



CITY COUNCIL

REGULAR MEETING

AGENDA

APRIL 13, 2020
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:

In this packet, you will find the agenda for the City Council meeting. To help facilitate an informed discussion, the packet provides you with agenda items and additional details. The packet also contains recommended courses of action for your consideration and seeks to aid you in adopting sound policy decisions for the City of Troy.

This comprehensive agenda has been put together through the collaborative efforts of management and staff members. We have made all attempts to obtain accurate supporting information. It is the result of many meetings and much deliberation, and I would like to thank the staff for their efforts.

If you need any further information, staff is always available to provide more information and answer questions that may arise. You can contact me at CityManager@troymi.gov or 248.524.3330 with questions.

Respectfully,

Mark F. Miller,
City Manager

2019 Strategies

- 1 | Re-evaluate the Trails & Pathways program with a focus on public participation and creative problem-solving to build community support.
- 2 | Gather community input, reassess the most recent Town Center initiative, and develop a plan for the future of the Civic Center property.
- 3 | Determine the customer service needs of City Hall and incorporate the findings of the Facilities Condition Assessment into the maintenance plan of the facilities.
- 4 | Establish a comprehensive Capital Improvement Program and planning process that is reviewed and implemented on an annual basis.
- 5 | Convene the Charter Revision Committee to evaluate charter language and millage limitations, and develop a strategy to fund the Library past 2021.
- 6 | Determine public transportation service needs, and implement a revised plan for the Big Beaver Shuttle and Medi-Go.
- 7 | Update the Parks and Recreation Plan and incorporate the Green Space Subcommittee recommendations to protect and invest in the City's parks.
- 8 | Evaluate the Volunteer Firefighters Incentive Plan to ensure the policy is reasonable and sustainable.
- 9 | Study the feasibility of a Rochester Road Improvement District.
- 10 | Develop a plan to effectively engage residents and businesses through community conversations.



CITY COUNCIL AGENDA

April 13, 2020 – 7:30 PM
Council Chambers
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317

<u>A.</u>	<u>CALL TO ORDER:</u>	<u>1</u>
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Q-1 No Closed Session 20

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A. CALL TO ORDER:**B. ROLL CALL:**

Mayor Ethan Baker
Edna Abraham
Theresa Brooks
Rebecca A. Chamberlain-Creangă
Ann Erickson Gault
Mayor Pro Tem David Hamilton
Ellen Hodorek

Excuse Absent Council Members:

Suggested Resolution

Resolution #2020-04-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of April 13, 2020, due to _____.

Yes:

No:

Resolution to Amend the Council Rules of Procedure (Introduced by: M. Aileen Dickson, City Clerk)Suggested Resolution

Resolution #2020-04-

Moved by

Seconded by

RESOLVED, That as allowed by Council Rules of Procedure Rule 21, the Troy City Council hereby **ALLOWS** all Troy City Council Members to electronically participate in any Council meeting during the pendency of the declared State of Emergency. However, consistent with State of Michigan Executive Directive 2020-02 and Executive Order 2020-15, Council Members shall not use email, texting, instant messaging, or any other internet communication during the meeting.

RESOLVED, As allowed by Council Rules of Procedure 18, the Troy City Council hereby **AMENDS** the Rules of Procedure for the duration of the declared state of emergency to modify the Order of the Agenda, as set forth in Rule 5b, to consolidate the Public Comment sections of the meeting.

RESOLVED, As allowed by Council Rules of Procedure 18, the Troy City Council hereby **AMENDS** Council Rule of Procedure 15 for the duration of the declared emergency to provide for two methods for receiving Public Comment for virtual meetings. During this time, public

comments can be submitted for the City Council meeting through email sent to: Public Comment@TroyMI.Gov, and timely emails will be administratively read at the City Council meeting. Public comments can also be submitted by calling and leaving a voicemail on the following phone number: 248-524-3302. Voicemails received prior to 4 pm on the day of a City Council meeting will be played at the meeting, in compliance with the Rules of Procedure.

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:

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 for Items On the Agenda, 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:

The audience should be aware that all comments are to be directed to the Council rather than to City Administration or the audience. Anyone who wishes to address the Council is required to sign up to speak within thirty minutes before or within fifteen minutes of the start of the meeting. There are three Public Comment portions of the agenda. For Items On the Agenda, visitors can sign up to address Postponed, Regular Business, Consent Agenda, or Study items or any other item on the agenda. All other topics are addressed under Items Not on the Agenda. There is a timer on the City Council table in front of the Mayor that turns yellow when there is one minute of speaker time remaining, and turns red when the speaker's time is up. In order to make the meeting more orderly and out of respect, please do not clap during the meeting, and please do not use expletives or make derogatory or disparaging comments about any one person or group. If you do so, then there may be immediate consequences, including having the microphone turned off, being asked to leave the meeting, and/or the deletion of speaker comments for any re-broadcast of the meeting. Speakers should also be careful to avoid saying anything that would subject them to civil liability, such as slander and defamation. Please avoid these consequences and voluntarily assist us in maintaining the decorum befitting this great City.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

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 – Brownfield Redevelopment Authority, Civil Service Commission (Act 78), Downtown Development Authority, Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Building Code Board of Appeals, Charter Revision Committee, Historic District Commission, Liquor Advisory Committee, Personnel Board, Zoning Board of Appeals

a) Mayoral Nominations:

Suggested Resolution

Resolution #2020-04-

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:

Brownfield Redevelopment Authority

Appointed by Mayor
6 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App/Resume Expire	Appointment Expire	Notes 2
Gottlieb	Steven	11/24/2016	4/30/2022	
Kornacki	Rosemary	1/14/2021	4/30/2020	
Noguez-Ortiz	Carolina	12/19/2019	4/30/2020	
Sweidan	Rami	1/31/2021	4/30/2020	
Vacancy			4/30/2021	Mr. Salgat resigned 10/15/2019
Vassallo	Joseph	3/27/2020	4/30/2021	

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2021

Term currently held by: Vacancy–Mr. Salgat resigned 10/15/19

Term Expires: 4/30/2023

Term currently held by: Rosemary Kornacki

Term Expires: 4/30/2023

Term currently held by: Carolina Noguez-Ortiz

Term Expires: 4/30/2023

Term currently held by: Rami Sweidan

Interested Applicants:

Last Name	First Name	App/Resume Expire	Notes 1
Aowad	Ayman	9/10/2020	
Swaminathan	Abiramasundari	3/6/2022	

Civil Service Commission (Act 78)

Appointed by Mayor
3 Regular Members:
1-Council; 1-Police/Fire Rep; 1-Civil Service
6 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Cannon	David	3/12/2020	4/30/2024	Council Appointment
McGinnis	Donald	4/16/2099	4/30/2022	Endorsed By All Police/Fire Unions
Steele	John	1/6/2016	4/30/2020	Civil Service Appointment

Nominations to the Civil Service Commission (Act 78):**Term Expires: 4/30/2026**

Term currently held by: John Steele

Interested Applicants:

No applications or resumes on file.

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 2
Baker	Ethan		11/13/2023	At Large	City Council exp 11/13/2023; DDA; LDFA
Blair	Timothy	6/17/2017	9/30/2023	In District	
Bostick	Dennis	6/22/2018	9/30/2020	In District	
Keisling	Laurence	6/22/2018	9/30/2020	At Large	
Kiriluk	Alan	10/12/2014	9/30/2020	In District	
Knollenberg	Martin	6/28/2021	9/30/2023	In District	B Knight Gardiner's unexpired term.
Koza	Kenny	9/18/2019	9/30/2021	In District	
MacLeish	Daniel	6/15/2019	9/30/2021	In District	
Mioduszewski	Brian	8/8/2021	9/30/2023	In District	
Randol	Ward	9/28/2020	9/30/2022	At Large	
Reschke	Ernest	10/4/2020	9/30/2022	At Large	
Schroeder	Douglas	10/23/2016	9/30/2022	At Large	
Vacancy			9/30/2020	In District	Rebecca Chamberlain-Creangă resigned 2/26/2020

Nominations to the Downtown Development Authority:**Unexpired Term Expiring:
9/30/2020**Term currently held by: Vacancy – Rebecca Chamberlain-
Creangă resigned 2/26/2020**Interested Applicants:**

Last name	First name	App Resume Expire	Notes 1	Notes 2
Alali	Yasser	3/13/2020	At Large	
Aowad	Ayman	9/10/2020	At Large	
Ashland	David	11/14/2021	At Large	
Crawford	Timothy	6/26/2021	At Large	
Forster	Jeffrey	12/26/2021	At Large	
Kornacki	Rosemary	1/14/2021	At Large	Brownfield Redev Authority exp 4/30/2020
Malalahalli	Jayalakshmi	11/20/2021	At Large	
McGerty	Ryan	2/25/2020	At Large	
McGhee	Eric	4/16/2020	At Large	
Schick	Michael	1/16/2021	At Large	
Sekhri	Suneel	12/20/2021	At Large	
Sekhri	Arun	9/19/2020	At Large	
Shepherd	John	4/22/2021	At Large	
Singh	Inderpal	11/12/2021	At Large	

Global Troy Advisory CommitteeAppointed by Mayor
12 Regular Members
3 Year Term**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Baker	Ethan		1/1/2999	Council Member
Bica-Grotsky	Lisa	6/15/2019	10/30/2020	
Burrus	MiVida	7/15/2018	10/30/2022	
Fakhoury	Awni	4/28/2018	10/30/2021	
Francois	Cathleen	11/20/2019	10/30/2020	

Hao	Kaitlyn	9/10/2020	7/31/2020	Student - Graduates 2020
Mohideen	Syeda	8/24/2020	10/30/2021	
Nacy	Emily	11/8/2021	10/30/2022	
Natcheva	Daniela	11/8/2021	10/30/2022	
Noguez-Ortiz	Carolina	12/19/2019	10/30/2022	
Sekhri	Suneel	12/20/2021	10/30/2021	
Tholakapalli	Arjun	4/10/2021	7/31/2020	Student - Graduates 2021
Vacancy			10/30/2020	Rebecca Chamberlain-Creangă resigned 2/26/2020
Zhou	Yudong	10/23/2021	10/30/2022	

Nominations to the Global Troy Advisory Authority:

Unexpired Term Expiring: **10/30/2020**

Term currently held by: Vacancy – Rebecca Chamberlain-Creangă resigned 2/26/2020

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Aggarwal	Divya	8/12/2021	Student - Graduates 2020
Ali	Aleem	1/2/2021	
Cheriguene	Sadia	1/4/2020	
Cicchini	Philippe	6/1/2020	
DiFalco	Melissa	12/2/2021	
Fox	Tyler	11/15/2021	
Jones	Kelly	12/11/2021	
Swaminathan	Abiramasundari	3/6/2022	

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Beltramini	Robin	7/17/2021	6/30/2022	Resident Member	

Hodorek	Ellen		11/8/2021	Alternate; City Council	City Council exp 11/8/2021
Hoef	Paul	5/1/2017	6/30/2023	Resident Member	EDC exp. 4/30/2015; LDFA exp 6/30/2023
Hunter	Daniel			Oakland County Designee	
Vacancy				Alternate; City Council	
Vacancy			6/30/2020	Resident Member	D. Shield's term exp 6/30/2016 - No Reappointment
Vacancy			6/30/2020	Resident Member	John Sharp's unexpired term
Vitale	Nickolas	3/7/2021	6/30/2023	Resident Member	

Nominations to the Local Development Finance Authority (LDFA):**Term Expires: 6/30/2020****Resident Member**

Term currently held by: Vacant

**Unexpired Term Expiring:
6/30/2020****Resident Member**

Term currently held by: Vacant – Sharp's unexpired term

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Crawford	Timothy	6/26/2021	At Large
D'Aoust	Allen	5/23/2021	
DiFalco	Melissa	12/2/2021	
McGerty	Ryan	8/15/2020	
Nacy	Emily	11/8/2021	
Noguez-Ortiz	Carolina	12/19/2019	
Pensa	Grant	10/1/2020	
Schick	Michael	1/16/2021	
Shepherd	John	4/22/2021	
Sweidan	Rami	10/10/2021	
Yu	Fu-shin	8/20/2021	

Yes:

No:

b) City Council Nominations:Suggested Resolution

Resolution #2020-04-

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:

Building Code Board of Appeals

Appointed by Council

5 Regular Members: Three (3) Residents with background, training or experience in construction or similar trades; at least one shall be a professional structural or civil engineer of architectural engineering experience; Two (2) by Ordinance - City Manager and Oakland County Health Department Representative

5 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Abitheira	Gary	1/20/2014	1/1/2022	Resident w/Construction/Engineering Experience.
Brooks	Teresa	1/4/2019		Oakland County Health Dept Sanitarian
Dziurman	Matthew	3/6/2021	1/1/2025	Resident w/Construction Experience.
Frisen	Sande	11/2/2017	1/1/2020	Architectural Engineer
Miller	Mark F.			Per Chapter 79, Sect 116.2

Nominations to the Building Code Board of Appeals:**Term Expires: 1/1/2025**

Term currently held by: Sande Frisen

Interested Applicants:

Last Name	First Name	App/Resume Expire	Notes 1
Ali	Aleem	1/2/2021	Engineering experience
Bertelsen	David	3/2/2022	
Chambers	Barbara	2/26/2021	Historic Dist Comm exp 3/1/2020

Charter Revision Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Bartnik	Mark	3/19/2020	4/30/2021	
Beltramini	Robin	7/17/2021	4/30/2022	
Buechner	Toby	5/30/2020	4/30/2021	
Howrylak	Frank	2/23/2019	4/30/2020	
Kanoza	Shirley	2/26/2021	4/30/2022	
Murray	William	4/16/2020	4/30/2021	
Wilsher	Cynthia	2/16/2019	4/30/2020	

Nominations to the Charter Revision Committee:**Term Expires: 4/30/2023**

Term currently held by: Frank Howrylak

Term Expires: 4/30/2023

Term currently held by: Cynthia Wilsher

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Agauas	Daniel	4/22/2021	
Fox	Tyler	11/15/2021	
Matthews	Susan	11/26/2021	

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Adams	John Howard	3/12/2020	5/15/2021		
Chambers	Barbara	12/5/2021	3/1/2023	Historical Comm Recommendation	
Chanda	Hirak	11/25/2021	3/1/2021		
Huber	Laurie	6/10/2017	3/1/2020		No Reappointment

McGee	Timothy	3/23/2020	5/15/2021	P&R exp 9/30/2020	
Petrulis	Al	12/16/2021	3/1/2023	ACAB exp 9/30/2021; Traffic Comm. exp 1/31/2023	
Voigt	W. Kent	1/16/2021	3/1/2022	Historical Comm. Recommendation	

Nominations to the Historic District Commission:**Term Expires: 3/1/2023**

Term currently held by: Laurie Huber (No Reappointment)

Interested Applicants:

Last Name	First Name	App/Resume Expire	Notes 1
Alali	Yasser	3/13/2020	
Forster	Jeffrey	1/13/2022	

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Ashland	David	11/14/2021	1/31/2021	
Comiskey	Ann	2/5/2020	1/31/2021	
Ehlert	Max	1/26/2020	1/31/2021	
Gorcyca	David	12/4/2021	1/31/2023	
Jones	Kelly	12/11/2021	1/31/2023	
Kaltsounis	Andrew	1/14/2021	1/31/2022	
Oberski	Jeff			
Pendy	Michael	1/2/2021	1/31/2022	Resigned effective 3/1/2020

Nominations to the Liquor Advisory Committee:**Unexpired Term Expiring:
1/31/2022**

Term currently held by: Michael Pendy – Resigned effective 3/1/2020

Interested Applicants:

No applications or resumes on file.

Personnel Board

Appointed by Council
5 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Baughman	Deborah	2/24/2019	4/30/2020	
Forster	Jeffrey	1/13/2022	4/30/2021	
Gordon	Pamela	4/2/2020	4/30/2021	
Parpart	Jane	3/13/2020	4/30/2021	
Rosenberg	Michael	4/19/2015	4/30/2020	

Nominations to the Personnel Board:**Term Expires: 4/30/2023**

Term currently held by: Deborah Baughman

Term Expires: 4/30/2023

Term currently held by: Michael Rosenberg

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
McGerty	Ryan	2/25/2022	
Murray	William	4/16/2020	

Zoning Board of Appeals

Appointed by Council
7 Regular Members; 2 Alternates
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Agauas	Daniel	3/22/2021	4/30/2022	
Bossenbroek	Michael	2/25/2021	4/30/2020	

Clark	Glenn	4/16/2020	4/30/2021	
Desmond	Thomas	5/7/2017	4/30/2021	
Eisenbacher	David	3/16/2018	4/30/2022	
Green	Aaron	3/8/2021	1/31/2021	Alternate
Kaltsounis	Orestis Rusty	1/15/2020	1/31/2021	Alternate
McCauley	James	1/12/2019	4/30/2020	
Rahman	Sadek	10/23/2021	12/31/2020	PC Rep on ZBA

Nominations to the Zoning Board of Appeals:**Term Expires: 4/30/2023**

Term currently held by: Michael Bossenbroek

Term Expires: 4/30/2023

Term currently held by: James McCauley

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Abdullah	Nehar	2/17/2021	
Aowad	Ayman	9/10/2020	
Chambers	Barbara	12/4/2021	Historic Dist. Comm. exp 3/1/2023; HDSC
Frisen	Sande	12/4/2021	
Hashmi	Amin	12/16/2021	
Kaltsounis	Orestis	8/28/2020	Alternate
Malalahalli	Jayalakshmi	11/20/2021	
Myers	Jennifer	1/26/2020	
Premo	John	1/2/2022	
Rauch	Gerald (Jerry)	12/4/2021	
Sivaraman	Sunil	9/10/2020	
Sweidan	Rami	6/26/2021	

Yes:

No:

I-3 No Request for Closed Session**I-4 Emergency Purchase – MSA Face Piece APR Adapters and Filters for the Fire Department (Introduced by: Mark F. Miller, City Manager)**

Suggested Resolution

Resolution #2020-04-

Moved by

Seconded by

WHEREAS, The United States, the State of Michigan, Oakland County, and the City of Troy have all declared a State of Emergency due to the seriousness of the current COVID-19 Pandemic; and,

WHEREAS, That due to the immediate need to protect our firefighters from becoming infected with the Coronavirus or any other airborne infectious disease, to help ensure their health and safety in order to respond to calls for service during the COVID-19 Pandemic emergency; and,

WHEREAS, City Management made the emergency purchase of 200 individual MSA G1 APR Filter Adapters, and 10 cases of MSA Optifilter XL filters, from *Apollo Fire Equipment, LLC, of Romeo, MI*, for an estimated total cost of \$23,250.00;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **AFFIRMS** this emergency purchase for individual APR Filter Adapters and 10 cases of MSA Optifilter XL filters for the Fire Department in the amount of \$23,250.00.

Yes:

No:

J. CONSENT AGENDA:

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

Resolution #2020-04-

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 #2020-04-

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

- a) City Council Minutes-Draft – March 16, 2020

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Sole Bidder Meeting Specifications – Interview Room Recording System – Police Department**

Suggested Resolution
Resolution #2020-04-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to furnish all equipment, material, and labor to upgrade the Interview Room Recording System to the sole bidder meeting specifications; *American Video Transfer Inc. of Brighton, MI* for an estimated total cost of \$34,960.00.

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

- b) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Printing and Distribution of 2020 and 2021 Summer and Winter Tax Bills**

Suggested Resolution
Resolution #2020-04-

RESOLVED, That Troy City Council hereby **AWARDS** a two (2) year contract with the option to renew upon mutual consent of both parties at the same prices, terms and conditions for three (3) additional years to provide Printing and Distribution of Troy Summer and Winter Tax Bills to *LaserCom, LLC of Troy, MI*; for an estimated annual cost of \$7,428.00 per year and a total cost of \$37,140.00, plus the actual cost of first class postage; not to exceed annual budgetary limitations at prices contained in the bid tabulation opened March 19, 2020; a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring December 31, 2024.

