GVW Grader	No Bid			
Other Size:				
Truck with 10 ft Snowplow				
Truck with 10 ft Snowplow	2	\$310.00		
Site Visits (Locations A, B & C) Insurance Met: Payment Terms: Exceptions: All or Nothing Award: Acknowledgement: Vendor Questionnaire: Forms:				
		None		None
	Y/N	Y		Y
		30 days		Net 30
	Y/N	None		None
	Y/N	N		N
	Y/N	Y		Y
	Y/N	Y		Y
	Y/N	Y		Y

Attest:

(*Bid Opening conducted via a Zoom Meeting)

Mike Verstraete
Andrew Chambliss
Nellie Bert
Stephanie Kerr

Low Bid Meeting Specifications

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-05

CITY COUNCIL AGENDA ITEM

Date: October 1, 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
Kurt Bovensiep, Public Works Director

Subject: 2025-2026 Winter Maintenance Agreement, Road Commission for Oakland County

History

Since 2001, the City of Troy has serviced all county roads in Troy for snow and ice control. The amount of the Winter Maintenance Agreement compensation to the City for the 2024-25 winter season totaled \$341,316.08. The 2025-26 Winter Maintenance Agreement contract is for \$354,968.82, which is a 4% increase from last year. Attached is a copy of the proposed 2025/2026 Winter Maintenance Agreement between the Road Commission for Oakland County and the City of Troy.

Over the life of these contracts, compensation from the Road Commission of Oakland County seldom fully subsidizes all expenses but does provide a higher level of service by the City. The higher level of service has caused the City to subsidize this operation by an additional average of \$99,585 per year over the last 24 years. For detailed expense information, refer to the attached *County Road Snow Removal Revenue/Cost History* chart.

Taking advantage of the MiDeal cooperative purchasing agreement, current pricing for salt is \$57.78, which is a 4.5% increase per ton from last year. MiDeal continues to provide this product below industry costs. See the attached *Salt Per Ton History* chart for historical salt price data.

It is evident that this agreement is beneficial to the residents, businesses and traveling public concerning the level and timeliness of service. The City is able to administer snow and ice control in a more timely and uniform manner to these high priority roads, while allowing the county to concentrate on its highest priority roads, I-75 and M-59.

Financial

Funds are budgeted and available in the County Road Winter Maintenance operating budgets 202.449.502 for the associated expenses and revenue will be received in 202.000.626.030.

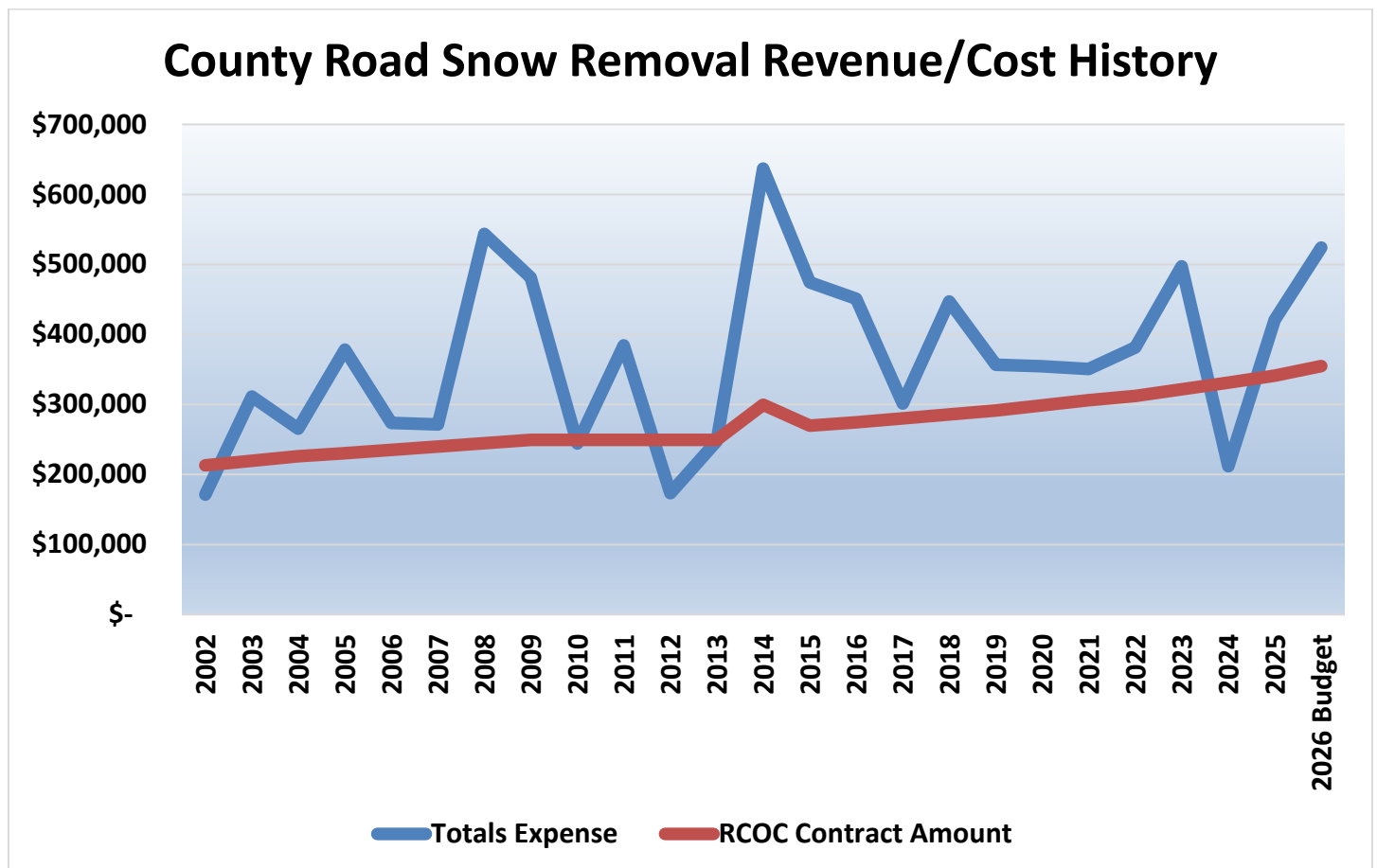
Recommendation

City Management agrees with the lane mile figures as presented, and calculations used to determine the compensation for each road configuration; therefore, we recommend that the proposed maintenance agreement be approved.



