

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