Annual Cost	\$7,428.00
Total 2-Years	\$14,856.00
Total 3-Year Renewal	\$22,284.00
Contract Total	\$37,140.00

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

J-5 Act 51 Mileage Certification for 2019

Suggested Resolution

Resolution #2020-04-

WHEREAS, It is necessary to furnish certain road information to the State of Michigan for the purpose of obtaining funds under Act 51, P.A. 1951, as amended; and,

WHEREAS, The center line of said streets are described as:

(Ashwood) Commencing at the North ¼ Corner of said Section 11; thence South 00 degrees 27 minutes 22 seconds East, along the North and South Quarter line of said Section 11, 1980.00 feet and South 89 degrees 02 minutes 22 seconds East 602.99 feet to the point of beginning of the centerline of Ashwood; thence South 00 degrees 27 minutes 22 seconds East 126.99 feet; thence on a curve to the left having a radius of 39.00 feet, an arc length of 30.16 feet, and a chord bearing and distance of South 22 degrees 36 minutes 00 seconds East 29.41 feet to the point of ending of said road. Said centerline of road is 157.15 feet in length more or less.

(Bur Oak) Commencing at the North ¼ Corner of said Section 11; thence South 00 degrees 27 minutes 22 seconds East, along the North and South Quarter line of said Section 11, 1980.00 feet and South 89 degrees 02 minutes 22 seconds East 602.99 feet and South 00 degrees 27 minutes 22 seconds East 126.99 feet and on a curve to the left having a radius of 39.00 feet, an arc length of 30.16 feet, and a chord bearing and distance of South 22 degrees 36 minutes 00 seconds East 29.41 feet to the point of beginning of the centerline of Bur Oak; thence continuing on a curve to the left having a radius of 39.00 feet, an arc length of 30.16 feet, and a chord bearing and distance of South 66 degrees 53 minutes 44 seconds East 29.41 feet; thence South 89 degrees 02 minutes 22 seconds East 593.33 feet; thence on a curve to the right having a radius of 39.00 feet, an arc length of 34.66 feet, and a chord bearing and distance of South 66 degrees 38 minutes 48 seconds East 33.53 feet to the point of ending of said road. Said centerline of road is 658.15 feet in length more or less.

(Garrett) Commencing at the North ¼ Corner of said Section 11; thence South 00 degrees 27 minutes 22 seconds East, along the North and South Quarter line of said Section 11, 1980.00 feet and South 89 degrees 02 minutes 22 seconds East 602.99 feet and South 00 degrees 27 minutes 22 seconds East 126.99 feet and on a curve to the left having a radius of 39.00 feet, an arc length of 60.30 feet, and a chord bearing and distance of South 44 degrees 44 minutes 52 seconds East 54.47 feet and South 89 degrees 02 minutes 22 seconds East 593.33 feet and on a curve to the right having a radius of 39.00 feet, an arc length of 34.66 feet, and a chord bearing and distance of South 66 degrees 38 minutes 48 seconds East 33.53 feet to the point of beginning of the centerline of Garrett; thence continuing on a curve to the right having a radius of 39.00 feet, an arc length of 34.66 feet, and a chord bearing and distance of South 21 degrees 51 minutes 15 seconds East 33.53 feet; thence South 00 degrees 32 minutes 19 seconds West 241.92 feet; thence on a curve to the right having a radius of 44.00 feet, an arc length of 69.44 feet, and a chord bearing and distance of South 45 degrees 44 minutes 58 seconds West 62.46 feet; thence North 89 degrees 02 minutes 22 seconds West 1227.97 feet to the point of ending of said road. Said centerline of road is 1573.99 feet in length more or less.

(Ellery) Commencing at the South ¼ Corner of said Section 11; thence North 00 degrees 05 minutes 00 seconds West, along the North and South Quarter line of said Section 11, 1250.17 feet and South 86 degrees 57 minutes 53 seconds West 36.06 feet to the point of beginning of the centerline of Ellery; thence North 03 degrees 14 minutes 07 seconds West 190.01 feet to the point of ending of said road. Said centerline of road is 190.01 feet in length more or less.

(*Rangemore*) Commencing at the South ¼ Corner of said Section 11; thence North 00 degrees 05 minutes 00 seconds West, along the North and South Quarter line of said Section 11, 1250.17 feet and South 86 degrees 57 minutes 53 seconds West 36.06 feet and North 03 degrees 14 minutes 07 seconds West 190.01 feet to the point of beginning of the centerline of Rangemore also being Point A; thence North 86 degrees 57 minutes 53 seconds East 159.20 feet; thence on a curve to the right having a radius of 68.00 feet, an arc length of 23.46 feet, and a chord bearing and distance of South 83 degrees 06 minutes 37 seconds East 23.34 feet; thence on a curve to the left having a radius of 40.00 feet, an arc length of 32.54 feet, and a chord bearing and distance of North 83 degrees 26 minutes 46 seconds East 31.65 feet to a point of ending; thence continuing from said Point A, South 86 degrees 57 minutes 53 seconds West 11.64 feet; thence on a curve to the right having a radius of 39.00 feet, an arc length of 63.29 feet, and a chord bearing and distance of North 46 degrees 32 minutes 54 seconds West 56.57 feet; thence North 00 degrees 03 minutes 31 seconds West 626.47 feet; thence on a curve to the left having a radius of 68.00 feet, an arc length of 22.52 feet, and a chord bearing and distance of North 10 degrees 28 minutes 24 seconds West 22.42 feet; thence on a curve to the right having a radius of 40.00 feet, an arc length of 47.17 feet, and a chord bearing and distance of North 13 degrees 47 minutes 40 seconds East 44.48 feet to the point of ending of said road. Said centerline of road is 986.29 feet in length more or less.

(*Midvale*) Commencing at the South ¼ Corner of said Section 11; thence North 00 degrees 05 minutes 00 seconds West, along the North and South Quarter line of said Section 11, 1250.17 feet and North 86 degrees 57 minutes 53 seconds East 370.75 feet and North 00 degrees 03 minutes 31 seconds West 439.85 feet to the point of beginning of the centerline of Midvale; thence North 89 degrees 53 minutes 48 seconds West 189.44 feet to the point of ending of said road. Said centerline of road is 189.44 feet in length more or less.

(*Ludstone*) Commencing at the South ¼ Corner of said Section 11; thence North 00 degrees 05 minutes 00 seconds West, along the North and South Quarter line of said Section 11, 1250.17 feet and North 86 degrees 57 minutes 53 seconds East 370.75 feet and North 00 degrees 03 minutes 31 seconds West 439.85 and North 89 degrees 53 minutes 48 seconds West 189.44 feet to the point of beginning of the centerline of Ludstone, also being Point B; thence South 00 degrees 03 minutes 31 seconds East 191.50 feet; thence on a curve to the left having a radius of 68.00 feet, an arc length of 23.49 feet, and a chord bearing and distance of South 09 degrees 57 minutes 02 seconds East 23.37 feet; thence on a curve to the right having a radius of 40.00 feet, an arc length of 55.85 feet, and a chord bearing and distance of South 20 degrees 08 minutes 53 seconds West 51.42 feet to a point of ending; thence continuing from said Point B, North 00 degrees 03 minutes 31 seconds West 391.87 feet; thence on a curve to the right having a radius of 68.00 feet, an arc length of 23.65 feet, and a chord bearing and distance of North 09 degrees 54 minutes 32 seconds East 23.53 feet; thence on a curve to the left having a radius of 40.00 feet, an arc length of 90.56 feet, and a chord bearing and distance of North 44 degrees 58 minutes 28 seconds West 72.42 feet; thence on a curve to the right having a radius of 68.00 feet, an arc length of 23.40 feet, and a chord bearing and distance of South 80 degrees 02 minutes 38 seconds West 23.28 feet; thence South 89 degrees 54 minutes 36 seconds West 139.66 feet; thence on a curve to the right having a radius of 68.00 feet, an arc length of 23.65 feet, and a chord bearing and distance of North 80 degrees 07 minutes 41 seconds West 23.53 feet; thence on a curve to the left having a radius 40.00 feet, an arc length of 43.47 feet, and a chord bearing and distance of South 78 degrees 42 minutes 16 seconds West 41.36 feet to the point of ending of said road. Said centerline of road is 1,007.10 feet in length more or less; and,

WHEREAS, The above said streets are located within the City of Troy; right of way is under the control of the City of Troy; said streets are public streets and are for public street purposes and were open to the public prior to December 31, 2019;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** the following non-platted streets: Ashwood, Bur Oak, Garrett, Ellery, Rangemore, Midvale and Ludstone into the City of Troy local street system.

J-6 Request for Acceptance of a Permanent Easement from Urbancal Oakland Mall, LLC – Sidwell #88-20-35-400-037

Suggested Resolution
Resolution #2020-04-

RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for sidewalks from Urbancal Oakland Mall, LLC, owner of the property having Sidwell #88-20-35-400-037.

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-7 Request for Acceptance of a Permanent Easement from Shoppe's of Troy, LLC – Sidwell #88-20-09-302-006

Suggested Resolution
Resolution #2020-04-

RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for water mains from Shoppe's of Troy, LLC, owner of the property having Sidwell #88-20-09-302-006,

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-8 Request for Acceptance of Two Permanent Easements from Eureka Building Co. – Sidwell #88-20-12-200-025

Suggested Resolution
Resolution #2020-04-

RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for water mains and sanitary sewers from Eureka Building Co., owner of the property having Sidwell #88-20-12-200-025.

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

J-9 Request for Acceptance of a Permanent Easement for Storm Sewers and Surface Drainage from Michael R. and Holly A. Giangrande – Sidwell #88-20-15-352-029Suggested Resolution

Resolution #2020-04-

RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for storm sewers and surface drainage from Michael R. Giangrande and Holly A. Giangrande, owners of the property having Sidwell #88-20-15-352-029, and

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 Private Agreement – Contract for Installation of Municipal Improvements – Chadbury Place Site Condominiums – Project No. 19.918.3Suggested Resolution

Resolution #2020-04-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Mondrian Properties., for the installation of Water Main, Sanitary Sewer, Storm Sewer, Concrete Sidewalk and Approaches 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.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

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

O. COUNCIL COMMENTS:

O-1 No Council Comments Advanced

P. REPORTS:

P-1 Minutes – Boards and Committees:

- a) Global Troy Advisory Committee-Final – January 21, 2020
- b) Employee Retirement System Board of Trustees-Final – February 12, 2020
- c) Zoning Board of Appeals-Final – February 18, 2020
- d) Zoning Board of Appeals-Draft – March 17, 2020

P-2 Department Reports:

- a) City of Troy 2020 Assessment Roll and Board of Review Annual Report
- b) 1st Quarter 2020 Litigation Report

P-3 Letters of Appreciation: None Submitted

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

Q. CLOSED SESSION

Q-1 No Closed Session

R. ADJOURNMENT:

Respectfully submitted,



Mark F. Miller
City Manager

2020 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

April 20, 2020 Special Meeting - Budget

2020 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

April 27, 2020 Regular Meeting
May 11, 2020 Regular Meeting
May 18, 2020 Regular Meeting
June 1, 2020 Regular Meeting
June 22, 2020 Regular Meeting
July 13, 2020 Regular Meeting
July 27, 2020 Regular Meeting
August 10, 2020 Regular Meeting
August 24, 2020 Regular Meeting
September 14, 2020 Regular Meeting
September 21, 2020 Regular Meeting
October 12, 2020 Regular Meeting
October 26, 2020 Regular Meeting
November 9, 2020 Regular Meeting
November 23, 2020 Regular Meeting
December 7, 2020 Regular Meeting
December 14, 2020 Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM

Date: April 9, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Accounting Manager
David Roberts, Fire Chief
Peter Hullinger, Assistant Fire Chief
MaryBeth Murz, Purchasing Manager

Subject: Emergency Purchase - MSA Face Piece APR Adapters and Filters for Fire Department

History

- The Fire Department recently purchased and placed into service new Self-Contained Breathing Apparatus, and issued each firefighter their own face piece.
- With the current state of affairs related to the COVID-19 Pandemic, and continued escalation of infection cases throughout the country and, in particular, Oakland County, additional respiratory protection is needed for firefighters when responding to calls for service.
- The recommended minimum daily protection is the N95 level “half” mask filter. While each firefighter has been issued an N95 mask, the Fire Department must consider long term protection for each member to help ensure their health and safety in order to continue to respond to calls for service.
- As the N95 half masks are in very high demand worldwide, and delivery remains uncertain, Fire Department Administration believes the best available protection for our firefighters would be to use the current SCBA mask in a filtering mode.
- To do this, each firefighter must be issued their own Air Purifying Respirator (APR) filter adapter with their own set of filters.
- Once issued, there would no longer be a reliance or concern with having to find the disposable N95 half masks; the filters can simply be replaced as needed since the adapters are reusable.
- Due to the immediate need to protect our firefighters from becoming infected with the Coronavirus or any other airborne infectious disease, City Management recommends the purchase of 200 individual MSA G1 APR Filter Adapters, and 10 cases of MSA Optifilter XL filters, from *Apollo Fire Equipment, LLC, of Romeo, MI*, for an estimated total cost of \$23,250.00.

Purchasing

- City Charter Section 12.1 states:
“City Management may make necessary purchases without sealed bid prior to Council approval, and in excess of the limits provided in the Chapter when an emergency, because of a natural disaster, civil disturbance or similar calamity, is officially declared. Any such purchase shall be affirmed at the next regular scheduled meeting.”
- Due to the immediate need to protect our City’s firefighters City management purchased the APR Filter Adapters as detailed below:



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

Quantity	Description	Unit Price	Total Price
200 (<i>each</i>)	MSA APR Filter Adapters	\$97.00	\$19,400.00
10 (<i>boxes</i>)	MSA OptiFilter Type HE (<i>20/box; total 200</i>)	\$385.00	<u>\$3,850.00</u>
	Total Purchase		\$23,250.00

Financial

Funding is available in the Fire Equipment Account #101.336.338.7740.115 for this emergency purchase. The total estimated purchase amount is \$23,250.00.

Recommendation

Due to the immediate need to protect our firefighters, City Management made the emergency purchase of 200 individual MSA G1 APR Filter Adapters, and 10 cases of MSA Optifilter XL filters, from *Apollo Fire Equipment, LLC, of Romeo, MI*, for an estimated total cost of \$23,250.00. City management requests City Council affirm this purchase for the Fire Department.

Council Member Abraham 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, March 16, 2020 at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 PM.

B. ROLL CALL:

Mayor Ethan Baker
Edna Abraham
Theresa Brooks
Rebecca A. Chamberlain-Creangă
Ann Erickson Gault
Mayor Pro Tem David Hamilton
Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Oakland County Treasurer Andy Meisner Presenting Foreclosure Information

This Item was removed by City Administration.

C-2 Michigan Schools and Government Credit Union Presenting a Check for \$1,000.00 to Troy Police & Fire Benevolent Association

This Item was removed by City Administration.

C-3 Troy Economic Development Report (Presented by: Glenn Lapin, Economic Development Specialist)

This Item was removed by City Administration.

C-4 COVID-19 Preparedness Presentation (Introduced by: Mark F. Miller, City Manager, and City Administration)

Resolution to Declare a State of Emergency in Troy

Resolution #2020-03-048

Moved by Baker

Seconded by Hamilton

WHEREAS, On March 11, 2020, Michigan Governor Gretchen Whitmer declared a State of Emergency, and has issued several orders implementing measures in the State of Michigan that are designed to help prevent the rapid spread of the COVID-19 virus, a respiratory disease that can result in serious illness or death, based on a validated exponential spread of the virus, which will detrimental impact our medical community;

WHEREAS, On March 11, 2020, Oakland County Executive David Coulter declared a County Emergency, and activated the Oakland County Emergency Control Center, based on the same concerns of the COVID-19 virus; and

WHEREAS, On March 13, 2020, President Donald J. Trump declared a National Emergency, based on the detrimental impact of the spread of the COVID-19 virus to our community, as recommended by the Center for Disease Control and Prevention (CDC); and

WHEREAS, These proactive responsive actions are authorized under existing laws in times of emergencies, and facilitate broad based communication to the public. Some of these proactive measures may also result in some financial reimbursement for governmental measures that were required to be performed to respond to the emergency; and

WHEREAS, Although the City of Troy is relegated to a coordinating role, and must cede to the emergency authority of the State and County and Federal government on several public health issues, on March 11, 2020, the City of Troy administratively activated the City of Troy's Emergency Operations Plan, and based on recommendations from the CDC and the State of Michigan Department of Health and Human Services and Oakland County Health Division, the Troy Community Center and Troy Public Library were closed completely on March 13, 2020, and Troy City Hall and Department of Public Works and the Troy Nature Center were closed to the public on March 16, 2020; and

WHEREAS, City officials are not empowered to shut down any private businesses or enforce the orders of other governmental entities, but the Troy City Council and Troy City Administration have been actively monitoring and coordinating with other disaster relief efforts, and continue to facilitate communication of the directives and orders of other governmental entities to the public; and

WHEREAS, Under Troy's City Charter and State Law, specifically the Emergency Management Act, MCL 30.401, the Troy City Council has the ability to declare an emergency in order to communicate the public health risks, and recoup any available reimbursement incurred by Troy employees or the City for the purchase of materials purchased as a result of the emergency declarations.

RESOLVED, That the Troy City Council hereby **DECLARES** that a "state of emergency" exists in the City of Troy due to the known transmission of COVID-19 within Oakland County and the concern of sickness and potential loss of life. The situation is worsening and impacting the whole community and local economy.

BE IT FURTHER RESOLVED, That with this Emergency Declaration, the City of Troy, through Mayor Ethan Baker and/or City Manager Mark Miller, **CAN SEEK** assistance and support to supplement local response and recovery efforts, including but not limited to the purchase of Personal Protective Equipment (PPE) to include but not limited to N-95 or P-100 masks, disposable surgical gowns, disposable surgical hoods, disposable surgical face shields or eye protection, nitrile gloves, hand sanitizer, disinfectant cleaning wipes, funding for over-time costs for first responders, public works crews, and other employees involved in response activities and support through the recovery process. To support the requested reimbursement, the City will submit specific damage assessment information through official channels and in accordance with the guidance provided by the Michigan State Police Emergency Management and Homeland Security Division (MSP/EMHSD).

BE IT FURTHER RESOLVED, That as a result of this Emergency Declaration, the City **MAY NEED** to take additional measures to limit further exposure, including but not limited to the postponement of public meetings and public hearings.

BE IT FINALLY RESOLVED, That the City Clerk **SHALL FORWARD** this Emergency Declaration to Oakland County and the State of Michigan, and post this declaration on the City's webpage and any other available social media outlets.

Yes: All-7
No: None

MOTION CARRIED

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Public Hearing to Transfer the Final Two (2) Years of a Plan Rehabilitation Exemption Certificate (PREC) – 1400 Rochester Road – From Axle Tech to Flex n Gate (Introduced by: Nino Licari, City Assessor)

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving no Public Comment.