Legal Review

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

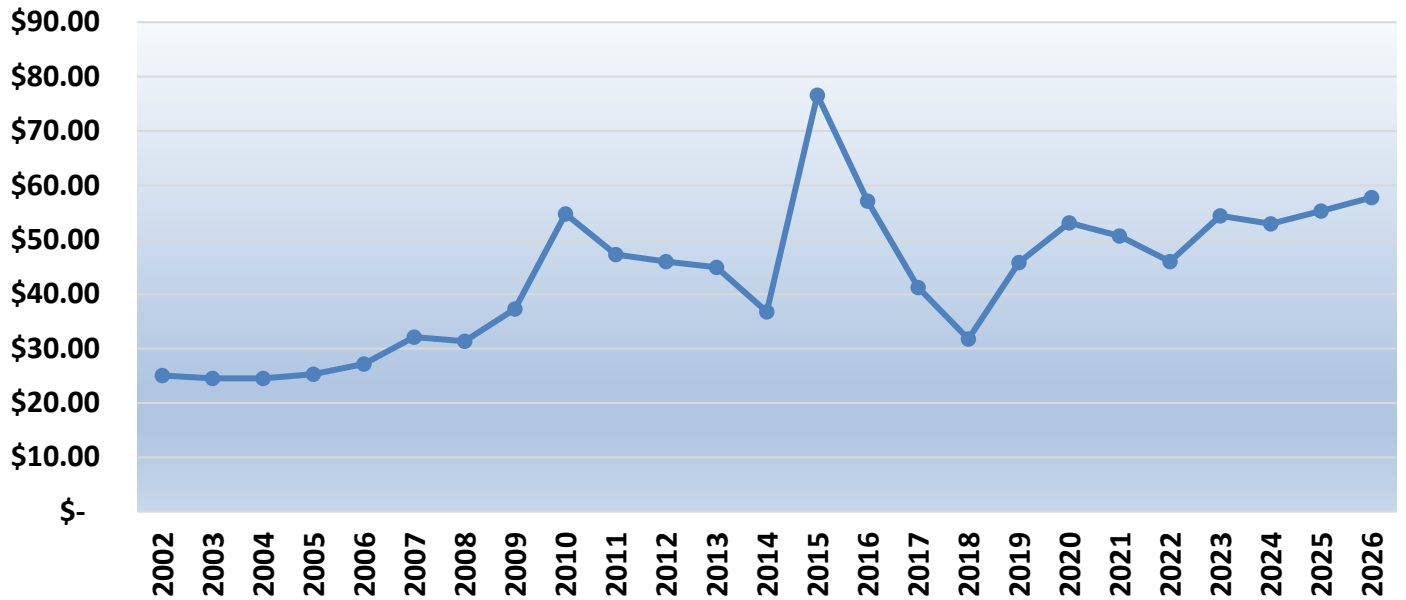




500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Salt Per Ton History





QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Andrea LaLonde
Commissioner

Nancy Quarles
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

**Highway Maintenance
Department**

**2420 Pontiac Lake Road
Waterford, MI 48328**

248-858-4881

**FAX
248-858-7607**

www.rcocweb.org

September 10, 2025

Mr. Kurt Bovensiep
Public Works Director
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084-5285

RE: 2025-2026 Winter Maintenance Agreement

Dear Mr. Bovensiep:

Attached are two copies of a Winter Maintenance Agreement between the Road Commission for Oakland County and the City of Troy.

This 2025-2026 agreement has an increase of 4%, which increases the amount from \$341,316.08 to \$354,968.82.

If this agreement is satisfactory, please electronically send one signed copy of agreement and the resolution of approval by your City Council to my account assistant Lema Sabbagh, email, lsabbagh@rcoc.org. One fully signed copy will be returned to you upon approval by the Board of Road Commissioners.

Please furnish proof that your liability insurance covers this agreement, and particularly covers your personnel and equipment working on county roads under the jurisdiction of the Board of Road Commissioners. If there are any changes in this coverage during the term of this agreement, we must be notified of these changes. We will also need a current certificate of membership in the Michigan Municipal Workers Compensation Fund.

The Board of Road Commissioners and I extend our appreciation to you, the City Council, and your personnel for the fine work that has been done. We will continue to cooperate in any way to provide our citizens with the best road system possible.

We request that your signed agreement be returned to us no later than the end of November, so that we may present the agreement to our Board prior to the end of the year, which will allow RCOC to make payments per the agreement.

Sincerely,

Darryl M. Heid, P.E.
Director of Highway Maintenance

/ls
Attachment

2025-2026 WINTER MAINTENANCE AGREEMENT
CITY OF TROY

Under 1951 PA 51, As Amended

This Winter Maintenance Agreement (“Agreement”) is made this ____ day of _____, 2025, between the Board of County Road Commissioners of the County of Oakland, State of Michigan, a public body corporate, hereinafter referred to as the “Board,” and the City of Troy, Oakland County Michigan, a Michigan municipal corporation hereinafter referred to as the “City.”

WHEREAS, certain county primary and local roads more specifically set forth in Exhibit A, attached hereto, are under the jurisdiction and control of the Board and are located within or adjacent to the City; and

WHEREAS, The City desires to be responsible for certain winter maintenance of said roads under the terms of this Agreement, and the Board is willing to participate in the cost thereof as provided in Section III of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein as provided, it is hereby agreed as follows:

I

The City will perform Winter Maintenance of certain roads under the terms of this Agreement, and the Board will participate in the cost thereof as provided in Section III of this Agreement. “Winter Maintenance,” herein required to be performed by the City, shall mean snow removal and ice control, on all roads listed in Exhibit A, as follows: Snow removal by blading, plowing and other methods necessary to make the roads reasonably safe for public travel, and ice control by salting, sanding, scraping and other methods necessary to make the roads reasonably safe for public travel, together with such other work and services, such as recordkeeping and insurance, required by this Agreement. All Winter Maintenance work and services performed by the City shall be in accordance with the Board’s maintenance guidelines, including the Board adopted Winter Maintenance Guidelines, the Board’s standard practices and this Agreement.

II

The City shall keep accurate and uniform records of all Winter Maintenance work performed pursuant to this Agreement. The Board shall have the right to audit City accounts and records insofar as such documents concern this Agreement and the work and services performed and to be performed hereunder.