Resolution #2020-03-049
Moved by Abraham
Seconded by Hodorek

WHEREAS, After due notice and proper hearing, on August 3, 2009, the City Council of the City of Troy established an Industrial Development District (IDD) for property known as 1400 Rochester, Troy, MI 48083, Parcel #s 88-20-34-226-048 and 88-20-34-226-057; and,

WHEREAS, An Application was submitted by Axle Tech International LLC, for an Industrial Facilities Exemption Certificate (IFEC) for real property at 1400 Rochester, Troy, MI. 48083, requesting property tax abatement for twelve (12) years; and,

WHEREAS, After due and proper notice, on August 3, 2009, the Troy City Council held a public hearing, giving all taxing units an opportunity to provide input on the requested Industrial Facilities Exemption Certificate (IFEC) for Axle Tech International LLC, at 1400 Rochester, Troy, MI 48083; and,

WHEREAS, After this public hearing, the Troy City Council found that the granting of an Industrial Facilities Exemption Certificate (IFEC) for Axle Tech International LLC, at 1400 Rochester, Troy, MI 48083 would not substantially impede the operation of the City of Troy or the other taxing units, nor was it found that the granting of the Industrial Facilities Exemption

Certificate (IFEC) would impair the financial soundness of the City of Troy, or the other taxing units which levy taxes on said property; and,

WHEREAS, Troy City Council approved the application for an Industrial Facilities Exemption Certificate (IFEC) for Axle Tech International LLC, Inc., at 1400 Rochester, Troy, MI 48083, Parcel #s 88-20-34-226-048 and 88-20-34-226-057, for real property for a term of twelve (12) years, contingent upon the execution of a Letter of Agreement between the City of Troy and Axle Tech International LLC, and in accordance with Public Act 198 of 1974, as amended; and,

WHEREAS, The Mayor and City Clerk executed the Letter of Agreement between the City of Troy and Axle Tech International LLC, a copy of which was attached to the original minutes of the meeting; and

WHEREAS, The City Clerk completed the Application and transmitted same to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI. 48909-7971; and,

WHEREAS, On August 16, 2010, the STATE TAX COMMISSION issued Industrial Facilities Exemption Certificate #2010-174 to Axle Tech International LLC for the property commonly known as 1400 Rochester Troy, MI 48083; and,

WHEREAS, Flex n Gate Troy LLC has purchased the land and buildings at 1400 Rochester, Troy, MI 48083 for an expansion of their Michigan operations; and,

WHEREAS, Flex n Gate Troy LLC has requested a transfer for the remaining years of the existing Industrial Facilities Exemption Certificate issued to Axle Tech International LLC, #2010-174, which expires on December 30, 2022; and,

WHEREAS, Flex n Gate Troy LLC has committed to investing over \$3,000,000 in additional renovations to the structure, and bringing 245 new jobs to the community; and,

WHEREAS, All of the original criteria for granting an Industrial Facilities Exemption Certificate are still met;

THEREFORE, BE IT RESOLVED, That Troy City Council has **FOUND THAT THE TRANSFER** of the remaining years of existing Plant Rehabilitation Exemption Certificate #2010-174 to Flex n Gate Troy LLC at 1400 Rochester, Troy, MI 48083 shall not substantially impede the operation of the City of Troy or the other taxing units, **NOR HAS IT BEEN FOUND THAT THE TRANSFER** of the Plant Rehabilitation Exemption Certificate will impair the financial soundness of the City of Troy, or the other taxing units which levy taxes on said property.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the transfer of an existing Industrial Facilities Exemption Certificate (PREC #2010-174) to Flex n Gate Troy LLC for the remaining years of the Certificate, which expires on December 30, 2022.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the Letter of Agreement between the City of Troy and Flex n Gate Troy LLC, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, That Troy City Council hereby **DIRECTS** the City Clerk to complete the application and transmit same to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI 48909-7971.

Yes: All-7
No: None

MOTION CARRIED

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA:

Mike Berro	Requested help from City Council regarding an issue with a sign at his business
Debra Rosetti	Mayor Baker read a message from a resident regarding Item I-5

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

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 – Historic District Commission

a) Mayoral Appointments: None

b) City Council Appointments:

Resolution #2020-03-050
Moved by Hamilton
Seconded by Brooks

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

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2023

Barbara Chambers

Term currently held by: Barbara Chambers

Term Expires: 3/1/2023**Al Petrulis**

Term currently held by: Al Petrulis

Yes: All-7
No: None

MOTION CARRIED

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 No Request for Closed Session

**I-4 Standard Purchasing Resolution 8: Best Value Award – Janitorial Services
(Introduced by: Dennis Trantham, Facilities & Grounds Operations Manager)**

Resolution #2020-03-051

Moved by Hamilton

Seconded by Erickson Gault

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide Janitorial Services – City Wide for three (3) years with the option to renew for three additional 3-year periods to *RNA Facilities Management of Ann Arbor, MI*, as a result of a best value evaluation process for an estimated annual amount of \$759,192 in year one, \$770,460 in year two and, \$781,896 in year three for Proposal A; an hourly rate of \$17.50 in year one, \$18.00 in year two, and \$18.50 in year 3 for casual labor and furniture moving over and above the requirements of the specifications and a not to exceed monthly rate of \$.13 per square foot for future locations requiring janitorial services for Proposal C; at prices contained in the bid tabulation opened December 5, 2019; a copy of which shall be **ATTACHED** to the original Minutes of this meeting, the cost of which shall not exceed annual budgetary limitations; with the contract expiring June 30, 2023.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** an amount of \$500.00 per month for an additional day of Janitorial Services at the Troy Public Library for Proposal F if services are required in the future.

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

Yes: All-7
No: None

MOTION CARRIED

I-5 Crossroads v. Troy and Troy v. Troy Building Code Board of Appeals

Resolution #2020-03-052
Moved by Erickson Gault
Seconded by Brooks

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Settlement Agreement and **DIRECTS** the Mayor and the City Clerk to sign the agreement on behalf of the City; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7
No: None

MOTION CARRIED**J. CONSENT AGENDA:**

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

Resolution #2020-03-053-J-1a
Moved by Abraham
Seconded by Brooks

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

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 #2020-03-053-J-2

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

- a) City Council Minutes-Draft – February 24, 2020
- b) City Council Special Meeting Minutes-Draft – March 2, 2020

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:**a) Standard Purchasing Resolution 4: Oakland County Purchasing Cooperative – Library Basement Water Infiltration**

Resolution #2020-03-053-J-4a

RESOLVED, That, in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *National Restoration of Milford, MI*, for the mitigation of water in the basement of the Troy Public Library for a not to exceed total amount of \$29,000, as detailed in the quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, and as per the Oakland County Purchasing Cooperative Contract #005106.

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

b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Yard Services for Yard Assistance Program

Resolution #2020-03-053-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract for seasonal requirements of lawn and yard services for Troy residents using the Yard Assistance Program with an option to renew for one (1) additional season to the lowest bidder meeting specifications, *Brantley Development, LLC, of Inkster, MI* at unit prices contained in the bid tabulation opened February 20, 2020; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire December 31, 2021.

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

c) Standard Purchasing Resolution 4: MiDeal Purchasing Cooperative Contract – Sewer Jet Camera

Resolution #2020-03-053-J-4c

RESOLVED, That Troy City Council **DEEMS** it is in the public's best interest to **WAIVE** the competitive bid process and hereby **AWARDS** a contract to *Bell Equipment Company of Lake Orion, MI* to purchase one (1) Envirosight Jetscan 2.0 Camera for the Public Works Water & Sewer Division for a total estimated cost of \$12,682.43 as per the State of Michigan MiDEAL Contract #071B7700091.

d) Standard Purchasing Resolution 2: Firefighters Memorial Project

Resolution #2020-03-053-J-4d

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the Firefighters Memorial Project to *Usztan, LLC, of Auburn Hills, MI*, for an estimated total cost of \$159,962.52.

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

J-5 Traffic Committee Recommendations and Minutes – February 19, 2020

Resolution #2020-03-053-J-5

4. Request for Traffic Control – Crooks Road at Wilshire Drive

RESOLVED, That the intersection of Crooks Road at Wilshire Drive be **MODIFIED** to prohibit all left turns to/from Wilshire Drive to/from Crooks Road.

5. Request for Traffic Control – Crooks Road at Premier Drive

RESOLVED, That the intersection of Crooks Road at Premier Drive be **MODIFIED** to prohibit left turns from eastbound Premier Drive to northbound Crooks Road, between the hours of 4:00 PM and 7:00 PM, Monday through Friday.

J-6 I-75 Segment 2 – Betterments – Water Main and Road Improvements

Resolution #2020-03-053-J-6

RESOLVED, That Troy City Council hereby **APPROVES** PCO-023 City of Troy Betterment Design submitted by Walsh/Toebe and dated February 27, 2020 in the amount of \$89,340 for the design work associated with the replacement of the existing 12" cast iron water main that crosses I-75 between 14 Mile and Maple Road; replacement of the existing 12" cast iron water main that crosses I-75 at Maple Road; and extension of the right turn lane and associated widening of Coolidge, south of Square Lake Road, all as part of the I-75 Reconstruction project.

BE IT FURTHER RESOLVED, That if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 10% of the original design cost.

J-7 Request for Acceptance of a Warranty Deed and Five Permanent Easements – Midtown Crossing Site Condominium, Section 10, Sidwell #88-20-10-476-066, -044, and -045

Resolution #2020-03-053-J-7

RESOLVED, That Troy City Council hereby **ACCEPTS** a warranty deed for right-of-way and five permanent easements for sanitary sewers, water mains, detention pond, emergency ingress/egress, and public utilities from MJC 5215 Rochester, LLC, owner of the properties having Sidwell #88-20-10-476-066, 044 & 045, and

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED** to **ATTACH** copies of the permanent easements to the original Minutes of this meeting.

J-8 Request to Abandon and Vacate Four Permanent Easements and Right-of-Way, Sidwell #88-20-10-476-066

Resolution #2020-03-053-J-8

RESOLVED, That Troy City Council hereby **VACATES** four permanent easements previously granted to the City of Troy and recorded in Liber 49582 Page 32, Liber 49582 Page 35, Liber 49582 Page 38, and Liber 49582 Page 41 with Oakland County Register of Deeds.

BE IT FURTHER RESOLVED, That Troy City Council hereby **ABANDONS** right-of-way previously granted to the City of Troy and recorded in Liber 49582 Page 17 with Oakland County Register of Deeds.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the easement rights and right-of-way to MJC 5215 Rochester, LLC, owner of the property having Sidwell #88-20-10-476-066.

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

J-9 Request to Return Property Ownership of a Detention Pond and Request to Accept a Permanent Easement for a Detention Pond, West Troy Meadows Site Condominium, Section 16, Sidwell #88-20-16-401-002

Resolution #2020-03-053-J-9

RESOLVED, That Troy City Council hereby **ABANDONS** a detention pond deeded to the City of Troy and recorded in Liber 53736 Page 790-792, Oakland County Register of Deeds.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the detention pond area to West Troy Meadows, LLC, owner of the property having Sidwell #88-20-16-401-002.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for detention pond purposes from West Troy Meadows, LLC, owner of the property having Sidwell #88-20-16-401-002.

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

J-10 Eureka Building Inc. v. City of Troy

Resolution #2020-03-053-J-10

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney to represent the City of Troy in any and all claims and damages in the matter of *Eureka Building Inc. v. City of Troy* (Currently Oakland County Case No. 2020-179960-PZ).

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the City Attorney to pay necessary costs and fees in the defense of the action.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

- a) March 30, 2020 – Zoning Ordinance Text Amendment (File Number ZOTA 255) – Transitions in NN (Neighborhood Node) Zoning District
- b) March 30, 2020 – Zoning Ordinance Text Amendment (File Number ZOTA 254) – Cluster Square Footage
- c) March 30, 2020 – Rezoning Request (File Number Z 2019-0039) – Proposed Addison Heights Subdivision Rezoning, East of Livernois, South Side of Arthur (Sidwell #88-20-27-307-033), Section 27, From P (Vehicular Parking) District to R-1E (One Family Residential) District

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:

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

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

O. COUNCIL COMMENTS:

O-1 Council Comments

Council Member Brooks discussed the COVID-19 health crisis. She encouraged everyone to get their information from a credible source such as the CDC, NIH, Oakland County Health Department, and the City website. She said that if anyone feels symptoms, or thinks they've been exposed to the virus, to make sure to isolate themselves, then call your doctor or hospital. She said that people who think they might have been exposed or who have symptoms, they should not just go to the testing sites or to their doctor's office or hospital since the virus is highly contagious. She said the quarantining measures that are in place are to prevent the healthcare system from becoming overwhelmed.

Council Member Brooks encouraged everyone to complete their US Census forms when those forms go out to everyone. She said that the Census determines funding that the City will receive.

Mayor Pro Tem Hamilton commented that he would prefer to hold Council meetings by electronic means if possible, such as video conferencing. He requested that public hearings in the near future be postponed as well.

Council Member Erickson Gault commented that she is also concerned about holding meetings during COVID-19 bans on public gatherings. She said that she is concerned about the Open Meetings Act, but she said that she believes that the health of people trumps the Open Meetings Act. She would like a solution to video conferencing meetings that will include as many people from the community as possible, regardless of their resources at home.

Council Member Hodorek commented that she also would like the meetings to be held over video conference if possible in order to protect the safety and health of employees, the public and Council Members. She thanked the City Management and staff for their quick response to the crisis, and that she wants Council to continue to support any efforts to protect our first responders and staff.

Council Member Chamberlain-Creangă supports the efforts of City Management and staff for their quick response to this crisis. She encouraged everyone to remain calm, center themselves, and to have compassion for the people around them.

Council Member Abraham thanked Council Member Brooks for her insight into this health crisis. She urged everyone to comply with the restrictions that have been put in place by the government for the sake of the members of our community who are particularly vulnerable to illness. She encouraged everyone to remain calm, and remember that we have faced big challenges before, and come out of those just like we will come out of this eventually. She said she would support holding meetings virtually if possible, but she is fine with carrying on with Council business if that is necessary to do in person.

Mayor Baker commented that City Management has done a wonderful job with providing updated information to City Council. He said that CDC guidance is being reviewed daily, and the City will adjust responses accordingly. He encouraged everyone to wash their hands and stay away from other people whenever possible. He said now that restaurants are closed to dining in, he encouraged everyone to get carry-out or buy gift cards to support them during this crisis. He thanked everyone in Troy for being good neighbors by reaching out to their neighbors, senior citizens, and the families in the school district to offer meals or assistance. He said that if anyone needs help, they can contact him directly by phone or email and he will connect them with someone who can help.

P. REPORTS:

P-1 Minutes – Boards and Committees:

- a) Parks and Recreation Advisory Board-Final – December 5, 2019
 - b) Planning Commission-Draft – February 25, 2020
- Noted and Filed

P-2 Department Reports:

- a) Fire Department 2019 Annual Report
- Noted and Filed

P-3 Letters of Appreciation: None Submitted

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

Q. CLOSED SESSION

Q-1 No Closed Session

R. ADJOURNMENT:

The Meeting **ADJOURNED** at 8:59 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 5, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Lisa Burnham, Accounting Manager
Frank Nastasi, Police Chief
Chris Culbreth, Police IT Manager
MaryBeth Murz, Purchasing Manager

Subject: Standard Purchasing Resolution 2: - Sole bidder meeting Specifications– Interview Room Recording System – Police Department

History

- The Police Department (PD) is responsible for the professional, progressive, and responsive police services in Troy Michigan.
- Within the Troy PD, the Research and Technology Section supports the electronic and technological logistics that the PD utilizes in pursuit of its mission statement.
- The Troy Police Department conducts interviews with suspects on a constant basis and those interviews are recorded in order to preserve confessions and other helpful admissions obtained during the interview process.
- The current interview recording system is outdated and does not have the advanced functionality necessary in today's demanding investigative environment.
- The Police Department has identified the need to upgrade the interview room recording software and hardware in order to enable the PD investigative teams to be effective and efficient in executing their mission of public safety in the City of Troy.
- The new system will allow investigators to watch interviews in real time and flag important moments during the interview for further review.

Purchasing

On February 20, 2020, a bid opening was conducted as required by City Charter and Code for the Interview Room Recording System. The bid was posted on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info. Three Hundred and thirteen (313) vendors were notified via the MITN website. One (1) bid response was received. Below is a detailed summary of potential vendors:

Companies notified via MITN	313
Troy Companies notified via MITN	11
Troy Companies - Active email Notification	10
Troy Companies - Active Free	1
Companies that viewed the bid	37
Troy Companies that viewed the bid	4

MITN 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. **Active MITN** 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. **Active MITN non-paying** members are responsible to monitor and check the MITN website for opportunities to do business with the City. **Inactive MITN member** 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.



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CITY COUNCIL AGENDA ITEM

Purchasing (continued)

American Video Transfer Inc. of Brighton, MI was the sole bidder meeting all bid specifications.

Financial

Funds are budgeted and available in the Capital Projects Fund under the Investigative Administrative Services, Police Administration, Project Number 2020C0009 for the 2020 fiscal year in the amount of \$35,000. Expenditures will be charged to account number 401.301.11.305.7980.010.

Recommendation

City Management recommends awarding a contract to furnish all equipment, material, and labor to upgrade the Interview Room Recording System to the sole bidder meeting specifications; *American Video Transfer Inc. of Brighton, MI* for an estimated total cost of \$34,960.00.

Opening Date - 02/20/2020
Date Reviewed - 02/20/2020

CITY OF TROY
BID TABULATION
INTERVIEW ROOM RECORDING SYSTEM

ITB-COT 20-04
Page 1 of 1

Vendor Name: American Video Transfer Inc.

City: Brighton, MI

PROPOSAL: FURNISH AN INTERVIEW ROOM RECORDING SYSTEM for three Interview Rooms for the City of Troy Police Department.						
Item	Qty.	Description	Mfgr.	Model	Unit Price	Total Price
1	1	CaseCracker Onyx Life Standard 3-room server. Shall include for each room: (1) room controller and power supply, (1) wall or ceiling microphone, and (1) IP high definition (1080p) dome camera for ceiling. Shall also include Software Licensing - perpetual.	Cardinal Peak	CCO-LITE-STD-3	\$29,500.00	\$29,500.00
2	1	Shall include Software Licensing - Perpetual.			\$0.00	\$0.00
3	3	2nd Covert Thermostat Camera	Cardinal Peak	CCO-L-CAM	\$1,325.00	\$3,975.00
4	3	Interview In-Progress Kit. Shall include illuminated "in-use" sign, interior room light indicating that all components are operating and functional, and a momentary wall switch to start and stop the recording.	Cardinal Peak	CCO-L-IP	\$445.00	\$1,335.00
5	3	Flagging Kit; shall allow flagging bookmarks during interview.	Cardinal Peak	CCO-L-FLAG	\$50.00	\$150.00
6	1	Price for full Install			Included	Included
7	1	Price for Training Session.			Included	Included
GRAND TOTAL PRICE:						\$34,960.00

Authorized Dealer:	Y or N	Y
Descriptive Literature attached:	Y or N	Y
Contact Information:		
Name(s):		Matthew Eckman
24 Hr. Phone No.:		810-227-5001
Hours of Operation:		9 am - 6 pm M-F
References provided:	Y or N	Y
Insurance can be provided:	Y or N	Y
Payment Terms:	Y or N	N30 Day
Warranty:		Cardinal Peak for Parts and Labor
Delivery Date:		Within 30 Days of Acceptance
Exceptions:	Y or N	N
Acknowledgement:	Y or N	Y
Forms:	Y or N	Y
Mandatory Pre-bid meeting attended:	Y or N	Y

ATTEST:

Russ Harden
Chris Culbreth
Susan Riesterer
Jackie Ahlstrom

MaryBeth Murz
Purchasing Manager



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J-04b

CITY COUNCIL AGENDA ITEM

Date: April 8, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Accounting Manager
Sandra Kasperek, City Treasurer
MaryBeth Murz, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder meeting Specifications – Printing and Distribution of 2020 and 2021 Summer and Winter Tax Bills.

History

- The Treasurer's Department is responsible for the printing and mailing of the City of Troy's Summer and Winter Tax bills.
- The current contract expired December 31, 2019.

Purchasing

- On March 19, 2020 a bid opening was conducted as required by the City Charter/Code for Two (2) year requirements for the Printing and Distribution of Summer and Winter Tax Bills with an option to renew for Three (3) additional years. The bid was posted on the Michigan Intergovernmental Trade Network (MITN); www.mitn.info. One Hundred and thirty six (136) vendors were notified via the MITN website. Two (2) bids were received. Below is a detail summary of the vendor responses.

Purchasing (continued)

Companies notified via MITN	136
Troy Companies notified via MITN	10
Troy Companies - Active email Notification	8
Troy Companies - Active Free	2
Companies that viewed the bid	17
Troy Companies that viewed the bid	1

MITN 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.

Active MITN 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.

Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities to do business with the City.

Inactive MITN member 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.

After reviewing the bid proposals, *Lasercom, LLC, of Troy, MI* was the low bidder meeting specifications and is being recommended to furnish all labor, materials and equipment to provide printing services for the 2020/2021 Summer/winter Tax Bills with an option to renew for three (3) additional years. *Lasercom, LLC* is currently successfully providing printing services for the City.



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CITY COUNCIL AGENDA ITEM

Financial

Funds are available in the printing and postage accounts in the operating budget of the Treasurer's Office.

Recommendation

City management recommends awarding a 2-year contract with the option to renew upon mutual consent of both parties at the same prices, terms and conditions for three (3) additional years to provide Tax Bill Printing to *LaserCom, LLC of Troy, MI*; as per bid pricing per billing; for an estimated annual cost of \$7,428.00 per year, not to exceed annual budgetary limitations at prices contained in the bid tabulation opened March 19, 2020. The award is contingent upon the contractors' submission of properly executed bid documents including insurance certificates, and all other specified requirements.

Vendor Name:	Lasercom, LLC	Whitlock Business System, Inc.
City:	Troy, MI	Madison Heights, MI
Check #:	Bid Deposit in Escrow	392128
Check Amount:	\$3,000.00	\$3,000.00

PROPOSAL: PRINTING SERVICES FOR THE 2020 AND 2021 SUMMER/WINTER TAX BILLS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL ONE (1) YEAR TAX PERIODS

Item	Description	Quantity Per Billing	\$ per Billing	\$ per Billing
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PROPOSAL A: LASER PRINTED TAX BILLS FOR JULY & DECEMBER

1	Information Statement 8.5" x 11" 70# white offset stock, 2- color process on face, black on back.	10,000	\$220.00	\$446.76
2	Tax Statement 8.5" x 11" 70# white offset stock, 2- color process on face, black on back.	29,000	\$420.00	\$1,295.63
3	Laser Imprint Face of Statement	35,000	\$1,106.00	\$1,076.92

PROPOSAL B: ENVELOPES

1	#10 Standard Window Envelope 24# white wove stock; printed 2 color no bleeds.	35,000	\$608.00	\$1,147.46
2	#9 Reply Envelope 24# white wove stock; prints black on face and back.	25,000	\$176.00	\$653.85

PROPOSAL C: FULFILLMENTS

1	Information Statement Fold form; insert form into window envelope; seal & presort first class permit.	10,000	\$407.00	\$792.31
2	Tax Statement Fold form; insert form and return envelope into window envelope; seal & presort first class permit.	25,000	\$777.00	\$2,134.62

PROPOSAL D: SET UP & PROGRAMMING CHARGE

1	Set-up and Programming Charge		\$0.00	\$350.00
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PROPOSAL E: PRESORT & DELIVER TO POST OFFICE (do not include postage)

1	Presort	35,000	\$0.00	\$215.38
2	Delivery to Post Office	35,000	\$0.00	\$30.00

Estimated Total Per Season :			\$3,714.00	\$8,142.93
Estimated Total (1 Year) :			\$7,428.00	\$16,285.86
Estimated Total (2 Years) :			\$14,856.00	\$32,571.72
Estimated Total (3 Year Renewal) :			\$22,284.00	\$48,857.58
Estimated Contract Grand Total :			\$37,140.00	\$81,429.30

Completion schedule can be met:	Y or N	Y	Y
Location:		2230 Elliot, Troy	Madison Heights, MI 48071
24-Hour Phone Number:		248-670-1120	248-794-6504
Hours of Operations:		7am - 5pm	8:30am - 5pm
References provided:	Y or N	Y	Y
Payment Terms:		Net 30	30 Days
Exceptions:	Y or N	N	N
Acknowledgement:	Y or N	Y	Y
Forms:	Y or N	Y	Y
Cost breakdown provided:	Y or N	Y	Y
Sample documents provided:	Y or N	Y	Y

ATTEST:

MaryBeth Murz

Susan Riesterer

Sandy Kasperek

MaryBeth Murz,
Purchasing Manager



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Troy, MI 48084
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J-05

CITY COUNCIL AGENDA ITEM

Date: March 30, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
William J. Huotari, City Engineer

Subject: Act 51 Mileage Certification for 2019

History

- In accordance with the guidelines for adding or deleting streets to the annual road mileage certification for cities and villages, the following non-platted streets require a resolution from Council to accept jurisdiction of these streets.

Additions:

Ashwood	157.15 ft.	Oak Forest 3 Site Condominiums
Bur Oak	685.15 ft.	Oak Forest 3 Site Condominiums
Garrett	1,573.99 ft.	Oak Forest 4 Site Condominiums
Ellery	190.01 ft.	Whispering Park Site Condominiums
Rangemore	986.29 ft.	Whispering Park Site Condominiums
Midvale	189.44 ft.	Whispering Park Site Condominiums
Ludstone	1,007.10 ft.	Whispering Park Site Condominiums

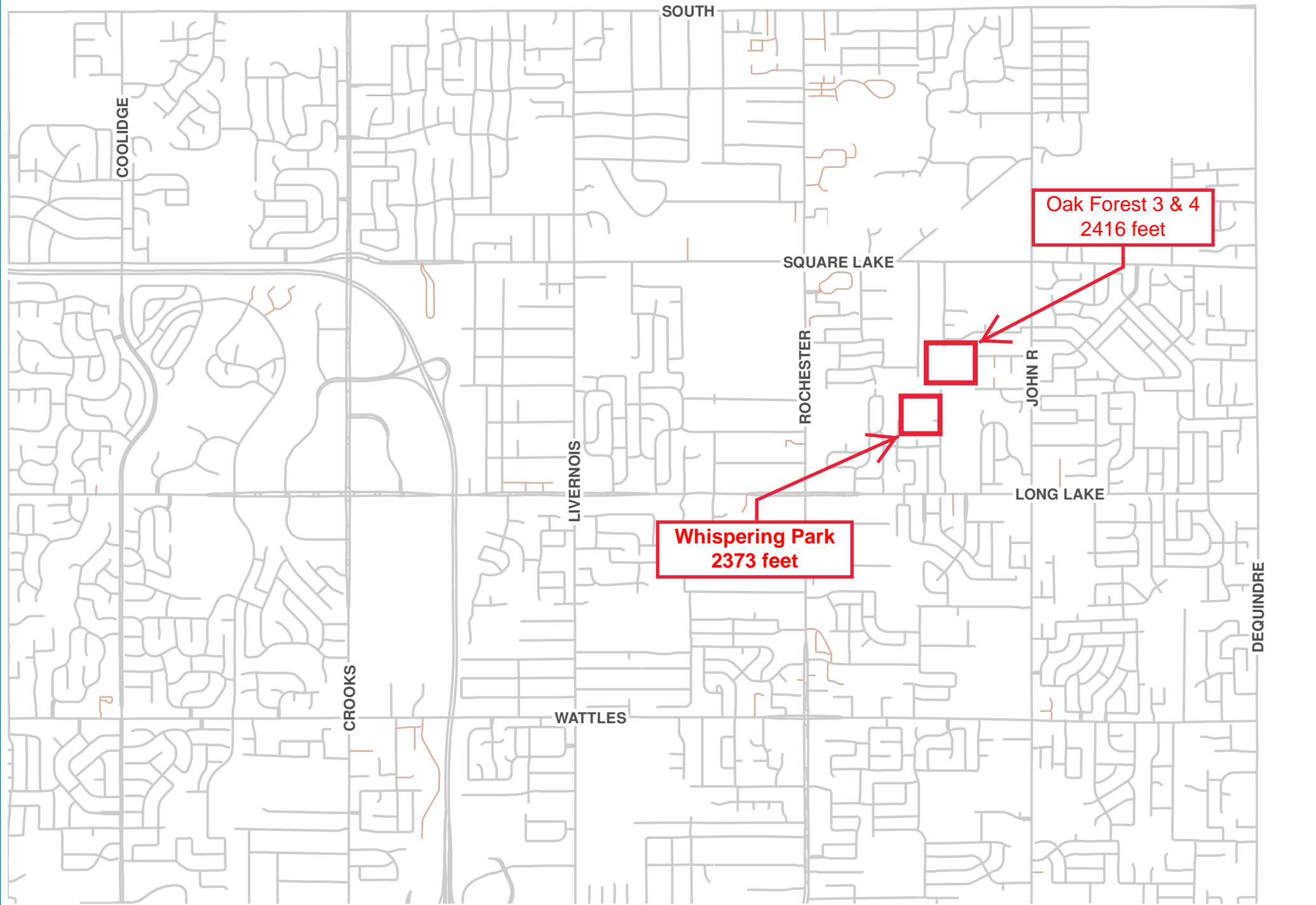
The addition of these local streets will bring the local road mileage total to 270.09 miles, the major total will remain at 57.34 miles.

Financial

- The City of Troy's allocation of Michigan Transportation Funds is based on the number of miles of road under City jurisdiction. The roads listed under additions are under control of the City, open for public purposes, and are being maintained by the City. It is necessary that the foregoing roads be added to the Act 51 mileage report so that transportation funds can be properly allocated to the City of Troy.

Recommendation

- It is recommended that the roads listed above, under additions, be accepted and certified for the Act 51 mileage report.





500 West Big Beaver
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CITY COUNCIL AGENDA ITEM

Date: March 31, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Urbancal Oakland Mall, LLC, Sidwell #88-20-35-400-037

History

As part of the development of a commercial site (zoned GB General Business) located on the Oakland Mall site in Section 35, on the north side of 14 Mile Road west of John, the City of Troy received a permanent easement for sidewalks from Urbancal Oakland Mall, LLC, owner of the property having Sidwell #88-20-35-400-037.

The Planning Commission recommended special use and preliminary site plan approval at their August 27, 2019 meeting. The property is the future site of Panera Bread Restaurant with a drive-thru.

Financial

The consideration amount on this document is \$1.00.

Recommendation

City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for development and improvement purposes.



Notes:

URBANCAL OAKLAND, LLC
88-20-35-400-037
Sidewalk Easement
Panera Bread w/ Drive Thru



**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-35-400-037 (pt of)
Resolution #

URBANCAL OAKLAND MALL, LLC, a Delaware limited liability company, Grantor(s), whose address is 412 W. 14 Mile Road, Troy, MI 48083, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace sidewalks, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

An area of land in the Southeast 1/4 of Section 35, T2N, R11E, City of Troy, Oakland County, Michigan, the limits of said area described as: Commencing at the Southeast corner of said Section 35; thence S88°13'06"W along the South line of said Section 35 a distance of 735.00 feet; thence N02°09'04"W 85.08 feet to the point of beginning of this description; thence S89°25'50"W 15.38 feet; thence S57°20'36"W 20.28 feet to the North line of 14 Mile Road; thence S88°13'06"W along said North line 121.50 feet; thence N02°09'40"W 7.29 feet; thence S59°11'27"E 11.68 feet; thence N88°13'06"E 16.69 feet; thence N59°07'35"E 11.82 feet; thence N88°12'19"E 76.51 feet; thence N57°20'36"E 26.70 feet; thence N89°25'50"E 17.98 feet; thence S02°09'04"E 10.00 feet to the point of beginning; said area containing 0.02 acre, more or less; said area subject to all other easements and restrictions, if any.

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed her signature(s)
this 16th day of March A.D. 2020.

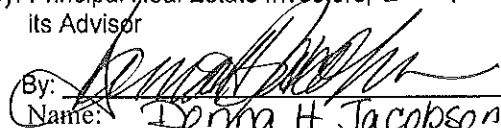
[Signature Page to Permanent Easement for Sidewalks]

URBANCALL OAKLAND MALL, LLC, a Delaware
limited liability company

By: URBANCAL, LLC, a Delaware limited
liability company, its sole member

By: CALIFORNIA STATE TEACHERS'
RETIREMENT SYSTEM, a public entity,
its sole member

By: Principal Real Estate Investors, LLC,
its Advisor

By: 
Name: Donna H. Jacobson
Title: Asset Manager

STATE OF _____)
COUNTY OF _____)

see attached page

On _____, before me, _____,
personally appeared _____, who proved to me on the basis
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

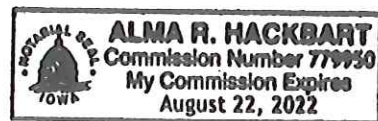
STATE OF IOWA)
) ss.
COUNTY OF POLK)

On March 16, 2020, before me, Alma R. Hackbart, a Notary Public in and for said state, personally appeared Donna H. Jacobson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Iowa that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public in and for said State



(Seal)

EASEMENT SKETCH PLAN

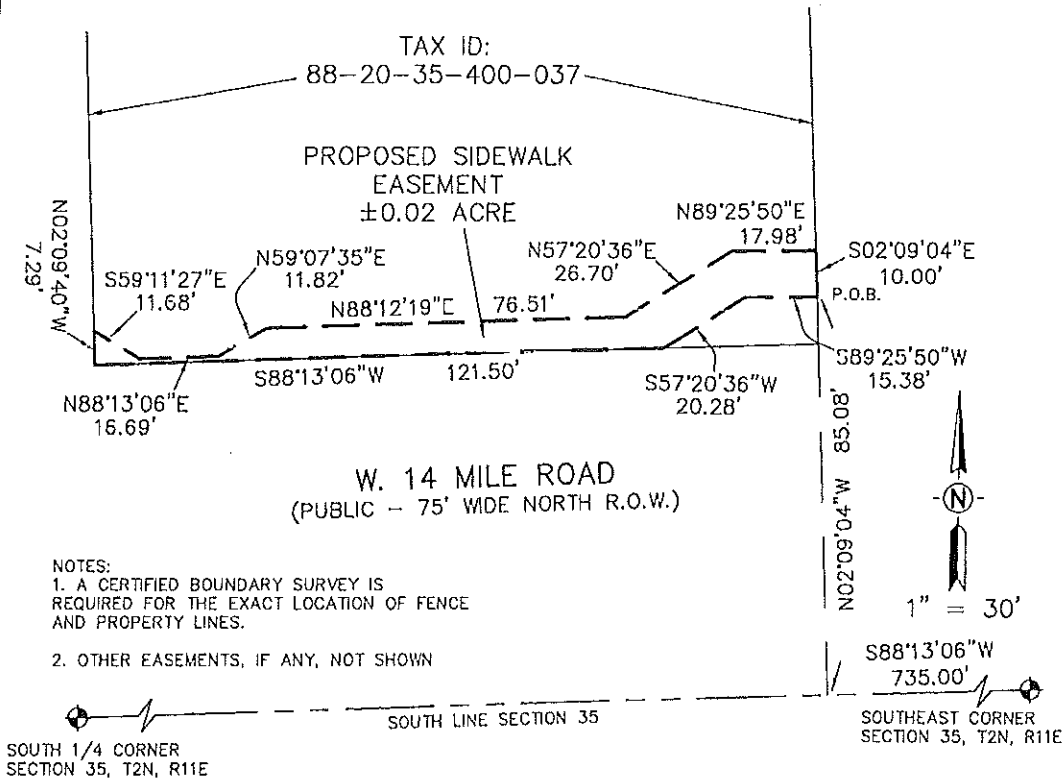
Proposed Sidewalk Easement Legal Description: An area of land in the Southeast 1/4 of Section 35, T2N, R11E, City of Troy, Oakland County, Michigan, the limits of said area described as: Commencing at the Southeast corner of said Section 35; thence S88°13'06"W along the South line of said Section 35 a distance of 735.00 feet; thence N02°09'04"W 85.08 feet to the point of beginning of this description; thence S89°25'50"W 15.38 feet; thence S57°20'36"W 20.28 feet to the North line of 14 Mile Road; thence S88°13'06"W along said North line 121.50 feet; thence N02°09'40"W 7.29 feet; thence S59°11'27"E 11.68 feet; thence N88°13'06"E 16.69 feet; thence N59°07'35"E 11.82 feet; thence N88°12'19"E 76.51 feet; thence N57°20'36"E 26.70 feet; thence N89°25'50"E 17.98 feet; thence S02°09'04"E 10.00 feet to the point of beginning; said area containing 0.02 acre, more or less; said area subject to all other easements and restrictions, if any.

PARENT PARCEL LEGAL DESCRIPTION:

(Tax ID: 88-20-35-400-037)

(Per PEA, Inc., Certificate of Survey, Job No. 2018-443, dated December 20, 2018)

Part of the Southeast 1/4 of Section 35, Township 02 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southeast Corner of said Section 35, Thence along the South line of Section 35, S88°13'06"W, 735.00 feet; thence N02°09'04"W, 75.00 feet to the Point-Of-Beginning; Thence along the North line of 14 Mile Road (variable width right-of-way), S88°13'06"W, 154.35 feet; thence N02°09'40"W, 99.00 feet; thence N28°03'44"E, 22.22 feet; thence N01°46'54"W, 155.72 feet; thence N88°13'06"E, 142.17 feet; thence S02°09'04"E, 273.99 feet to the Point-of-Beginning. Containing 0.928 acres of land, more or less.




This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Distance
- = Proposed Easement Line
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

DATE
NO. 53497

 KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY KDB	SECTION 35, T2N, R11E
FIELD WORK BY ---	JOB NUMBER: 94700.ENG-WALK EASE
SHEET 1 OF 1	



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 16, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Shoppe's of Troy, LLC, Sidwell #88-20-09-302-006

History

As part of the development of a commercial site zoned OM (Office Mixed Use), the City of Troy received a permanent easement for water mains from Shoppe's of Troy, LLC, owner of the property having Sidwell #88-20-09-302-006. The property is located in Section 9 at the south intersection of Crooks Road and Tower Drive.