III

In consideration of the assumption of Winter Maintenance by the City, the Board hereby agrees to pay to the City the sum of \$354,968.82 as set forth in Exhibit A, attached hereto and made a part hereof. Such amounts are to be used by the City for Winter Maintenance. Payments are to be made by the Board to the City as follows:

50% in December 2025
50% in March 2026

The making of said payments shall constitute the Board’s entire obligation in reference to Winter Maintenance.

IV

The City hereby agrees to hold harmless, represent, defend and indemnify the Board, the Road Commission for Oakland County, its officers, and employees; the County of Oakland; the Office of the Oakland County Water Resources Commissioner and applicable drainage district(s); the Michigan State Department of Transportation and the Transportation Commission; and any and all local unit(s) of government within which the roads subject to this Agreement are located, against any and all claims, charges, complaints, damages, or causes of action for (a) public or private property damage, (b) injuries to persons (including death), or (c) other claims, charges, complaints, damages or causes of action arising out of the performance or non-performance of the activities which are the subject matter of this Agreement, specifically those activities set out in Section I, both known and unknown, whether during the progress or after the completion thereof. However, this hold harmless provision does not apply in so far as any claim or suit is alleged to be, or demonstrated to be, the result of a defect in highway design or condition and not related to the Winter Maintenance activities set out in Section I. Further, since the Board has the statutory responsibility for maintenance of the roads under this Agreement, it is the intent of the parties that the delegation by this Agreement of those maintenance responsibilities to the City provide immunity to the City as an agent of the Board. Therefore, the City falls within the governmental immunity protection of the Board.

During that part of the year that the City is providing Winter Maintenance under Section I, the City agrees to promptly notify the Board as soon as possible, but not longer than 10 days, should it become aware of defects or maintenance requirements in the roads set forth in Exhibit A, if said defects or maintenance requirements are not Winter Maintenance subject to this Agreement.

V

The City shall acquire and maintain, during the term of the Agreement, statutory worker's compensation insurance, employer's liability insurance, automobile and comprehensive general liability insurance coverages, as more fully described in Exhibit B attached hereto, covering the Board's liability for any and all claims arising out of the City's performance or non-performance of the activities which are the subject matter of this Agreement.

Without the prior written consent of the Board, the City shall not cancel, reduce, or fail to renew the insurance coverage required by this Agreement. Certificates of insurance for each policy of insurance required by this Agreement shall provide for 30 days actual (not "endeavor to"), prior, written notice to the RCOC by the insurance carrier of any cancellation, termination, reduction or other material change of the policy; and the City shall deliver such certificates to the RCOC.

VI

The City further agrees to comply with all applicable laws and regulations, including laws and regulations of the State of Michigan for safeguarding the air and waters of the State. In particular, City facilities and operations must meet the provisions of Part 5 (Spillage of Oil and Polluting Materials) rules promulgated pursuant to Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. (Rules R324.2001 through R324.2009 address release prevention planning, secondary containment, surveillance, and release reporting requirements).

VII

In accordance with Michigan 1976 Public Acts No. 220 and 453, being MCLA §§37.1209 and 37.2209, as the same may be amended, the City and its subcontractors shall not discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height,

weight, or marital status; or because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of this covenant may be regarded as a material breach of this Agreement.

VIII

It is the intention of the parties hereto that this Agreement is not made for the benefit of any third party.

It is anticipated that subsequent agreements regarding Winter Maintenance activities will be executed annually by the Parties hereto.

The terms and conditions of this Agreement shall become effective on October 1, 2025, and shall continue in full force and effect until a subsequent Winter Maintenance agreement has been executed by the parties hereto or until this Agreement is terminated, as set forth below.

In the event that a subsequent Winter Maintenance agreement has not been executed by the parties hereto on or before September 1, 2026, either party may terminate this Agreement by providing the other party hereto with written notice of intent to terminate, at least thirty (30) days prior to the date of termination.

This Agreement is executed by the Board at its meeting of _____,
and by the City by authority of a resolution of its governing body, adopted _____,
(copy attached as Exhibit C).

Witnesses:

CITY OF TROY
A Municipal Corporation

By: _____

Its: _____

By: _____

Its: _____

Witnesses:

BOARD OF COUNTY ROAD COMMISSIONERS
OF THE COUNTY OF OAKLAND,
A Public Body Corporate

By: _____

Its: _____

By: _____

Its: _____

**WINTER MAINTENANCE
2025-2026
CITY OF TROY
EXHIBIT A**

Long Lake Road

Extending from Adams to Dequindre

<u>Miles</u>	<u>Cost Per Mile</u>	
1.54	\$4,624.26	\$ 7,121.36
0.16	\$6,561.00	\$ 1,049.76
3.47	\$8,092.46	\$ 28,080.84
<u>0.86</u>	<u>\$9,981.19</u>	<u>\$ 8,583.82</u>
6.03		\$ 44,835.78

John R Road

Extending from Fourteen Mile Road to South Boulevard

<u>Miles</u>	<u>Cost Per Mile</u>	
1.15	\$4,624.26	\$ 5,317.90
0.32	\$6,561.00	\$ 2,099.52
4.37	\$8,092.46	\$ 35,364.05
<u>0.38</u>	<u>\$9,981.19</u>	<u>\$ 3,792.85</u>
6.22		\$ 46,574.32

Big Beaver

Extending from Adams to Dequindre

<u>Miles</u>	<u>Cost Per Mile</u>	
3.40	\$8,092.46	\$ 27,514.36
<u>2.61</u>	<u>\$9,981.19</u>	<u>\$ 26,050.91</u>
6.01		\$ 53,565.27

Crooks Road

Extending from Maple Road to South Boulevard

<u>Miles</u>	<u>Cost Per Mile</u>	
0.38	\$4,624.26	\$ 1,757.22
0.26	\$6,561.00	\$ 1,705.86
3.08	\$8,092.46	\$ 24,924.78
<u>1.40</u>	<u>\$9,981.19</u>	<u>\$ 13,973.67</u>
5.12		\$ 42,361.52

Livernois Road

Extending from Maple Road to South Boulevard

<u>Miles</u>	<u>Cost Per Mile</u>	
1.31	\$4,624.26	\$ 6,057.78
0.34	\$6,561.00	\$ 2,230.74
3.05	\$8,092.46	\$ 24,682.00
<u>0.43</u>	<u>\$9,981.19</u>	<u>\$ 4,291.91</u>
5.13		\$ 37,262.44

CITY OF
TROY EXHIBIT
A (Continued)

EXHIBIT A

(Continued)

Maple Road

Extending from Dequindre to Coolidge

<u>Miles</u>	<u>Cost Per Mile</u>	
5.01	\$8,092.46	\$ 40,543.22

South Boulevard

Extending from Dequindre to Adams

<u>Miles</u>	<u>Cost Per Mile</u>	
5.96	\$4,624.26	\$ 27,560.59

Dequindre Road

Extending from Fourteen Mile to South Boulevard

<u>Miles</u>	<u>Cost Per Mile</u>	
2.16	\$4,624.26	\$ 9,988.40
<u>3.98</u>	<u>\$8,092.46</u>	<u>\$ 32,207.99</u>
6.14		\$ 42,196.39

Adams Road

Extending from South Troy City Limits to South Boulevard

<u>Miles</u>	<u>Cost Per Mile</u>	
4.34	\$4,624.26	\$ 20,069.29

Total Miles

49.96	TOTAL	<u><u>\$354,968.82</u></u>
-------	-------	----------------------------

TWO LANES (\$4,624.26 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
1.54	\$4,624.26	\$ 7,121.36
1.15	\$4,624.26	\$ 5,317.90
0.38	\$4,624.26	\$ 1,757.22
1.31	\$4,624.26	\$ 6,057.78
5.96	\$4,624.26	\$ 27,560.59
2.16	\$4,624.26	\$ 9,988.40
<u>4.34</u>	<u>\$4,624.26</u>	<u>\$ 20,069.29</u>
16.84		\$ 77,872.54

CITY OF TROY
EXHIBIT A
(Continued)

EXHIBIT A
(Continued)

THREE LANES (\$6,561.00 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.16	\$6,561.00	\$ 1,049.76
0.32	\$6,561.00	\$ 2,099.52
0.26	\$6,561.00	\$ 1,705.86
<u>0.34</u>	\$6,561.00	<u>\$ 2,230.74</u>
1.08		\$ 7,085.88

FOUR OR FIVE LANES (\$8,092.46 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
3.47	\$8,092.46	\$ 28,080.84
4.37	\$8,092.46	\$ 35,364.05
3.40	\$8,092.46	\$ 27,514.36
3.08	\$8,092.46	\$ 24,924.78
3.05	\$8,092.46	\$ 24,682.00
5.01	\$8,092.46	\$ 40,543.22
<u>3.98</u>	\$8,092.46	<u>\$ 32,207.99</u>
26.36		\$213,317.25

SIX OR MORE LANES (\$9,981.19 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.86	\$9,981.19	\$ 8,583.82
0.38	\$9,981.19	\$ 3,792.85
2.61	\$9,981.19	\$ 26,050.91
1.40	\$9,981.19	\$ 13,973.67
<u>0.43</u>	\$9,981.19	<u>\$ 4,291.91</u>
5.68		\$ 56,693.16
<u>Total Miles</u>		
49.96	TOTAL	<u><u>\$354,968.82</u></u>

50% in December, 2025	\$177,484.41
50% in March, 2026	<u>\$177,484.41</u>
	\$354,968.82

EXHIBIT B

2025-2026 WINTER MAINTENANCE AGREEMENT

ROAD COMMISSION FOR OAKLAND COUNTY

INSURANCE PROVISION

(CITY)

Insurance Coverage:

The City, prior to execution of the maintenance agreement, shall file with the Road Commission for Oakland County, copies of completed certificates of insurance as evidence that he carries adequate insurance satisfactory to the Board. Insurance coverage shall be provided in accordance with the following:

- a. Worker's Compensation and Employer's Liability Insurance: The insurance shall provide worker's compensation protection for the City's employees, to the statutory limits of the State of Michigan, and provide Part B Employers Liability as follows:

Each Accident	\$1,000,000
Disease – Each Employee	\$1,000,000
Disease – Policy Limit	\$1,000,000

The indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the City under worker's disability compensation coverage established by law.

- b. Bodily Injury and Property Damage: The insurance shall provide protection against all claims for damages to public or private property, and injuries to persons arising out of and during the progress and to the completion of the work, and with respect to product and completed operation for one year, after completion of the work.

1. Bodily Injury and Property Damage Other Than Automobile: The minimum limits of property damage and bodily injury liability covering each contract shall be:

Bodily Injury and Property Damage Liability:	or: Combined Single Limit:
Each Person \$1,000,000	Aggregate \$2,000,000
Each Occurrence \$1,000,000	
Aggregate \$2,000,000	

Such insurance shall include: 1) explosion, collapse, and underground damage hazards (x,c,u), which shall include, but not be limited to coverage for (a) underground damage to facilities due to drilling and excavating with mechanical equipment; and (b) collapse or structural injury to structures due to blasting or explosion, excavation, tunneling, pile driving, cofferdam work, or building moving or demolition; (2) products and completed operations; (3) contractual liability; and (4) independent contractors coverages.

2. Bodily Injury Liability and Property Damage Automobiles: The minimum limits of bodily injury liability and property damage liability shall be:

Bodily Injury and Property Damage Liability:	or: Combined Single Limit:
Each Person \$1,000,000	Each Occurrence: \$1,000,000
Each Occurrence \$1,000,000	

Such insurance shall include coverage for all owned, hired, and non-owned vehicles.

- c. Excess and Umbrellas Insurance – The City may substitute corresponding excess and/or umbrella liability insurance for a portion of the above listed requirements in order to meet the specified minimum limits of liability.
- d. The City shall provide for and in behalf of the Road Commission for Oakland County and all agencies specified by the Road Commission, as their interest may appear, Owner’s Protective Public Liability Insurance. Such insurance shall provide coverage and limits the same as the City’s General Liability Insurance.
- e. Notice – The City shall not cancel, renew, or non-renew the coverage of any insurance required by this Section without providing 30-day prior written notice to the Road Commission for Oakland County. All such insurance shall include an endorsement whereby the insurer shall agree to notify the Road Commission for Oakland County 30 days in advance of any reduction by the City. The City shall cease operations on the occurrence of any such cancellation or reduction and shall not resume operations until new insurance is in force. If the City cannot secure the required insurance within 30 days, the Board reserves the right to terminate the Contract.
- f. Reports: Within thirty (30) days of receipt of each claim, the City or its insurance carrier shall report to the Road Commission a description of the claim received, the claim investigations made, and the disposition of claim.