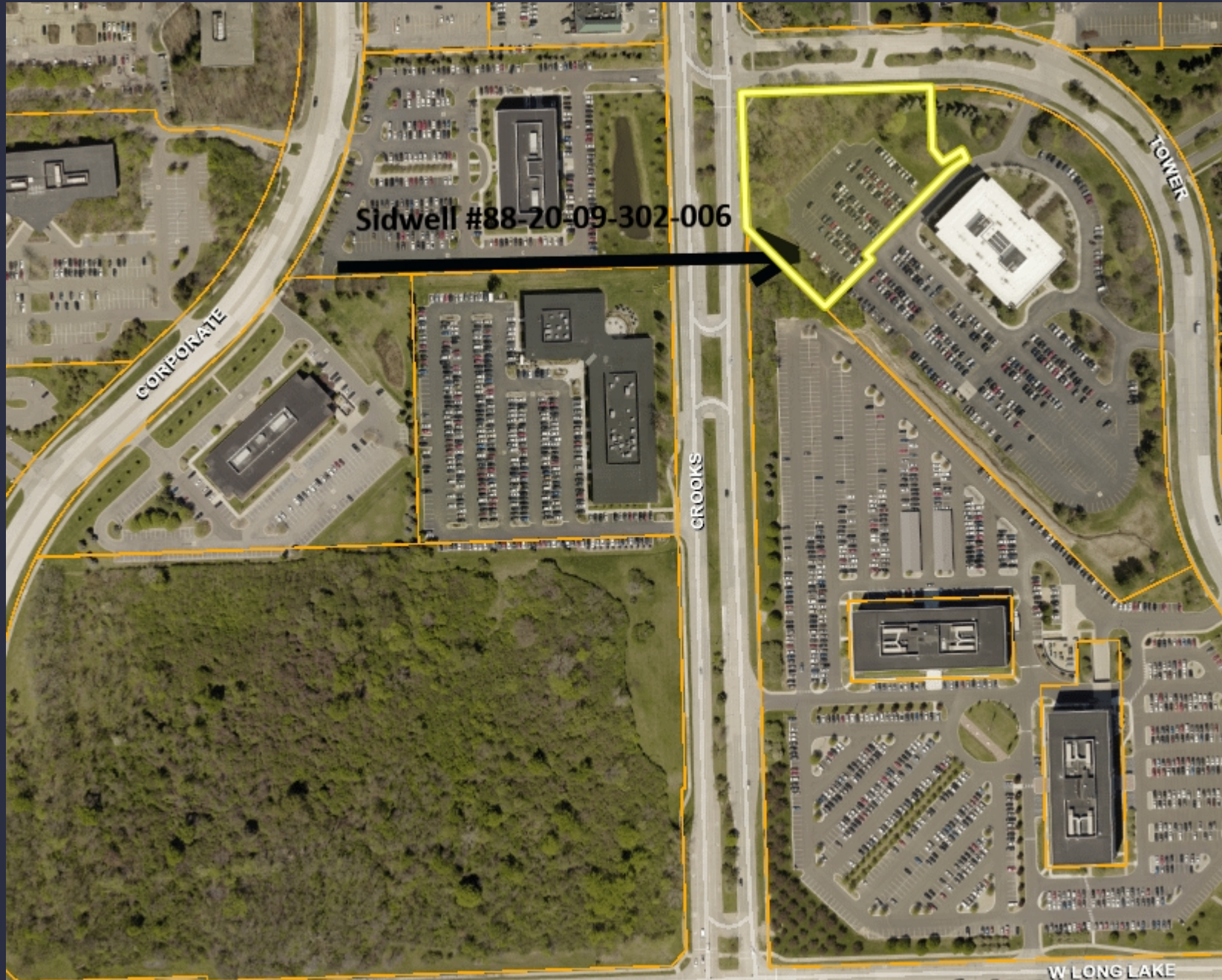
The Planning Commission granted Special Use and Preliminary Site Plan approval at their January 22, 2019 meeting (Resolution #PC-2019-01-008). The property is a proposed retail center.

Financial

The consideration amount on this document is \$1.00.

Recommendation

City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for development and improvement purposes.



Sidwell #88-20-09-302-006

Notes:

Shoppe's of Troy, LLC
Sidwell #88-20-09-302-006
Water Main Easement



**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-09-302-006 (pt of)
Resolution #

SHOPPE'S OF TROY, LLC, a Michigan limited liability company, Grantor(s), whose address 6476 Orchard Lake Road, Suite A, West Bloomfield, MI 48322, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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


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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 12th day of March A.D. 2020.

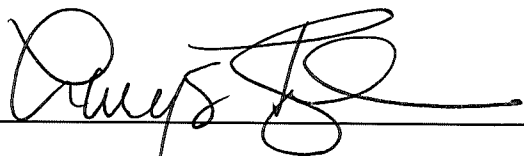
SHOPPE'S OF TROY, LLC
a Michigan limited liability company

By  (L.S.)
*Christopher Jonna
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12 day of March, 2020, by Christopher Jonna, Member of Shoppe's of Troy, LLC, a Michigan limited liability company, on behalf of the company.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larisa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT A
EASEMENT LEGAL DESCRIPTION

LEGAL DESCRIPTION – 20' WIDE WATER MAIN EASEMENT:
(Per PEA)

A 20 foot wide water main easement over the previously described Parcel No. 20-09-302-006, being part of the Southwest 1/4 of Section 9, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 Corner of said Section 9; thence along the West line of said Section 9 S02°37'54"E, 761.04 feet; thence N87°22'06"E, 60.00 feet to the intersection of the East Line of Crooks Road (150 foot wide) and the Southerly line of Tower Drive (120 foot wide); thence along said Southerly Line of Tower Drive N87°22'06"E, 247.00 feet to the POINT OF BEGINNING;

Thence along said easement centerline the following six (6) courses:

- 1) S02°37'54"E, 40.81 feet;
- 2) S19°52'06"W, 25.00 feet;
- 3) N70°07'54"W, 17.00 feet;
- 4) S70°07'54"E, 17.00 feet;
- 5) S19°52'06"W, 37.72 feet and;
- 6) S02°37'54"E, 112.75 feet to the POINT OF ENDING.

Containing ±4,465 square feet of land.



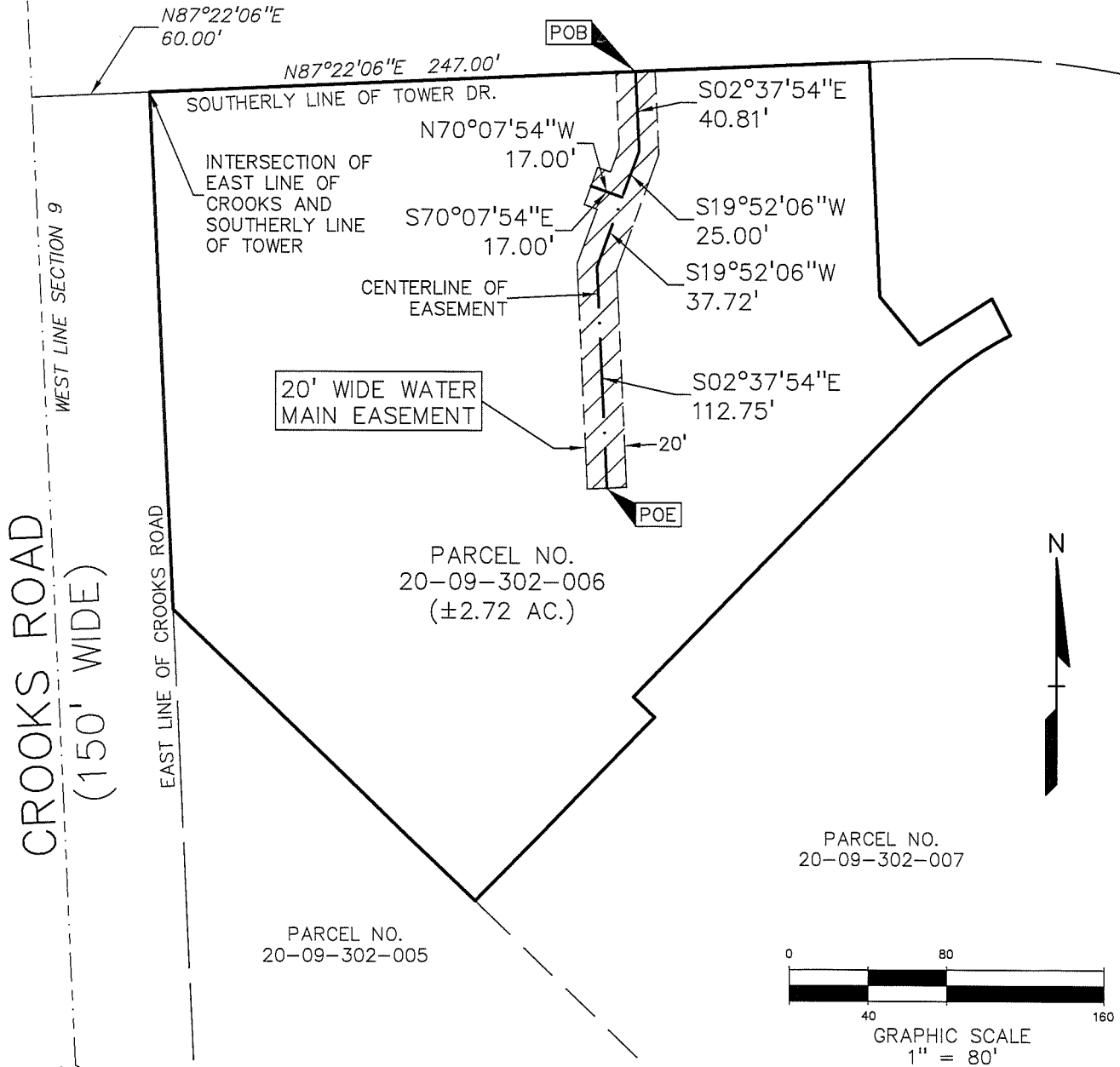
PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: SHOPPE'S OF TROY, LLC 6476 ORCHARD LAKE ROAD, SUITE A WEST BLOOMFIELD, MICHIGAN 48322	SCALE: N/A	JOB No: 2017153
	DATE: 1-8-20	DWG. No: 1 of 2

EXHIBIT A
SKETCH OF EASEMENT

WEST 1/4 CORNER
SECTION 9
T.02N., R.11 E.
CITY OF TROY
OAKLAND COUNTY, MI

TOWER DRIVE
(120' WIDE)



SOUTHWEST CORNER
SECTION 9
T.02N., R.11 E.
CITY OF TROY
OAKLAND COUNTY, MI

CLIENT:
SHOPPE'S OF TROY, LLC
6476 ORCHARD LAKE ROAD, SUITE A
WEST BLOOMFIELD, MICHIGAN 48322

SCALE: 1" = 80'

DATE: 1-8-20

JOB No: 2017153

DWG. No: 2 of 2

PEA

PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 23, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Two Permanent Easements from Eureka Building Co., Sidwell #88-20-12-200-025

History

As part of the development of the proposed Square Lake Court Townhomes, located on the south side of Square Lake, west of Dequindre, the City of Troy received two permanent easements for water mains and sanitary sewers from Eureka Building Co., owner of the property having Sidwell #88-20-12-200-025. The property is zoned NN (Neighborhood Node).

The Planning Commission granted Preliminary Site Plan approval at their January 14, 2020 meeting (Resolution #PC-2020-01-005).

Financial

The consideration amount on each document is \$1.00.


Recommendation

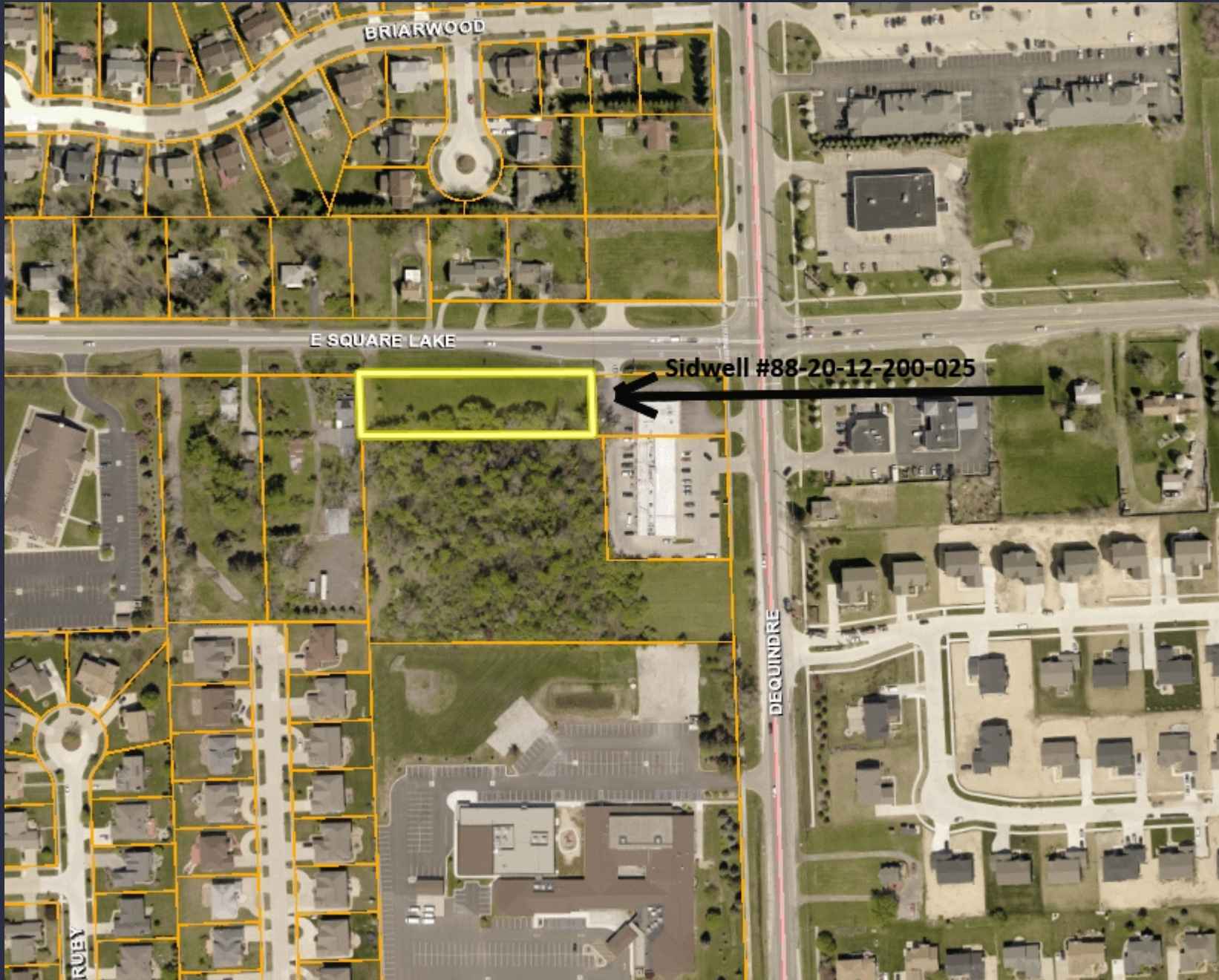
City Management recommends that City Council accept the attached permanent easements consistent with our policy of accepting easements for development and improvement purposes.



GIS Online

Legend:

 Tax Parcel



Notes:

Eureka Building Co.
Square Lake Court Townhomes
Sidwell #88-20-12-200-025

Map Scale: 1=315

Created: March 23, 2020



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

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-12-200-025 (pt of)
Resolution #

EUREKA BUILDING CO., a Michigan corporation, Grantor(s), whose address 53976 Desano, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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


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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 20th day of March A.D. 2020.

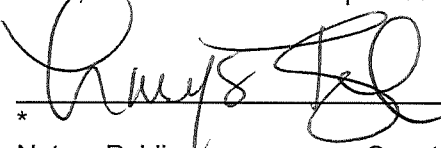
EUREKA BUILDING CO.,
a Michigan corporation

By  (L.S.)
*Erion Nikolla
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 20th day of March, 2020, by Erion Nikolla, President of Eureka Building Co. , a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larisa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION — 12 FOOT WIDE WATER MAIN EASEMENT:

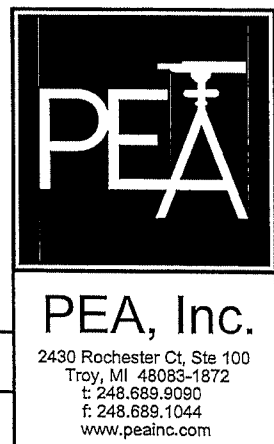
A 12 foot wide water main easement over the previously described Parcel No. 20-12-200-025, being part of the Northeast 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast corner of said Section 12, thence along the North line of said Section 12, N88°02'00"W, 275.01 feet, thence S00°00'26"W, 60.00 feet to the South line of E. Square Lake Road (120 foot wide); thence along said South line, N88°02'00"W, 350.26 feet to the POINT OF BEGINNING;

thence along said easement the following four (4) courses:

- 1) S01°57'59"W, 100.79 feet;
- 2) N88°07'18"W, 12.00 feet;
- 3) N01°57'59"E, 100.81 feet to the aforementioned South line of E. Square Lake Road and;
- 4) along said South line, S88°02'00"E, 12.00 feet to the POINT OF BEGINNING.

Containing ±1,210 square feet of land.



CLIENT:
EUREKA BUILDING COMPANY
53976 DESANO
SHELBY TOWNSHIP, MI 48315

SCALE: —

JOB No: 2018154c

DATE: 3-5-2020

DWG. No: 1 of 2

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

NE CORNER
SECTION 12
T.2N., R.11E.

EAST LINE OF SECTION 12

E1/4 CORNER
SECTION 12
T.2N., R.11E.

N88°02'00"W
275.01'

PART OF
LOT 5

PARCEL NO.
20-12-200-026

PART OF
LOT 6

PARCEL NO.
20-12-200-028

500°00'26"W
60.00'

NORTH LINE OF SECTION 12

E SQUARE LAKE
(PUBLIC-120'WIDE)

SOUTH LINE OF E SQUARE LAKE

N88°02'00"W 350.26'

PART OF
LOT 5

PARCEL
TAX ID. No.
20-12-200-025
(±0.872 ACRES)

SUPERVISOR'S PLAT OF
WIBRETT ACRES
(L.R. P.54, O.C.R.)

PART OF
LOT 6

PARCEL NO.
20-12-200-027

12' WIDE
WATER MAIN
EASEMENT

S01°57'59"W
100.79'

S88°02'00"E
12.00'

N01°57'59"E
100.81'

N88°07'18"W
12.00'

N1/4 CORNER
SECTION 12
T.2N., R.11E.

LOT 4
PARCEL NO.
20-12-200-031

CLIENT:
EUREKA BUILDING COMPANY
53976 DESANO
SHELBY TOWNSHIP, MI 48315

SCALE: 1" = 60'

JOB No: 2018154c

DATE: 3-5-2020

DWG. No: 2 of 2

PEA

PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

PERMANENT EASEMENT
FOR SANITARY SEWERS

Sidwell #88-20-12-200-025 (pt of)
Resolution #

EUREKA BUILDING CO., a Michigan corporation, Grantor(s), whose address 53976 Desano, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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


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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 20th day of March A.D. 2020.

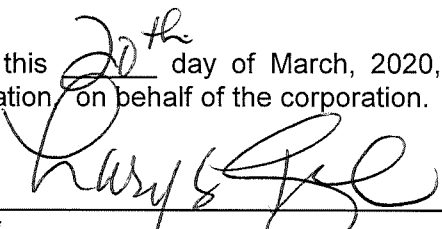
EUREKA BUILDING CO.,
a Michigan corporation

By  (L.S.)
*Erion Nikolla
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 20th day of March, 2020, by Erion Nikolla, President of Eureka Building Co. , a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol, SRWA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION – 20 FOOT WIDE SANITARY SEWER EASEMENT:

A 20 foot wide sanitary sewer easement over the previously described Parcel No. 20-12-200-025, being part of the Northeast 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast corner of said Section 12, thence along the North line of said Section 12, N88°02'00"W, 275.01 feet, thence S00°00'26"W, 60.00 feet to the South line of E. Square Lake Road (120 foot wide); thence along said South line, N88°02'00"W, 108.83 feet to the POINT OF BEGINNING;

thence along said easement the following four (4) courses:

- 1) S01°57'59"W, 83.00 feet;
- 2) N88°02'01"W, 20.00 feet;
- 3) N01°57'59"E, 83.00 feet to the aforementioned South line of E. Square Lake Road and;
- 4) along said South line, S88°02'00"E, 20.00 feet to the POINT OF BEGINNING.

Containing ±1,660 square feet of land.