See provisions of the maintenance agreement to which this Exhibit B is attached.

Chair Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on September 3, 2025 in the Council Chamber of Troy City Hall.

1. ROLL CALL

Present

Gary Abitheira

Teresa Brooks

Matthew Dziurman

Chris Wilson, Assistant City Manager

Absent:

Sande Frisen

Also Present

Salim Huerta, Building Official

Dominic Abate, Residential Plans Examiner/Building Inspector

Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES – August 13, 2025

Moved by: Dziurman

Support by: Abitheira

RESOLVED, To approve the minutes of August 13, 2025 Regular meeting as submitted.

Yes: All present (4)

Absent: Frisen

MOTION CARRIED

3. HEARING OF CASES

Moved by: Dziurman

Support by: Brooks

RESOLVED, To reverse the cases and consider Agenda item number 3. B. first.

Yes: All present (4)

Absent: Frisen

MOTION CARRIED

B. VARIANCE REQUEST, 5027 SHADY CREEK, ASHLEY NARAYANAN - This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Shady Creek and E. Long Lake. The property is located within the R-1B zoning district which requires a front yard setback of 40 feet, along both Shady Creek and E. Long Lake, where the zoning ordinance limits fence height in the front yard to 30 inches (2.5 feet). The petitioner is seeking a fence height variance for the installation of a 6 feet high, vinyl, privacy fence. The fence is proposed

to run 72 feet along E. Long Lake and return 11.5 feet to the south face of the house for a total variance length of 6 feet high vinyl privacy fence of 83.5 feet in the E. Long Lake designated front yard. Of the total 163.8 feet of fence requested, 80.3 feet of the fence complies with zoning regulations and does not require a variance. **CHAPTER 83 FENCE CODE**

Mr. Abate said the homeowner is present and would like to postpone the item to the next meeting.

Ms. Narayanan approached the podium, signed in and asked to postpone the item to the next meeting.

Moved by: Dziurman
Support by: Abitheira

RESOLVED, To postpone a variance request for 5027 Shady Creek to the October 1, 2025 regularly scheduled Board meeting.

Yes: All present (4)
Absent: Frisen

MOTION CARRIED

- A. VARIANCE REQUEST, 2143 ALFRED, TYLER HIJAZI – This property is located within the R-1D zoning district which requires a front yard setback of 25 feet along Alfred. The zoning ordinance limits fence height to 30 inches (2.5 feet) within a front yard setback. The petitioner is seeking a fence height variance for the installation of a proposed new wood and mesh “Deer” fence which would be 6 feet in height and placed 1 foot away from the Alfred property line. The fence is proposed to run 30 feet along Alfred and return 24 feet back toward the house for a total variance length of 6 feet high wood and mesh “Deer” fence of 54 feet in the Alfred required front yard. Of the total 91 feet of fence requested, 37 feet of the fence complies with zoning regulations and does not require a variance. **CHAPTER 83 FENCE CODE**

Mr. Abate read the variance request narrative. He said the homeowner started construction on the fence and has been cited with an enforcement, EN2025-0058 Working Without a Permit.

Ms. Hijazi explained the circumstances why construction on the fence started. She addressed a phone conversation she had with the Building Department in which it was her understanding a permit would not be required. Ms. Hijazi submitted a petition signed by 41 neighbors in support. She addressed in detail the garden project and her plan to plant arborvitae in front of the fence for screening.

Mr. Abate said the department received no public comment from the public notice except for the signed petition the applicant submitted today.

Some comments during discussion related to the following:

- Information and pictures submitted with the request.
- Property layout.
 - Rear property could accommodate garden.
 - Reason applicant wants garden in front yard.
- Consideration by applicant to lower the fence height.
- Variance if granted runs with the land.
- Concern in setting a precedent if variance granted.
- Consideration of conditioning approval, if granted; i.e., removal of fence upon transfer of home ownership.

Ms. Hijazi stated she does not want to lower the fence height. Her concern is that deer and vermin could jump the fence and do damage to the garden. She said she is willing to accept a condition of approval to remove the fence at her expense upon the sale of the home.

After a lengthy discussion, the Board presented an alternative fence layout that would comply with the Zoning Ordinance and require no variance.

- Install a 6 foot high fence 25 feet back from the property line, across the property to the existing chain link fence, with deer mesh.
- Install a 30 inch high fence in the front yard, in front of the 6 foot high fence, accommodating butterfly garden and other plantings.
- Existing posts could remain if railing is dropped to 30 inches.
- Arborvitae in front for screening if desired.
- Provides a safe environment for the children in the front yard.

Moved by: Brooks
Support by: Dziurman

RESOLVED, To **deny** a variance request for 2143 Alfred, for the following reasons:

1. The characteristics of the property have not shown that a variance should be supported at this time.
2. There are fencing alternatives that would comply with the Zoning Ordinance.

Yes: All present (4)
Absent: Frisen

MOTION CARRIED

The applicant was advised to apply for a fence permit and encouraged to work with the Building Department on specifics of the alternative design as discussed at this meeting, or potentially other fencing alternatives that would comply with the Zoning Ordinance.

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

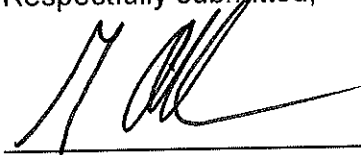
6. MISCELLANEOUS BUSINESS

Mr. Wilson was welcomed to the Board.

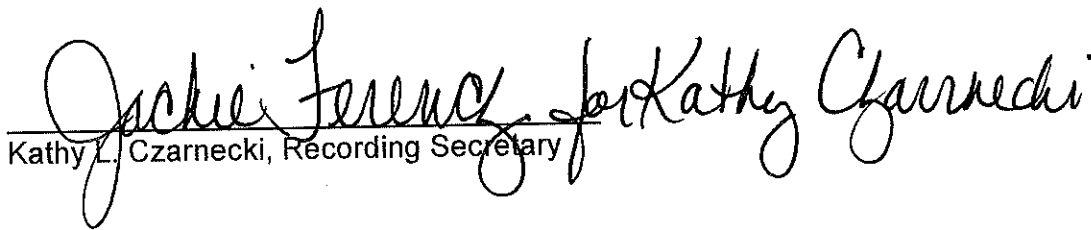
7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:58 p.m.

Respectfully submitted,



Gary Abitheira, Chair



Kathy L. Czarniecki, Recording Secretary



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O-02a

CITY COUNCIL AGENDA ITEM

Date: October 1, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Courtney Flynn, Communications Director

Subject: 2025 Bond Proposal Communications Plan Updates

Background

The Troy City Council approved ballot language at its July 14 meeting that allows residents to shape the City's future. The ballot proposal for the November 4, 2025, election asks if the City of Troy shall borrow up to \$137 million, to be paid back over 20 years, to build a new library, improve local roads, invest in parks and recreation amenities, and support public safety.

The City Council's decision to place this question on the November ballot came after more than a year of research and public meetings regarding the City's infrastructure needs. Supporting information that identified the City's needs to provide additional investment into its infrastructure includes the Troy Public Library's Strategic Plan, the decline of the City's capital property tax revenue, the overall age of City infrastructure, and evaluations of City roads, facilities, and parks.

To best inform and engage the public on why the bond proposal was placed on the ballot and what it would mean for the community if it is approved or denied by voters, a detailed Communications Plan has been put into motion. The purpose of this memo is to provide regular updates on the Communications Plan by describing what actions have been taken every week to disseminate bond proposal information.

Week of July 14:

The Bond Proposal webpage went live. This page has all updated project information, FAQs, and access to all City Council meetings where the proposed bond was discussed.

Two social media posts were published.

Announcement of Bond Proposal:

- Views: 17,190
- Comments: 14

Announcement of Bond Webpage going live:

- Views: 3,142
- Comments: 3



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C&G Newspaper publishes article:

<https://www.candgnews.com/news/council-approves-137-million-bond-proposal-for-november-ballot-8799>

One social media post

Bond Proposal \$137 Million breakdown of the \$137 million

- Views: 17,190
- Comments: 152

Week of July 28:

Bond trifolds made available to the public in City facilities and on the 2025 Bond webpage.

Troy Talk, previously held on July 30, will be rebranded as “Bond Talk” moving forward, until the election.

An email for general bond questions was created and made public on the website (2025bond@troymi.gov).

Business cards with QR codes to the website have been ordered for distribution at events and in City buildings.

Two social media posts

Bond Proposal Breakdown: Yes v No Vote

- Views: 11,094
- Comments: 70

How to calculate how the bond would impact you

- Views: 10,260
- Comments: 42

Oakland Press publishes article:

<https://www.theoaklandpress.com/2025/07/31/troy-voters-to-decide-bond-initiative-that-includes-new-library/>

Two Troy Today informational ads have been finalized and sent to the printer.

The website host was contacted to improve the appearance and usability of the Bond webpage.



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Six social media posts

Project Breakdown Library

- Views: 18,323
- Comments: 85

Project Breakdown Roads

- Views: 9,373
- Comments: 64

Announcement of Town Hall at TPL on Aug. 14

- Views: 2,427
- Comments: 0

Project Breakdown Parks and Rec

- Views: 11,094
- Comments: 70

Project Breakdown Public Safety

- 5,160 views
- 34 comments

Check out the Bond website for FAQs and more

- 8,381 views
- 75 comments

The library e-newsletter was sent to subscribers with information regarding the library portion of the proposed bond.

Citizen Engagement Schedule finalized and published on troymi.gov/2025.

Community Engagement Opportunity: Aug. 7 @ Summer Concert Series

- Staff engaged with concert attendees, many of whom who were unaware of the bond proposal. Informational flyers and pamphlet were handed out to increase education.

Week of Aug. 10:

Two social media posts

Comparison of Troy's City taxes v other communities

- Views: 11,828
- Comments: 33

Aug. 14 Town Hall Reminder

- Views: 2,585
- Comments: 0



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CITY COUNCIL AGENDA ITEM

Aug. 14 2025 Bond Town Hall at the Troy Public Library

- There were about 20 attendees who listened to a 20-minute PowerPoint presentation from City Manager Frank Nastasi. The presentation covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. Following the presentation, there was a healthy question and answer session, with the below questions asked. Staff from the City Managers Office, Library, Finance, Recreation, Public Works, Police, and Communications all attended the Town Hall to assist in answering detailed questions. The questions listed below will be added the FAQs and uploaded to the website soon.

2025 Bond Proposal Informational flyer sent to printer to be inserted in utility bills for the months of August, September and October. This insert will reach 27,175 homes.

2025 Bond Information Poster Boards sent to print. Expected to be displayed in City Hall, Community Center, Library and DPW beginning the week of Aug. 25. One will also be used at community engagement events.

Week of Aug. 18:

Six social media posts

Bond FAQ: Grant Funding for the City

- Views: 4,302
- Comments: 36

Library Tour Information

- Views: 3,773
- Comments: 0

Bond Talk Information

- Views: 3,263
- Comments: 4

Sept. 2 Town Hall Promotion

- Views: 2,805
- Comments: 4

Size needs for TPL

- Views: 14,887
- Comments: 243



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CITY COUNCIL AGENDA ITEM

Aug. 20 2025 Bond Community Engagement Session
at Summer Concert Series in Stine Park

Email sent to HOAs with information on Community
Engagement sessions and general bond proposal
information.

Week of Aug. 25:

Two social media posts

Bond Talk Advertisement

- Views: 2,096
- Comments: 4

Sept. 2 Town Hall Promo

- Views: 3,893
- Comments: 12

Bond Talk was held at Percent Coffee on Aug. 27.

Poster Boards with Bond information placed in City
buildings.

Week of Sept. 1:

Three social media posts

Bond Brochure Highlight

- Views: 6,060
- Comments: 54

Roads FAQ

- Views: 6,404
- Comments: 58

Bond Proposal Breakdown: Yes v No Vote

- Views: 7,877
- Comments: 117

Bond Town Hall Held at Community Center on Sept. 2.

- There were about 10 attendees who listened to a 20-minute presentation from City Manager Frank Nastasi, which covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. There was also a healthy question-and-answer session. Town Hall to assist in answering detailed questions.



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Week of Sept. 8:

Four social media posts

Bond Talk Advertisement

- Views: 5,893
- Comments: 18

Engagement Schedule

- Views: 3,215
- Comments: 4

Library Tour Information

- Views: 5,666
- Comments: 5

Bond Tax Calculator

- Views: 5,876
- Comments: 16

- Bond Talk was held at Panera Bread on Sept. 10.
- A City of Troy Booth with Bond Information was staffed at Troy Daze Sept. 11-14.