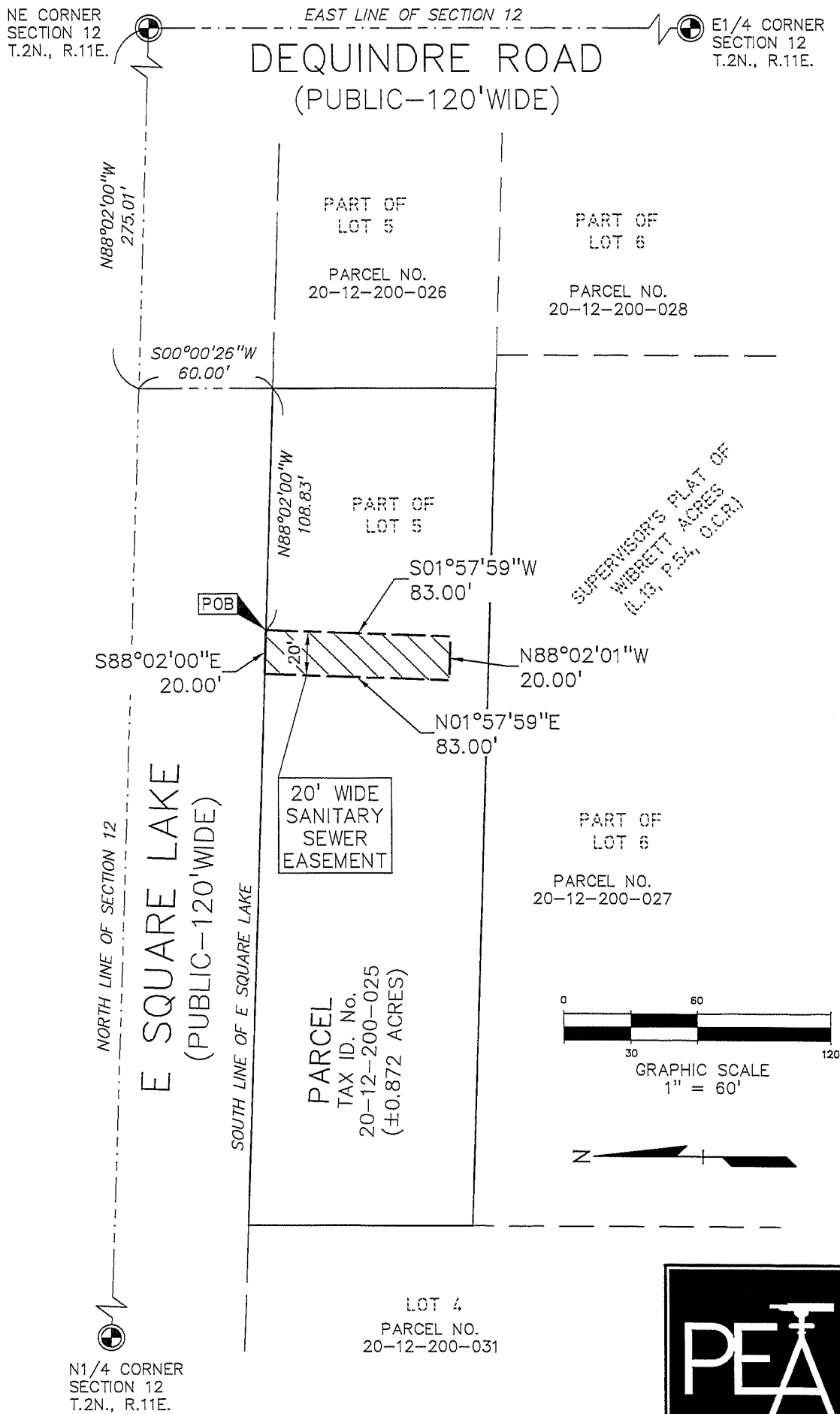


PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: EUREKA BUILDING COMPANY 53976 DESANO SHELBY TOWNSHIP, MI 48315	SCALE: — :	JOB No: 2018154c
	DATE: 3-5-2020	DWG. No: 1 of 2

EXHIBIT B
SKETCH OF 12 FOOT WIDE WATER MAIN EASEMENT



CLIENT:
EUREKA BUILDING COMPANY
53976 DESANO
SHELBY TOWNSHIP, MI 48315

SCALE: 1" = 60'	JOB No: 2018154c
DATE: 3-5-2020	DWG. No: 2 of 2



PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 23, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement for Storm Sewers and Surface Drainage from Michael R. and Holly A. Giangrande
Sidwell #88-20-15-352-029

History

The City of Troy received a permanent easement for storm sewers and surface drainage from Michael R. Giangrande and Holly A. Giangrande, owners of the property having Sidwell #88-20-15-352-029. The property is located in the southwest ¼ of Section 15, north of Wattles and east of Livernois. This easement was granted a part of an effort to address drainage issues in the vicinity.

Financial

The consideration amount on this document is \$1.00.

Recommendation

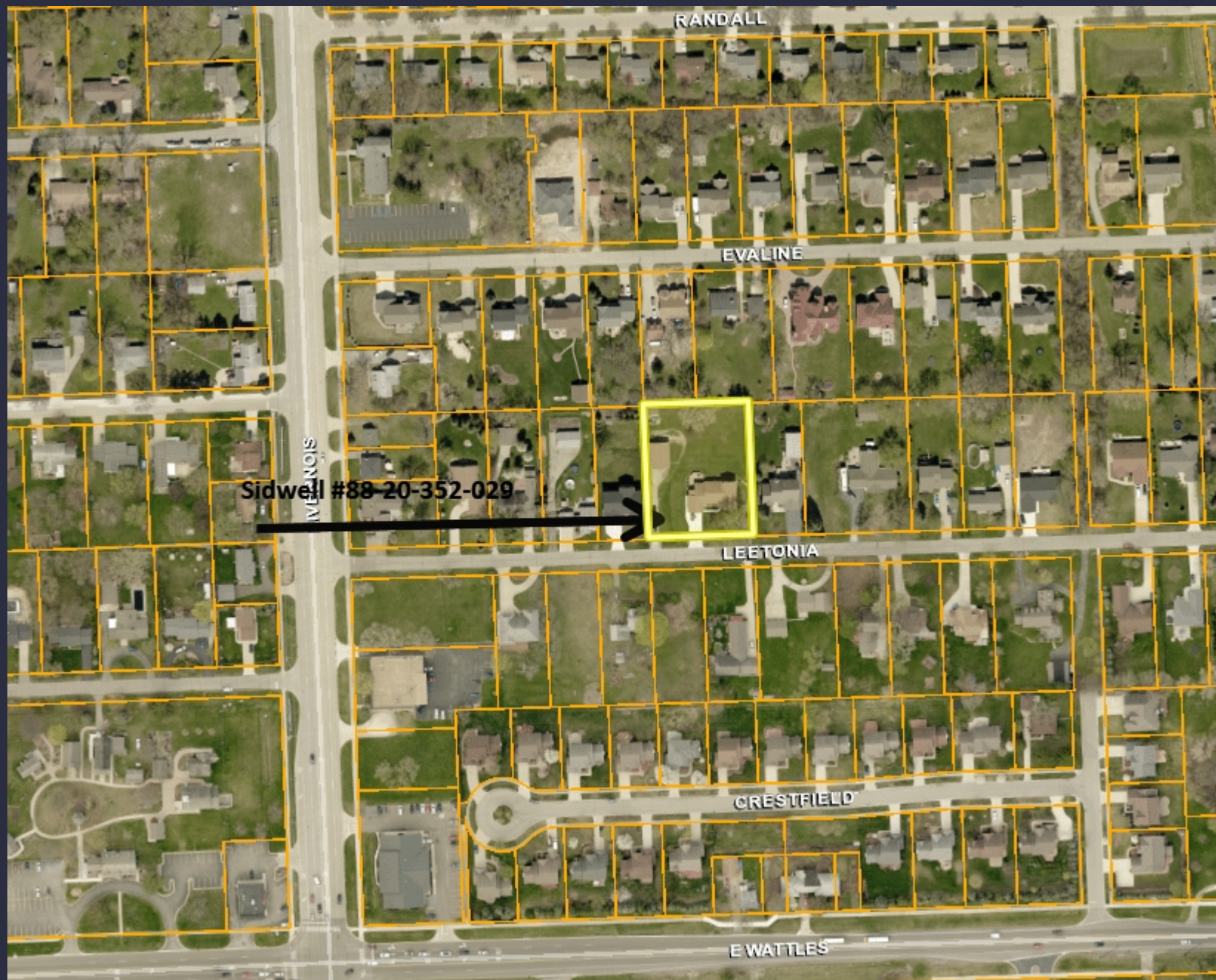
City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for development and improvement purposes.



GIS Online

Legend:

 Tax Parcel



Notes:

Giangrande, M & H
95 Leetonia
Sidwell #88-20-15-352-029
Storm Sewers & Surface
Drainage Esmt

Map Scale: 1=315
Created: March 23, 2020



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

**PERMANENT EASEMENT
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-15-352-029 (part of)

MICHAEL R. GIANGRANDE and **HOLLY A. GIANGRANDE**, husband and wife, Grantors, whose address is 95 Leetonia, Troy, MI 48085 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, grant to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The East 12.00 feet of Lot 82 of "McCormick & Lawrence Little Farms", being Part of the Southwest ¼ of Section 15 and Part of the Southeast ¼ of Section 16, Town 2 North, Range 11 East, City of Troy, as recorded in Liber 20, Page 30, Oakland County, Michigan records. Containing 2,605 Square Feet or 0.060 Acres more or less.

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed their signature(s)
this 20th day of March, 2020.


_____(L.S.)
*Michael R. Giangrande


_____(L.S.)
*Holly A. Giangrande

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

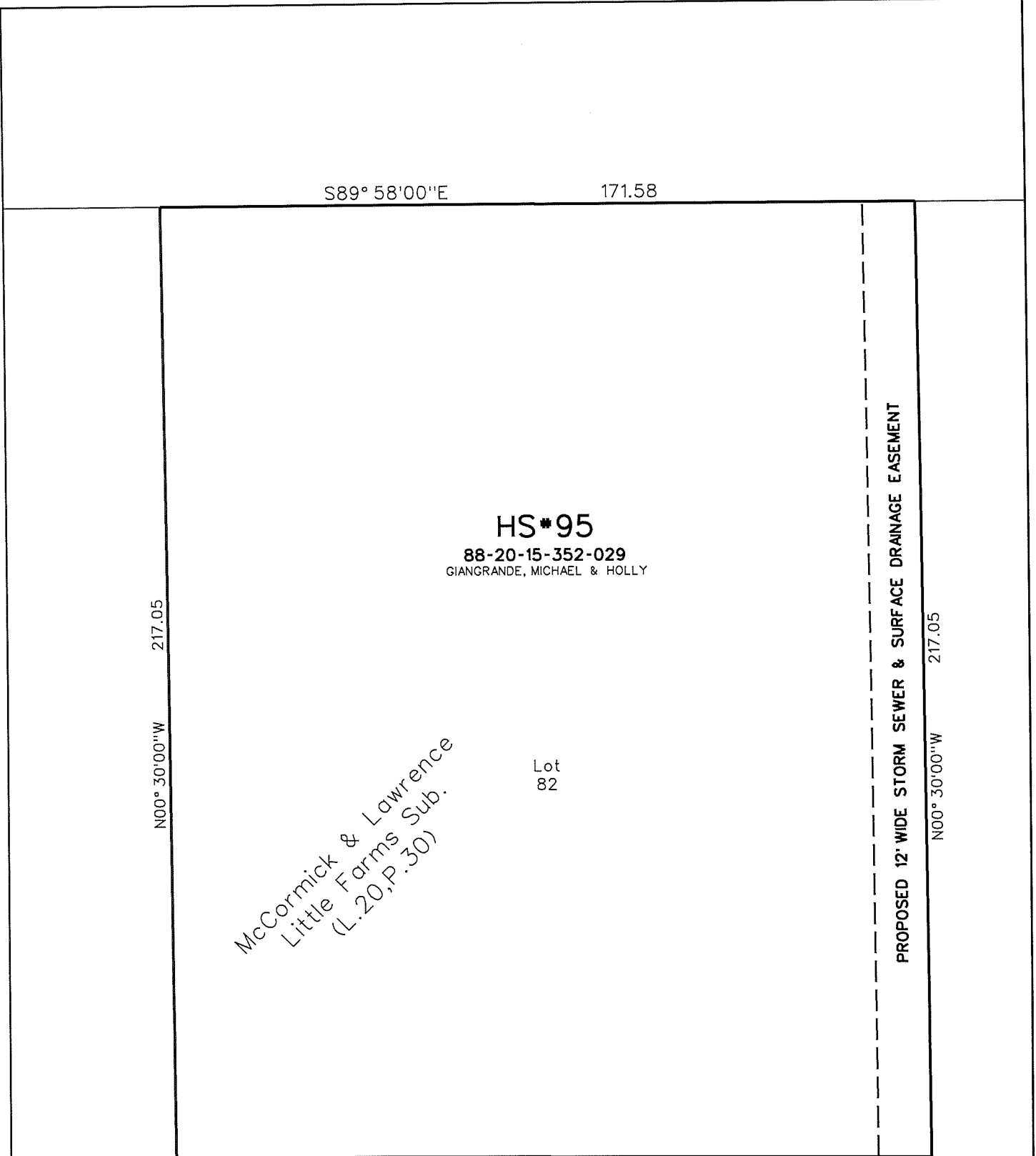
The foregoing instrument was acknowledged before me this 20th day of March, 2020, by Michael R. Giangrande and Holly A. Giangrande, husband and wife.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


_____*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol
City of Troy
500 West Big Beaver
Troy, MI 4084

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



LEETONIA

Graphic Scale: 1"=30'

<div>Document Prepared By George J. Ballard III, P.S. Land Surveyor</div>	<div>DATE</div> <div>REV.</div>	<div>CONTRACT NO.</div> <div>N/A</div>	CITY OF TROY				
			OAKLAND COUNTY, MICHIGAN				
			PROPOSED STORM SEWER & SURFACE DRAINAGE EASEMENT DIAGRAM				
			FILE: 95_Leetonia_Options.DGN				
		SCALE	DRAWN BY	NAME	GJBIII	DATE	03-13-20
		HOR. 1"=30'	CHECKED BY	NAME		DATE	XX-XX-XX
		VER. 1"=X'			SHEET NO.	JOB NO.	
		WILLIAM HUOTARI, P.E.		10F1		N/A	
		CITY ENGINEER					



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 20, 2020

To: Mark F. Miller, City Manager

From: Robert Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Chadbury Place Site Condominiums - Project No. 19.918.3

History

Mondrian Properties proposes to develop Chadbury Place, a 16 Unit Site Condominium Development, located on the south side of Long Lake Road, between John R and Dequindre Roads.

Troy City Council granted preliminary site plan approval on May 20, 2019.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by Mondrian Properties on behalf of the City of Troy and include: Water Main, Sanitary Sewer, Storm Sewer, Concrete Sidewalk and Approaches. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by Mondrian Properties (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **19.918.3**

Project Location: **NE 1/4 SECTION 13**

Resolution No: _____

Date of Council Approval: _____

This Contract, made and entered into this 3rd day of FEBRUARY, 2020 by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and MONDRIAN PROPERTIES whose address is 50215 SCHOENHERR, SHELBY TWP., MI 48315 and whose telephone number is 586-726-7350 hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of WATER MAIN, SANITARY SEWER, STORM SEWER, CONCRETE SIDEWALK AND APPROACHES in accordance with plans prepared by PEA, INC. whose address is 2430 ROCHESTER CT., SUITE 100, TROY, MI 48083 and whose telephone number is 248-689-9090 and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ 482,787.00. This amount will be deposited with the City in the form of (check one):

Cash/Check	<input type="checkbox"/>	} 10% Cash <u>48,278.70</u>
Certificate of Deposit & 10% Cash	<input type="checkbox"/>	
Irrevocable Bank Letter of Credit & 10% Cash	<input type="checkbox"/>	
Performance Bond & 10% Cash	<input checked="" type="checkbox"/>	

Refundable cash deposit in the amount of \$ 129,879.00. This amount will be deposited with the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
------	--------------------------	-------	-------------------------------------

Non-refundable cash fees in the amount of \$ 1,737.00. This amount will be paid to the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
------	--------------------------	-------	-------------------------------------

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.


City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 9th day of March, 20 20.

OWNERS

By:

By: 
*
Its: MANAGER

Please Print or Type

JOSEPH MAWIAI
MANAGER MONDRIAN PROPERTIES

Its:

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 9th day of March, A.D. 2020, before me personally appeared Joseph Ma known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

Anto Luk

NOTARY PUBLIC, Macomb, Michigan

My commission expires: March 29, 2020
Acting in Pinkland County, Michigan

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally
appeared _____ known by me
to be the same person(s) who executed this instrument and who acknowledged this to be
his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____
Acting in _____ County, Michigan



500 W Big Beaver Rd
Troy, MI 48084

Invoice For Permit PPC19.918.3

Date: 03/11/2020

Multiple Improvements- 16 Unit single family
site condominium
Chadbury Place
Project # 19.918.3
2356 E Long Lake Road

Pay In Full

Contractor:

MONDRAN PROPERTIES LLC
50215 SCHOENHERR
Shelby Township MI 48315

Applicant:

MONDRAN PROPERTIES LLC
50215 SCHOENHERR
Shelby Township MI 48315

\$ 614,403.00

Detailed Summary of Required Deposits & Fees

ESCROW DEPOSITS	Payment Code	QTY	Amount
Sanitary Sewers	PA ESCROW	74,696.00	74,696.00
Water Mains	PA ESCROW	80,032.00	80,032.00
Storm Sewers	PA ESCROW	91,398.40	91,398.00
Rear Yard Drains	PA ESCROW	32,891.60	32,891.00
Pavement	PA ESCROW	159,311.00	159,311.00
Grading	PA ESCROW	5,000.00	5,000.00
Temporary Access Road	PA ESCROW	1,700.00	1,700.00
Deceleration and/or Passing Lane	PA ESCROW	22,759.00	22,759.00
Street Lights	PA ESCROW	1.00	15,000.00
Total Escrow Deposits			482,787.00

10% Cash for Escrow Deposits (Refundable):

48,278.70

CASH FEES (NON-REFUNDABLE)	Payment Code	QTY	Amount
Water Main Testing/Chlorination PA2	SUB WATER TEST	1,121.00	687.00
Signs	SUB STREET NAME	7.00	1,050.00
Total Cash Fees (Non-Refundable)			1,737.00

CASH DEPOSITS (REFUNDABLE)	Payment Code	QTY	Amount
Construction Engineering (CE)	ENG BOND	482,787.00	36,209.00
Sidewalks	SUB ESCROW	5,968.52	29,842.00
Monuments	SUB ESCROW	20.00	2,500.00
Lot Corner Irons	SUB ESCROW	25.00	1,250.00
ROW Restoration	SUB ESCROW	1,700.00	6,800.00
Repair & Maintenance-Public Streets	SUB ESCROW	1.00	5,000.00
Punchlist & Restoration	SUB ESCROW	482,787.00	48,278.00
Total Cash Deposits (Refundable)			129,879.00

Bond Holder: MONDRAN PROPERTIES LLC

Stormwater detention for this development will be provided by: Stormwater detention pond provided in the Windmill Pointe Devel

PAID

MAR 11 2020

CITY OF TROY
TREASURER'S OFFICE



500 W Big Beaver Rd
Troy, MI 48084

Invoice For Permit PPC00.001.9

Date: 06/13/2019

Multiple Improvements- 16 Unit single family
site condominium
Chadbury Place
Project # 19.918.3
2356 E Long Lake Road

Pay In Full

\$ 9,670.54

MONDRIAN PROPERTIES LLC
50215 SCHOENHERR
Shelby Township MI 48315

Detailed Summary of Required Deposits & Fees

ENGINEERING FEES	Payment Code	QTY	Amount
Engineering Review	ENG FEES	483,527.00	9,670.54
Total Engineering Fees			9,670.54

Stormwater detention for this development will be provided by: Stormwater detention pond provided in the Windmill Pointe Devel

Bond Holder:

PAID

JUN 13 2019

**CITY OF TROY
TREASURER'S OFFICE**



Approval of Contract for the Installation of Municipal Improvements (Private Agreement) for Chadbury Place, Project No. 19.918.3

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Mondrian Properties., for the installation of Water Main, Sanitary Sewer, Storm Sewer, Concrete Sidewalk and Approaches 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.