Week of Sept. 15:

Two social media posts

Troy's Capital Tax Revenue

- Views: 13,275
- Comments: 133

Town Hall Promotion

- Views: 4,288
- Comments: 6

- Bond Information Booth at Senior Expo on Sept. 16

Week of Sept. 22:

Three social media posts

Town Hall Promotion

- Views: 2,983
- Comments: 57

Where Do Your Taxes Go?

- Views: 12
- Comments: 4,736

Town Hall Promotion

- Views: 4,787
- Comments: 3



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CITY COUNCIL AGENDA ITEM

Sept. 23 2025 Bond Town Hall at the Troy Public Library

- There were about 25 attendees who listened to a 20-minute PowerPoint presentation from City Manager Frank Nastasi. The presentation covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. Following the presentation, a healthy question-and-answer session ensued.

Week of Sept. 29:

Detroit News publishes article:

<https://www.detroitnews.com/story/news/local/oakland-county/2025/09/28/troy-latest-city-in-metro-to-propose-bond-package/86293248007/>

Four social media posts

Troy Farm FAQ

- Views: 49
- Comments: 7,542

Town Hall Promotion

- Views: 2,155
- Comments: 11

Town Hall Promotion

- Views: N/A
- Comments: N/A

Bond Project Breakdown

- Views: N/A
- Comments: N/A

2025 Bond Flyers to be sent to families via the Troy School District

Sept. 29 2025 Bond Town Hall at the Troy Public Library

- There were about 5 attendees who listened to a 20-minute PowerPoint presentation from City Manager Frank Nastasi. The presentation covered everything from why the question is on the ballot, how City Council decided on the \$137 million bond, and what the projects will entail if the proposal is approved by voters. Following the presentation, a healthy question-and-answer session ensued.

Oct. 2 2025 Senior Bond Town Hall at the Community Center

Oct. 5 Bond Table at Fire Station 1 for the Fire Open House, Poster Boards displayed at all Fire Stations



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Staff continues to work on information materials for the bond proposal, such as new social media posts, and informational postcards to be mailed to Troy voters. The FAQ on the website is updated regularly, with the newest version being posted on Fridays. Library tours continue to be advertised and provided to interested parties.



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O-02b

CITY COUNCIL AGENDA ITEM

Date: October 6, 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: Third Quarter 2025 Litigation Report

The following is the quarterly report of pending litigation and other matters of interest.
Developments during the THIRD 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. **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



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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 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. **Pursuant to Court order, the parties are scheduled to participate in facilitation on October 1, 2025.**

2. **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. **On July 1, 2025, the Court issued a written opinion remanding Plaintiff's application back to the Planning Commission for the Planning Commission to include additional findings and conclusions in its resolution. The parties are now waiting for Plaintiff to confirm that it still wants to proceed to the Planning Commission.**



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 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. **On September 17th the parties exchanged updated appraisals. Discovery is ongoing.**
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. **The parties exchanged updated appraisals on July 25th. Discovery is ongoing.**
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



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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. **The parties exchanged updated appraisals on September 18th. Discovery is ongoing.**

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 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 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.**
6. **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.**
7. **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



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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.**

8. **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 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. **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.**
2. **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



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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. **The parties are proceeding through discovery.**

3. **Thomas Szczesny v. Troy, et. al-** Plaintiff filed this Complaint against the City and individual police officers, claiming deprivation of his Constitutional rights under the 4th and 14th Amendments resulting from an accident that occurred on September 22, 2023. Plaintiff, who was riding a motorcycle, collided with a vehicle driven by a Troy officer who was responding to a call. Plaintiff's medical claims are being addressed separately under the State of Michigan Motor Vehicle Code. The accident was investigated by an independent police agency, which determined that Plaintiff, who failed to yield, was at fault. A subsequent search warrant obtained for Plaintiff's blood revealed that it contained intoxicating substances. Initially, the Oakland County Prosecutor's Office issued charges against Plaintiff, but shortly before trial, these charges were dismissed by the prosecutor. This development partially serves as the basis for Plaintiff's malicious prosecution claims under State and Federal Laws. The Complaint also alleges that the City is liable for an alleged failure to supervise and failure to train its officers. This case has been assigned to U.S. District Court Senior Judge Gershwin Drain.

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 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



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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 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



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Michigan court of appeals, challenging the Court's decision denying her request to amend the complaint as to the co-defendant O'Connor. **In addition to Plaintiff's application in the Michigan Court of Appeals, the City filed an appeal challenging the Court's denial of our motion to dismiss one of the individual defendants on July 3, 2025. The City's appellate brief in this case is now due on October 23, 2025.**

2.

3. **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 filed an amended complaint, and the City filed a motion asking for a dismissal of the amended complaint on June 23, 2025. **On August 13, 2025, the Court granted the City's motion to dismiss the amended complaint. Subsequently, Plaintiff filed a motion requesting to amend his complaint for a third time, and the City filed a written objection. On September 2, 2025, instead of holding oral argument, the Court issued an opinion and order relying on the briefs. The Court denied Plaintiff's request to amend his complaint. Plaintiff then filed an appeal with the Michigan Court of Appeals.**

4. **Nagiya Salman v. City of Troy** – Plaintiff filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after she tripped on the sidewalk adjacent to 2029 Hempstead, in the City of Troy. According to the Complaint, her fall caused her to fracture her right shoulder, requiring surgery. Plaintiff alleges that her damages exceed \$25,000. The lawsuit was filed in the Oakland County Circuit Court and assigned to Judge Nanci Grant. On September 30, 2025, the City filed a motion seeking an immediate dismissal of the Complaint.

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 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,



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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 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



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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 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



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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 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



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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.