A meeting of the Global Troy Advisory Committee was held on Tuesday, January 21, 2020 in the Lower Level Conference Room at Troy City Hall, 500 W. Big Beaver Road, Troy, MI 48084.

The meeting was called to order at 6:00 p.m.

1.) Roll Call

Present: Mayor Ethan Baker
Lisa Bica-Grotsky
Daniela Natcheva
Syeda Nasiha Mohideen
MiVida Burrus
Rebecca A. Chamberlain-Creanga
Awni Fakhoury
Emily Nacy
Carolina Noguez-Ortiz
Suneel Sekhri
Yudong Zhou

Absent: Cathleen Francois
Arjun Tholakapalei - Student Representative
Kaitlyn Hao – Student Representative

Also present: Drew Benson, Staff Liaison

2.) Consent Agenda

Resolution # GT – 2020-01-01

Moved by: Awni Fakhoury
Seconded by: Rebecca Chamberlain-Creanga

RESOLVED, that the Minutes of the October 16, 2019 meeting be approved.

Yeas: - 11 -
Nays: None
Absent: - 1 -

3.) Regular Business

A. Introduction to new Global Troy Advisory Committee members

Staff Liaison Benson introduced the topic, noting that the City's new Mayor, Ethan Baker had appointed himself, and 3 other individuals to serve on the Global Troy Advisory Committee to fill all available seats. Benson then invited each individual to introduce themselves.

Mayor Ethan Baker introduced himself, discussed his background, and his priority to learn more about the Global Troy Advisory Committee and ensuring its success.

Committee Member Suneel Sekhri introduced himself, discussed his background, and his interest in serving on this committee

Committee Member Emily Nacy introduced herself discussed her background, and her interest in serving on this committee

Committee Member Carolina Noguez-Ortiz introduced herself discussed her background, and her interest in serving on this committee.

Each member of the Committee welcomed the new members, and commented on the increased diversity and perspective that the Committee now has.

B. Appointment of a Chairperson for the Global Troy Advisory Committee

Staff Liaison Benson introduced the topic by highlighting the establishing resolutions for the Global Troy Advisory Committee that are included in the member binders that each Committee member has. Benson noted that at no point had the GTAC adopted a set of by-laws that more specifically govern how the committee is structured, including who would serve as the chairperson of the Committee. Historically, former Mayor Dane Slater had served as the chairperson by default, although this was never formalized.

Benson noted that with the introduction of a new Council representative in Mayor Ethan Baker, as well as 3 other new members, it may be appropriate for the Committee to decide who would serve in the chairperson capacity.

The committee discussed the implications of having by-laws, and what having them would do to more clearly define what the Global Troy Advisory Committee is intended to do, and how it is structured. The consensus was that having a draft set of by-laws to review and have further discussions about would be valuable.

The Committee then discussed the role of a chairperson, noting that the role entails chairing the meetings, and being the pseudo-face of the committee in public. Former Mayor Slater had had that role, and the committee discussed whether the new mayor, as a member of the committee as well, could do that as well. Mayor Ethan Baker said he would be happy to do so, and thought it made sense. Baker also noted that he would like anyone else interested in being chairperson to have the opportunity to do so.

Resolution # GT – 2020-01-02

Moved by: Awni Fakhoury

Seconded by: Rebecca Chamberlain-Creanga

RESOLVED, that Ethan Baker be named the Chairperson for the Global Troy Advisory Committee for the duration of his term.

Yeas: - 11 -

Nays: None

Absent: - 1 –

Resolution # GT – 2020-01-03

Moved by: Ethan Baker

Seconded by: Syeda Mohideen

RESOLVED, that the Global Troy Advisory Committee request staff Liaison Benson to work with City Staff to develop a draft set of Committee By-Laws for review at the next Global Troy Advisory Committee Meeting.

Yeas: - 11 -

Nays: None

Absent: - 1 –

C. Consideration of Global Troy Advisory Committee Meeting Schedule for 2020

Staff Liaison Benson introduced the topic, and noted that because the previous Global Troy meeting had been cancelled due to lack of quorum, they were unable to approve a new year-long schedule moving forward. Benson noted that included in the agenda packet were a monthly, and every-other month schedules for the 3rd Tuesday of the month at 6:00 PM, as has been the Committee's historical preference.

The Committee discussed the options, with some members seeking the day be perhaps Wednesday or Thursday in some months, although a majority of the group could not agree on a consistent alternative day of the week.

The Committee also discussed moving the time of the meetings to later in the day, like 7:00 PM, as many members of the Committee struggle to get to City Hall by 6:00 PM as currently scheduled.

Resolution # GT – 2020-01-04

Moved by: MiVida Burrus

Seconded by: Lisa Bica-Grodsky

RESOLVED, that the Global Troy Advisory Committee will meet monthly, on the third Tuesday of each month, at 7:00 PM in the Lower Level Conference Room through November of 2020.

Yeas: - 11 -
Nays: None
Absent: - 1 -

D. Consideration of a draft communication to Troy City Council

Staff Liaison Benson introduced the topic, noting that at the previous few Global Troy meetings, the Committee had been working on a draft communication to Troy City Council regarding what the committee has been doing, it's need for new appointments to fill vacancies, and a desire for an expanded relationship with City Council. Benson noted that since the previous meetings, there have been appointments made to all vacant seats, making the previously drafted document outdated.

Chairperson Ethan Baker discussed what he has learned about the committee since he was elected Mayor, and how the newly elected City Council differed from the previous City Councils that the Committee has worked with.

Members of the Committee shared their experiences as a GTAC member, including having 4 different staff liaisons in two and a half years prior to Mr. Benson joining the City in late 2018. The group also discussed the successes and failures of past initiatives, such as the proposed Diversity, Equity, and Inclusion (DEI) plan, Committee sponsored "Lunch & Learn" events for City Staff, and others. It was noted that there was frequently a lack of communication between the committee, City Management, and City Council, as it pertained to expectations and goals for the Committee.

Chairperson Baker noted that there is still a need for City Council to expand its relationship with the Global Troy Advisory Committee, and that could come in the form of a formal communication, such as a report, and also in the form of a joint meeting between the two groups. Baker noted his support for both, and indicated that he would like to continue this conversation at the next meeting in February, and begin working on a recommendation from the Committee to City Council as to how to proceed.

The committee agreed with that idea, and Staff Liaison Benson noted that he would place it on the next agenda for discussion.

E. Discussion Regarding 2020 Census

Staff Liaison Benson introduced the topic, noting that the Committee has had previous discussions regarding the 2020 Census, and has already recommended or enabled a few census-related activities. Benson highlighted that the official census will be in April, and that

now is the time for the Committee to further discuss what recommended activities it would recommend that the City undertake to support the 2020 Census.

The group discussed the topic, noting that there are many ethnic communities within the City of Troy that will be hesitant or resist the Census efforts due to misinformation and/or fear of what their information would be used for. Because of that, it was highlighted that any informative campaigns should clearly communicate why the 2020 Census is taking place, what the information is used for, why it is important for people to participate, and how to ensure that their information is being gathered by the right people.

Through the discussions, the Committee noted that the City should work with the Census Bureau to schedule one or two community engagement sessions where members of the Community could come and learn more about the census and dispel and misconceptions they may have, as well as provide more information how the Census data is gathered. The City could then promote the events through its social media and printed channels, and the members of the Global Troy Advisory Committee could distribute the program invitations/flyers to key leaders within their respective communities to promote the event.

Staff Liaison Benson said he would reach out to the City's Census representative, as well as City Management, to determine what can be done. Benson said he would report back at the next Global Troy meeting.

4.) Other Business

Committee Member Bica-Grotsky discussed the 2020 Troy Daze Festival and the GTAC's International Day component, and recommended establishing a sub-committee for that event within the next month.

5.) Public Comment

None.

6.) Adjourn

Meeting was adjourned at 7:24 p.m.



Ethan Baker, Chairperson



Drew Benson, Staff Liaison / Recording Secretary

EMPLOYEES' RETIREMENT SYSTEM BOARD OF TRUSTEES MINUTES- FINAL- February 12th, 2020

500 West Big Beaver
Troy, MI 48084
troymi.gov

MINUTES

Employees' Retirement System Board Meeting

February 12th, 2020 at 12:00 PM
Troy City Hall Council Board Room
500 West Big Beaver Troy, Michigan 48084
(248) 524-3330

Roll Call

The monthly meeting for the Employees' Retirement System Board of Trustees was held on **February 12th, 2020** at Troy City Hall, 500 W. Big Beaver Road, Troy, MI 48084.

The meeting was called to order at 12:17 PM.

Trustees Present: Mark Calice
Thomas Gordon II
Robert C Maleszyk
Justin Novak
Mark F Miller (arrived at 12:21 PM)
David Hamilton
Mark Owczarzak

Trustees Absent: None

Also Present: Robert F. Alati – Graystone Consulting
Amy Cole – Graystone Consulting
Rebecca Sorensen – UBS Financial Management
Darin McBride - UBS Financial Management
Lisa Burnham
Shazia Fatima

Minutes from the December 11th, 2019 Meeting

Resolution # ER – 2020-02-01

Moved by: Hamilton

Seconded by: Maleszyk

RESOLVED, that the Minutes of the December 11th, 2019 meeting be **APPROVED**.

Yeas: - 6 -

Absent: - 0 -

Motion Passes

Retirement Requests

Name	Milton Stansbury	Timothy Teifke
Pension Program	DB	DB
Retirement Date	January 25, 2020	April 3, 2020
Department	Police	DPW-Parks
Service Time	29 years, 0 Months	30 years, 0 Months

- Chairman Calice requested the Board to arrange lunch and a note of appreciation for Milton Stansbury for his many years of service to the City.

Resolution # ER – 2020-02-02

Moved by: Calice

Seconded by: Novak

RESOLVED, that a note of appreciation and a lunch be arranged for Milton Stansbury for his many years of service to the City be **APPROVED**.

Yeas: - 6 -

Absent: - 0 –

Motion Passes

Resolution # ER – 2020-02-03

Moved by: Gordon

Seconded by: Novak

RESOLVED, that the Retirement Requests be **APPROVED**.

Yeas: - 6 -

Absent: - 0 –

Motion Passes

Regular Business

- Chairman Calice congratulated Tom Gordon on being re-elected to serve as a board member of the ERS and RHC Boards for a term ending 12/31/2022.

Investments

Graystone Consulting Group Presentation

- **Market Review – Bob Alati**
 - Bob discussed the factors that are causing fears of recession and holding people back from buying.
 - He talked about the factors that indicate a recession and concluded that we are not near a recession at this time and are still in a Bull Market.

- **Investment Review – Amy Cole**

- Amy discussed the Asset Class Index Performance, Asset Class Returns, Russell Style and Market Capitalization Indices and the S&P 500 Sectors.
- She presented the Total Fund Performance as of December 31st, 2019
 - Net Return Net of Fees YTD as of December 31st, 2019: 22.24%.
- Performance Update Report as of January 31st, 2020
 - Net Return Net of Fees YTD as of January 31st, 2020: -0.92%.
- She discussed Asset Allocations, Manager Performance and Market Values.
- Rob Maleszyk requested to have a discussion on REITs in the next meeting.

UBS Financial Presentation

- **Market Review – Rebecca Sorensen / Darin McBride**

- Darin talked about the events that are leading to fears of recession and highlighted the factors that indicate we are still in a bull market.
- He suggested that we retain an overweight position to Emerging Markets, increase weighting to TIPS and invest in high quality, dividend paying domestic companies that are consumer focused.

- **Investment Review – Rebecca Sorensen / Darin McBride**

- The performance as of December 31st, 2019 1 Year Net Rate of Return Net of Fees was as follows: Combined 24.31%; ERS 22.96%; NAIC 29.32%.
- The performance as of January 31st, 2020 1 Year Net Rate of Return Net of Fees was as follows: Combined 17.11%; ERS 16.29%; NAIC 20.07%.
- The Investor Advisory Service Newsletter (NAIC) was reviewed for the past seven years for any NAIC past "Sell Recommendations". UBS did not offer an opinion on those sell recommendations.
- Rob Maleszyk stated that he will start including the NAIC newsletter in the agenda every month.

- **Recommendations:**

- ERS Portfolio:
 - Sell 3M and add proceeds to Emerging Markets - American Funds New World.
 - Hold current cash available of approximately \$678,000 in Institutional Money Market Fund for June distribution.
- NAIC Portfolio:
 - NAIC Sells - Dave & Busters, Fabrinet, Realty Income, Supernus Pharmaceuticals
 - Cigna - UBS has a Buy opinion
 - Hold current cash available of approximately \$211,000 in Institutional Money Market Fund for June distribution.

- The Board decided not to take any action on the NAIC recommendations at this time.

Resolution # ER – 2020-02-04

Moved by: Gordon

Seconded by: Maleszyk

RESOLVED, to Sell 3M and add proceeds to Emerging Markets – American Funds New World in the ERS Portfolio and hold current cash available from the ERS portfolio of \$678,000 and from the NAIC portfolio of \$211,000 in Institutional Market Fund for June distribution be **APPROVED**.

Yeas: - 4 –

Nays: - 2 – Calice, Hamilton

Motion Passes

Other Business

- None

Public Comment

- None

Adjourn

The meeting adjourned at 2:03 PM.

The next meeting is Wednesday, March 11th, 2020 at 12:00 PM at Troy City Hall, Council Board Conference Room, 500 W. Big Beaver Road, Troy, MI 48084.



Mark Calice, Chairman



Thomas Gordon II, Vice Chairman

On February 18, 2020 at 7:35 p.m., in the Council Chambers of Troy City Hall, Member Eisenbacher, acting Chairman, called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Thomas Desmond
David Eisenbacher
Aaron Green
James McCauley
Sadek Rahman

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney

2. PROCEDURE

3. APPROVAL OF MINUTES – January 21, 2020

Moved by McCauley
Seconded by Desmond

RESOLVED, to approve the January 21, 2020 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

- A. VARIANCE REQUEST, GARY ABITHEIRA, 1151 WOODSLEE: A variance request to construct a two dwelling residence on a property that has less than the 5,000 square foot minimum area per dwelling unit.

Moved by McCauley
Second by Desmond

RESOLVED, grant the request.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, AL MERIAN FOR AL MERIAN CONSTRUCTION LLC, 920 LONGFELLOW: A variance request to construct a home addition less than the 40 foot minimum required setback from the rear property line.

Moved by McCauley
Second by Desmond

RESOLVED, grant the request.

Yes: Rahman, Desmond, Eisenbacher, McCauley
No: Bossenbroek, Green

MOTION PASSED

6. COMMUNICATIONS – None.
7. MISCELLANEOUS BUSINESS – None.
8. PUBLIC COMMENT – One person commented.
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:39 pm.

Respectfully submitted,



Glenn Clark, Chairman



Paul Evans, Zoning and Compliance Specialist

On March 17, 2020 at 7:30 p.m., in the Council Chambers of Troy City Hall, Chairman Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Daniel Agauas
Glenn Clark
David Eisenbacher
Aaron Green
James McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney

2. PROCEDURE

3. APPROVAL OF MINUTES – February 18, 2020

Moved by Eisenbacher
Seconded by Green

RESOLVED, to approve the February 18, 2020 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASE:

VARIANCE REQUEST, NICHOLAS AND JULIE SANTINI, 3539 SALEM: A variance request to have a commercial vehicle (school bus) parked outside. The Zoning Ordinance allows one commercial vehicle, either a pickup truck or passenger/cargo style van.

Moved by McCauley
Second by Agauas

RESOLVED, to deny the request.

Yes: McCauley, Clark, Agauas
No: Green, Eisenbacher

MOTION PASSED

6. COMMUNICATIONS – None.
7. MISCELLANEOUS BUSINESS – Member McCauley requested the Board create an annual report of ZBA actions, review variance case studies provided by the Michigan Association of Planning, and create and implement sample motions. By consensus the Board agreed that the Board can discuss in more detail at the May meeting. Mr. Evans will provide relevant samples and other information.

The Board discussed Section 7.12 of the Zoning Ordinance.

Moved by Green
Second by Eisenbacher

RESOLVED, that the ZBA report to the Planning Commission that at the meeting today, March 17th, we encountered a difficulty with interpreting the language of the ordinance, specifically the language surrounding commercial vehicles and the two sub categorizations of commercial vehicles which qualify for a single exceptions and ask that they review it.

Yes: All

8. PUBLIC COMMENT – One person commented.
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:50 pm.

Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

2020

CITY of TROY

Assessment Roll

&

Board of Review

Report

City of Troy

Board of Review

ANNUAL REPORT

2020 ASSESSMENT ROLL

2020 Board of Review:

John Howard Adams, Chairman
James Hatch
Frank Strahl

Submitted by: Leger A. (Nino) Licari, City Assessor

April 1, 2020

TO: The Honorable Mayor and City Council

FROM: Leger A. (Nino) Licari, City Assessor

RE: 2020 Assessment Roll Report and Board of Review Minutes

It is my pleasure to present to you the 2020 Assessment Roll Report and Board of Review Minutes for the City of Troy. This roll is the product of a full year's effort by the entire Assessing Department staff. Without their able assistance, this roll would surely suffer. I am most appreciative of the efforts they expend every year in the service of the community.

The **2020 Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
6,916,181,470	5,265,784,420	3,524,719,650	1,024,716,730	335,525,460	380,822,580

The Assessed Value increase for 2020 is \$379,817,300 or a 5.8% increase from 2019.

This year the **Taxable Value** increased \$179,789,310 or 3.3%.

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

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2020	6,916,181,470	379,817,300	5.80	5,265,784,420	179,789,310	3.30
2019	6,536,364,170	389,478,696	6.34	5,096,995,110	222,916,670	4.57
2018	6,146,885,474	252,643,754	4.29	4,873,078,440	193,280,000	4.13
2017	5,894,241,270	267,362,850	4.75	4,679,798,440	139,764,070	3.08
2016	5,626,878,870	313,267,170	5.90	4,540,034,370	35,249,180	0.78

The Consumer Price Index in Michigan for 2020 Taxable Value was set at 1.9%, a multiplier of 1.019 (2.4% for 2018).

The following chart details the **Ratio of Taxable Value to Market Value** (2 times the Assessed Value) with and without Personal Property, since the passage of Proposal "A".