3. **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, 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. **On September 12, 2025, the Administrative Law Judge issued his unfavorable opinion, finding that Mr. Ross met the definition of an employee under this state statute, and was therefore entitled to its protections.**



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4. **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. **On August 1, 2025, the Court entered an order allowing the firearm to be returned to a third party. This case is now concluded.**
5. **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. **On July 2, 2025, a stipulated order was entered allowing for the return of property to Plaintiff. This case is now concluded.**
6. **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. **On July 14, 2025, an order was entered allowing return of one firearm to Plaintiff and the other to a third party. This case is now concluded.**
7. **Rakay v Troy Police Department –** This claim and delivery case was assigned to Judge Hartig. Defendant sought the return of firearms that were turned over to the Troy Police Department as a condition of bond when he was charged with assault and battery. The assault charge was ultimately dismissed. At a hearing on the motion for possession, the parties agreed to an order allowing the firearms to be returned to Plaintiff, which was signed on August 1, 2025. This case is now concluded.
8. **Cureton 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 pistols and ammunition that were confiscated when he was arrested for operating a vehicle while intoxicated and possessing concealed pistols while under the influence of alcohol. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. At the hearing on the motion on July 30, 2025, Judge Hartig dismissed the case without prejudice.
9. **Davis 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 pistols, ammunition and



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other property that was confiscated during an inventory search after his vehicle was impounded after it was driven without insurance. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. At the hearing on August 12, 2025, the case was adjourned to September 2nd to allow the parties an opportunity to resolve the case. Prior to August 27, 2025, the parties agreed that many of the items, including one of the firearms, could be returned to Plaintiff without a court order and arrangement were made for the return of that property. On August 27, 2025, the parties stipulated to order that was entered by the Court allowing the one remaining firearm to be returned to Plaintiff, subject to conditions set forth in the order. This case is now concluded.

10. Thigpen 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 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. On August 12, 2025 at the hearing on the motion, Plaintiff advised the Court he was voluntarily dismissing his case. On August 13, 2025, a dismissal order was entered allowing the City to dispose of the firearm. This case is now concluded.
11. Rodgers v Troy Police Department – This claim and delivery case was assigned to Judge Hartig. Defendant sought 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 and battery. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. On September 23, 2025, at the hearing on the motion for immediate possession, the parties were able to negotiate a resolution, and the Judge entered on order allowing the return of the firearm to Plaintiff. This case is now concluded.

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.



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2023 CASES

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 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. **On September 17, 2025, the Administrative Law Judge entered a Consent Judgment based on a stipulation of the parties. This case is now concluded.**

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. **A Prehearing conference was held on August 11, 2025. The case is scheduled for a trial to begin November 4, 2025.**



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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. **A pre-hearing conference is scheduled for October 28, 2025.**

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. **The pre-hearing statements and valuation disclosures are due on November 17, 2025.**

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. **The parties timely submitted prehearing statements and valuation disclosures on September 19, 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. A Motion to Extend was received on June 30, 2025 and granted on July 1, 2025. **The pre-hearing statements and valuation disclosures are due on November 17, 2025.**



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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. Petitioner filed a Motion to Consolidate an appeal for 2025 with the pending case, which the Tribunal granted on June 2, 2025. **The pre-hearing statements and valuation disclosures are due on November 17, 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. **A settlement was stipulated and a consent judgment was entered, in which the Tribunal granted on July 9th 2025. The case is now concluded.**

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 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. **The parties were able to negotiate a resolution to the case, and the Judge entered a Consent Judgement on July 31, 2025. This case is now concluded.**

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. **The parties requested an extension of time, which the Judge granted on August 4, 2025. The pre-hearing statements and valuation disclosures are now due on December 18, 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, 2024. It is expected that the parties will discuss possible settlement or in the alternative



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prepare for trial. On May 30, 2025, Petitioner filed a motion to amend the subsequent year, which was granted on June 18, 2025. **The pre-hearing statements and valuation disclosures are now due on October 21, 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. **The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026.**

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. **The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026.**

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. **The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026.**

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. **The pre-hearing statements and valuation disclosures are due November 17, 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. **The valuation disclosures and pre-hearing statements are due January 2, 2026.**

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. **The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026.**



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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. **The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026.**

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. **The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026.**

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. **The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026.**

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. **The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026.**

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. **Petitioner filed an Amended Petition, and the City timely filed its response on September 22, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026.**

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. **The valuation disclosures and pre-hearing statements are due February 17, 2026.**

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. **The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026.**



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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. **The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026.**

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. **The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026.**

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. **The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026.**

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. **The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026.**

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- Parcel 001

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025.

Troy KS Development LLC, No. 25-001301- Parcel 003

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. In connection with the 2023 and 2024 pending cases, the



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parties were able to reach a settlement. The Tribunal entered a Consent Judgment on July 11, 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. **The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026.**

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. **The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026.**

Zen Troy, LLC No. 25-001938

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025.

Toyoda Gosei North American Corporation No. 25-001101

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026.**

North Troy Timberland Office II No. 25-001192

The City received this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026.**

North Troy Timberland Office III No. 25-001193

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026.**

North Troy Timberland Office IV No. 25-001194

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026.**



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Trigild IVL, LLC No. 25-001345

The City received this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026.**

HNK Investments LLC, No. 25-001061

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on April 6, 2026.**

Wattles Square Center LLC, No. 25-001075

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. **The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026.**

Troy Dual Hospitality LLC, No. 25-001025

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. **The City's Valuation Disclosure and the Prehearing Statement are due on April 6, 2026.**

Kilmer Plaza LLC, No. 25-001184

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. **The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026.**

Troy Elite Hospitality LLC, No. 25-001436

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on August 11.

Universal Property T.M.P., LLC No. 25-001592

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 31, 2025.

Acqualina 1801 LLC, No. 25-001890

The City was served with this tax appeal on August 29, 2025, and timely filed its answer and affirmative defenses on September 3, 2025.



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1400 Allen LLC, No. 25-001860

The City was served with this tax appeal on August 29, 2025, and timely filed its answer and affirmative defenses on September 3, 2025.

Brinston LLC, No. 25-003030

The City was served with this tax appeal on September 2, 2025, and timely filed its answer and affirmative defenses on September 22, 2025.

Canterbury Square LLC, No. 25-001803

The City was served with this tax appeal on September 5, 2025, and timely filed its answer and affirmative defenses on September 22, 2025.

Kelly Retail

The City was served with this tax appeal on September 24, 2025, and timely filed its answer and affirmative defenses on September 25, 2025.

London Centre

The City was served with this tax appeal on September 29, 2025.

Kela Investment

The City was served with this tax appeal on September 29, 2025.

Project Troy

The City was served with this tax appeal on September 29, 2025.

Easton Investments

The City was served with this tax appeal on September 29, 2025.

If you have any questions concerning these cases, please let us know.