Ratio of Taxable Value to Market Value since 1994					
Year	Assessed Value	Taxable Value	Ratio All	Personal Property	Ratio No Personal
2020	6,916,181,470	5,265,784,420	38.07	380,822,580	37.37
2019	6,536,364,170	5,095,995,110	38.98	386,182,310	38.29
2018	6,146,885,474	4,873,078,440	39.64	382,154,210	38.95
2017	5,894,241,720	4,467,788,440	39.70	384,517,840	38.98
2016	5,626,878,870	4,540,034,370	40.34	381,971,050	39.64
2015	5,313,611,700	4,504,785,190	42.39	437,230,620	41.71
2014	4,827,541,740	4,371,580,350	45.28	425,841,680	44.82
2013	4,491,432,340	4,310,263,448	47.98	414,094,580	47.78
2012	4,410,108,900	4,312,692,050	48.90	395,095,920	48.79
2011	4,540,412,680	4,448,750,160	48.99	384,084,890	48.90
2010	4,958,518,313	4,843,613,012	48.84	407,990,730	48.74
2009	5,838,869,239	5,456,779,936	46.75	448,100,230	46.48
2008	6,227,094,050	5,562,596,010	44.26	457,552,500	44.24
2007	6,422,659,810	5,550,516,437	43.21	464,213,650	42.68
2006	6,608,804,750	5,435,035,442	41.12	479,874,950	40.42
2005	6,525,074,330	5,264,351,550	40.33	503,497,670	39.53
2004	6,337,222,973	5,094,758,223	40.20	536,093,423	39.34
2003	6,188,084,256	4,978,263,437	40.22	584,236,696	39.21
2002	5,955,697,398	4,861,640,648	40.82	619,964,538	39.75
2001	5,652,563,942	4,686,250,942	41.45	649,562,212	40.34
2000	5,218,597,300	4,373,072,080	41.90	643,070,690	40.76
1999	4,696,926,183	4,183,560,453	44.54	666,496,353	43.63
1998	4,284,960,814	4,005,628,276	46.74	626,129,990	46.18
1997	3,954,663,960	3,775,248,837	47.73	579,417,710	47.34
1996	3,672,996,870	3,573,652,298	48.65	522,531,950	48.42
1995	3,463,173,910	3,425,410,880	49.45	507,025,520	49.36
1994	3,308,095,110	3,308,095,110	50.00	453,375,110	50.00

The **Personal Property Roll** for 2020 is \$ 380,822,580, a decrease of \$5,359,730 or 1.40%. This is due to the continued phase in of the exemption of Industrial Personal Property, the normal replacement and depreciation of non-exempt property and lesser new commercial and utility purchases.

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

5 Year Personal Property History			
Year	Assessed/Taxable Value	Change	% +,-
2020	380,822,580	(5,359,730)	(1.40)
2019	386,182,310	4,028,100	1.05
2018	382,154,210	(2,363,630)	(0.06)
2017	384,517,840	2,546,790	0.67
2016	381,971,050	(55,259,570)	(12.64)

The **Industrial Facilities Tax Roll** has a decrease of \$1,631,960 or 16.60%. This is due to the depreciation of the property.

The chart below reflects a 5 year history of the tax abatement roll.

5 Year Industrial Facilities Tax Abatement History			
Year	Assessed/Taxable Value	Change	% +,-
2020	7,745,800	(433,630)	(5.30)
2019	8,179,430	(1,631,960)	(16.60)
2018	9,811,390	484,020	5.19
2017	9,327,370	(2,420,680)	(20.60)
2016	11,748,050	(7,075,100)	(37.59)

As you recall, the **Downtown Development Authority (DDA)** was reconfigured, and the debt was refinanced for the 2014 year.

The history of the new DDA is only 7 years at this point.

The following chart details the **history of the DDA**

DDA History and Capture Changes					
Year	TOTAL DDA	Real	Personal	Capture	Capture %+,-
2020	421,121,610	323,435,390	97,686,220	111,929,340	0.20
2019	420,883,490	321,085,080	99,798,410	111,691,220	11.16
2018	409,667,440	309,325,190	100,342,250	100,475,170	26.85
2017	388,398,470	287,767,050	100,631,420	79,206,200	6.59
2016	383,504,400	283,344,760	100,159,640	74,312,130	6.18
2015	379,177,070	277,522,820	101,654,250	69,984,800	(2.34)
2014	380,857,480	277,809,450	103,048,030	71,665,210	

The City of Troy now has 6 **Brownfield Redevelopment Authorities (BRA)**, **TCF Bank, MJR, Somerset Shoppes, Troy Senior Leasing, Midtown Apartments** and **Harrison Poolside Troy** apartments.

The **TCF Brownfield** is in its 12th year. The 2020 Taxable Value is 367,930, an increase of \$6,860, or 1.90% from the 2019 value.

TCF BRA History and Capture Changes					
Year	Total BRA	Real	Personal	Capture	Capture %+,-
2020	367,930	367,930	0	169,990	4.20
2019	361,070	361,070	0	163,130	5.47
2018	352,610	352,610	0	154,670	4.92
2017	345,360	345,360	0	147,420	2.13
2016	342,280	342,280	0	144,340	0.30
2015	341,260	341,260	0	143,320	3.89
2014	335,890	335,890	0	137,950	0.73
2013	334,880	334,880	0	136,940	(15.60)
2012	360,210	360,210	0	162,270	(12.08)
2011	382,510	382,510	0	184,570	(22.85)
2010	437,180	437,180	0	239,240	(21.71)
2009	503,530	503,530	0	305,590	(5.66)
2008	521,860	521,860	0	323,920	(4.91)
2007	538,570	538,570	0	340,630	

The **MJR Brownfield** is in its 7th year. The 2020 Taxable Value is \$4,970,720. The Captured Taxable Value is \$3,945,080. The decrease is due to the depreciation of the Personal Property.

MJR BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2020	4,970,720	4,338,450	632,270	3,945,080	(0.001)
2019	4,973,040	4,257,560	715,480	3,947,400	(0.004)
2018	4,989,680	4,157,780	831,900	3,964,040	(1.76)
2017	5,060,360	4,072,270	988,090	4,034,720	(4.53)
2016	5,251,950	4,035,950	1,216,000	4,226,310	(5.96)
2015	5,519,770	4,023,880	1,495,890	4,494,130	

The **Somerset Shoppes BRA** is in its 3rd year. It shows a captured Taxable Value of \$680,220.

Somerset Shoppes BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2020	2,459,440	1,791,000	668,440	680,220	998.0
2019	1,881,890	1,757,610	109,890	68,100	(15.95)
2018	1,778,870	1,640,330	138,540	81,020	

The **Troy Senior Leasing BRA** has no captured Taxable Value for 2020.

Troy Senior Leasing (MSC) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2020	685,900	685,900	0	0	
2019	893,400	893,400	0	13,560	
2018					

The **Midtown Apartments BRA** has no captured Taxable Value for 2020.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2020	652,060	652,060	0	0	
2019	2,135,070	1,972,880	162,190	116,130	
2018					

The **Harrison Poolside Troy (HPT) BRA** has no captured Taxable Value for 2020.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2020	160,300	160,300	0	0	
2019	377,460	377,460	0	8,840	
2018					

This is the 17th year for the **Smart Zone (SZ), or LDFA** in Troy near the southwest corner of E. Big Beaver and John R. It shows an increase in Captured Taxable Value. This is due to some new construction, offset by the ongoing exemption of Industrial Personal Property adopted by the State starting in 2013.

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

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

The State of Michigan introduced **2 New Tax Exemptions** of property starting with the 2014 year.

The first of these was an expansion of the **Veterans Exemption**. The new legislation allows any veteran who is declared 100% disabled, or 100% unemployable to be exempt from local property taxes. This benefit continues for the un-remarried surviving spouse.

The second exemption is the beginning of the proposed **phase out of Personal Property** statewide. This started with the **Small Parcel Exemption**. The Small Parcel Exemption is for Personal Property accounts that have a Market Value of \$80,000 or less, or, \$40,000 or less of Assessed Value.

There were over 2,000 of these parcels on the Personal Property Roll that will no longer have to pay Personal Property taxes starting with the 2014 year.

As you have previously seen, the phase in of the exemption of Industrial Personal Property has reduced that roll by over \$55,000,000.

For the 2020 Assessment Year there are 27,291 residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$167,405, and an average Market Value of \$343,510. The average Taxable Value (T/V) for these parcels is \$129,153.

There were 897 valid residential sales in the 2019 calendar year. The total sale price was \$329,384,940, with an average sale price of \$367,207. The lowest recorded residential sale was \$45,000 and the highest recorded residential sale was \$1,100,000.

There were also 181 sales of condominiums in 2019. They totaled \$40,918,645, with an average sale price of \$226,070. The lowest recorded condominium sale was \$91,124 and the highest recorded condominium sale was \$795,000.

There were 2,565 deeds processed by the Office Assistant staff in the Assessing Department in 2019. The vast majority of these lead to the filing of a Property Transfer Affidavit that is processed by this department. In addition, we handle approximately the same amount of Principal Residence Exemption Affidavits annually.

There are currently 1,936 Commercial or Industrial zoned parcels in the City of Troy. These parcels encompass 5,963 businesses that file Personal Property returns in the City. The filing deadline is February 20th, of any given year. All of these returns are processed before the last scheduled session of the Board of Review.

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

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

Commercial/Industrial Roll by Use. Here you can find the total square footage of any use in the City, along with its acreage and average Market Value.

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

Top Twenty Taxpayers. A Listing of the Top Twenty Taxpayers in the entire City. Also, separate listings of the Top Twenty Taxpayers in each of the 7 school districts in Troy, along with the Top Twenty Taxpayers in the DDA.

I must also compliment the staff of the Assessing Department for the valuable work they do on behalf of the citizens of the City of Troy. The telephone volume is staggering. Staff personally review and change dozens of Assessments, on top of the many that they each reviewed and were unable to change. Counter traffic is extreme. In spite of the multitude of citizens we spoke with by telephone, or dealt with in person, I received not a single complaint. Staff's work this year was again, outstanding.

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

I should also mention the extraordinary work performed by the citizen volunteers who served on the 2020 Board of Review. Their work is difficult and stressful. This was another great job in a high stress environment.

The Minutes of the Board of Review close this report. I am available to answer any questions you may have.

Respectfully submitted by,

Leger A. (Nino) Licari
City Assessor

**2020 March Board of Review
2020 Assessment Roll Summary**

Type	Count	Assessed Value	Taxable Value
Agricultural Real	0	0	0
Commercial Real	1,009	1,458,982,980	1,024,716,730
Industrial Real	927	489,737,240	335,525,460
Residential Real	27,291	4,586,638,670	3,524,719,650
Total Real	29,227	6,535,358,890	4,884,961,840
Commercial Personal	5,544	267,297,450	267,297,450
Industrial Personal	400	44,004,220	44,004,220
Utility Personal	19	69,520,910	69,520,910
Deletes	0		
Total Personal	5,963	380,822,580	380,822,580
Total of Roll	35,190	6,916,181,470	5,265,784,420

Percent Changes by Class			
Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	5.50	Residential	4.20
Commercial	7.90	Commercial	1.80
Industrial	8.90	Industrial	1.00
Personal	(1.40)	Personal	(1.40)
Overall A/V	5.80	Overall T/V	3.30

Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)					
	A/V %	T/V %		A/V %	T/V %
Residential	66.32	66.94	Real	94.49	92.77
Commercial	21.10	19.46	Personal	5.51	7.23
Industrial	7.08	6.37			
Personal	5.51	7.23			
Total	100.00	100.00	Total	100.00	100.00

Averages				
	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	367,207			
897 Sales @ \$329,384,940	High Sale	1,100,000	Low Sale	45,000
	Price	M/V	A/V	T/V
Condo	226,070			
181 Sales @ \$40,918,645	High Sale	795,000	Low Sale	91,124
	Price	M/V	A/V	T/V
Combined Residential & Condo	343,510	334,809	167,405	129,153
1,078 Sales @ \$370,303,585	High Sale	1,000,000	Low Sale	45,000

**2020 March Board of Review
2020 Assessment Roll Summary**

Ratio of Taxable Value to Market Value				
Total Market Value (including Personal Property)			13,832,362,940	
Total Taxable Value (including Personal Property)			10,531,568,840	
Ratio of T/V to M/V (including Personal Property) %			38.07	
Total Market Value (No Personal Property)			13,070,717,780	
Total Taxable Value (No Personal Property)			9,769,923,680	
Ratio of T/V to M/V (No Personal Property) %			37.37	
By Type (No Personal Property)	Assessed Value	Market Value	Taxable Value	Ratio
Commercial	1,726,280,430	3,452,560,860	1,292,014,180	37.42
Industrial	603,262,370	1,206,524,740	449,050,590	37.22
Residential	4,586,638,670	9,173,277,340	3,524,719,650	38.42
DDA Statistics				
	Base	2020 T/V	2020 Capture	
Total	309,192,270	421,121,610	111,929,340	
Troy Brownfield #4 - TCF Bank Statistics				
	Base	2020 T/V	2020 Capture	
Total	197,940	367,930	169,990	
Troy Brownfield #6 - MJR Theater Statistics				
	Base	2020 T/V	2020 Capture	
Total	1,025,640	4,970,720	3,945,080	
Troy Brownfield #7 - Troy Senior Leasing Statistics				
	Base	2020 T/V	2020 Capture	
Total	879,840	685,900	0	
Troy Brownfield #8 - Somerset Shoppes Statistics				
	Base	2020 T/V	2020 Capture	
Total	1,843,250	2,459,440	680,220	
Troy Brownfield #9 - Mid Town Apartments Statistics				
	Base	2020 T/V	2020 Capture	
Total	2,032,700	652,060	0	
Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics				
	Base	2020 T/V	2020 Capture	
Total	368,620	160,300	0	
Troy Smart Zone (SZ) Statistics				
	Base	2020 T/V	2020 Capture	
Total	14,447,380	20,779,280	6,331,900	

**2020 March Board of Review
2020 Assessment Roll Summary**

2019 Millage Rates (2020 rates are not Certified until late Fall)

School Code	School	P.R.E July	P.R.E Dec	Total P.R.E	Non-H July	Non-H Dec	Total Non-H
63150	TROY	30.2507	6.7791	37.0298	36.8745	13.4029	50.2774
63070	Avondale	29.3066	5.8352	35.1418	38.3966	14.9252	53.3218
63010	Birmingham	32.6875	5.3592	38.0467	37.9331	11.0457	48.9788
63080	Bloomfield	29.3424	5.8710	35.2134	35.1193	11.6479	46.7672
63280	Lamphere	34.0500	10.5786	44.6286	35.8175	12.3461	48.1636
63040	Royal Oak	31.3277	1.7447	33.0724	47.3925	1.7447	49.1372
50230	Warren	35.5116	1.7447	37.2563	47.7864	1.7447	49.5311

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

Top Twenty Taxpayers - 2020

Rank	Name	2018 A/V	2018 T/V	Parcels	Activity	% of Total T/V
1	Somerset Collections	95,817,520	58,558,600	5	Somerset Mall	1.11
2	DTE	44,069,090	43,704,870	17	Utility	0.83
3	Troy Apts	73,219,900	30,792,120	25	Apartment Leasing	0.58
4	Troy Officentre	26,739,140	26,487,590	7	Office Leasing	0.50
5	Urbanca	34,687,130	24,639,700	5	Oakland Mall	0.47
6	CC Troy	33,780,940	22,205,180	4	Office Leasing	0.42
7	Consumers Energy	21,836,210	21,717,310	12	Utility	0.41
8	Wilshire Plaza	19,008,040	16,809,920	3	Office Leasing	0.32
9	Kelly	24,798,460	15,966,860	7	Corporate HQ	0.30
10	Bostick	18,994,710	15,660,670	27	Various Leasing	0.30
11	755 Tower Assoc	24,103,140	15,411,090	2	Office Leasing	0.29
12	Macy's	18,226,480	14,899,410	4	Retail	0.28
13	Troy Beaver Realty	17,198,160	14,288,160	2	Office Leasing	0.27
14	Delphi	25,620,770	13,905,370	2	Corporate HQ	0.26
15	Regents Park	16,770,920	13,892,860	3	Apartment Leasing	0.26
16	SCA 100	15,197,790	13,087,420	1	Office Leasing	0.25
17	Children's Hospital	13,384,490	12,402,340	2	Hospital	0.24
18	Nemer Place	13,132,560	10,755,270	5	Office Leasing	0.20
19	Somerset Place	18,768,000	10,724,030	1	Office Leasing	0.20
20	Gables of Troy	16,479,480	10,131,620	4	Apartment Leasing	0.19
		571,832,930	406,040,390	138		7.71

City of Troy - Assessing Department
2020 Commercial Industrial Roll Summary by Use

Count	Use	Sq Ft	Acres	2020 A/V	2020 T/V	\$/Sq Ft A/V	\$/Sq Ft T/V
18	Auto Dealer	768,848	95.231	31,402,880	22,144,710	81.69	57.60
33	Banks	134,796	40.468	13,559,370	10,431,180	201.18	154.77
5	Barber/Beauty	6,740	1.339	449,390	382,010	133.35	113.36
2	Bowling Centers	71,115	11.217	667,770	667,770	18.78	18.78
4	Clubhouses	100,268	21.832	4,653,610	4,313,260	92.82	86.03
15	Day Care Centers	129,950	22.210	6,054,290	5,243,800	93.18	80.70
67	Engineering	2,805,252	234.823	90,008,510	61,654,730	64.17	43.96
49	Garage, Serv, Gas	242,650	37.963	12,548,720	9,942,410	103.43	81.95
2	Hangars - Storage	24,928	0.000	329,880	270,320	26.47	21.69
3	Health Clubs	161,623	16.292	5,103,440	4,379,600	63.15	54.20
1	Hospital	61,522	4.070	10,321,610	9,339,460	335.54	303.61
13	Hotel/Motel	1,425,919	63.035	46,435,940	38,586,830	65.13	54.12
633	Industrial LM	11,787,504	860.074	299,929,980	200,301,880	50.89	33.99
38	Loft	1,771,500	113.799	33,519,540	22,742,640	37.84	25.68
22	Markets	303,685	42.665	12,885,670	10,426,090	84.86	68.66
85	Medical	714,293	66.725	38,156,860	30,081,190	106.84	84.23
5	Mini Lube	10,081	2.181	691,070	558,920	137.10	110.89
2	Mortuaries	30,404	3.679	1,281,690	1,088,260	84.31	71.59
64	Multiple	6,586,151	482.824	193,505,150	109,087,770	58.76	33.13
1	Multiple Assisted	59,270	3.260	3,070,260	2,708,450	103.60	91.39
2	Multiple PILOT	387,872	22.846	0	0	0.00	0.00
7	Multiple Senior	511,805	34.219	23,892,160	20,648,740	93.36	80.69
258	Office	17,113,355	1,010.401	658,443,400	450,439,220	76.95	52.64
49	Restaurants	470,743	52.574	35,754,110	27,386,580	151.91	116.35
26	Restaurants FF	85,665	21.620	7,927,050	6,708,730	185.07	156.63
24	Row House (Res NC)	28,866	5.692	875,110	793,240	60.63	54.96
4	Shop' Cntr Comm	434,513	38.311	11,363,010	8,011,290	52.30	36.87
63	Shop' Cntr Nghbd	1,100,068	116.782	56,445,450	42,868,330	102.62	77.94
3	Shop' Cntr Regional	1,584,986	61.386	128,439,100	81,382,690	162.07	102.69
2	Skating Rinks	278,254	23.896	9,876,430	8,536,590	70.99	61.36
7	Stores Dept	1,671,014	87.757	43,357,040	31,984,680	51.89	38.28
14	Stores Disc	800,483	80.442	25,590,650	23,281,200	63.94	58.17
45	Stores Retail	521,741	54.906	22,833,790	19,099,480	87.53	73.21
2	Stores Whse	370,213	38.170	9,797,300	8,365,010	52.93	45.19
1	Theaters	76,067	12.484	5,818,060	4,338,450	152.97	114.07
4	Veterinary	13,345	1.836	824,400	702,700	123.55	105.31
12	Whse Dist	667,328	58.563	13,282,470	10,303,290	39.81	30.88
8	Whse Mini	510,938	30.186	6,929,060	5,776,600	27.12	22.61
4	Whse Mini HR	530,836	13.044	12,452,560	9,875,060	46.92	37.21
40	Whse Strge	1,253,348	96.508	28,758,030	19,562,050	45.89	31.22
2	Whse Transit	68,295	19.960	4,907,630	2,976,190	143.72	87.16
1,639	Totals	55,676,234	4,005.270	1,912,142,440	1,327,391,400	143.72	87.16

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

2019 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2019 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Addison Twp	8.4706	Southfield Twp	0.6000
Auburn Hills	11.2998	Holly Twp	2.4334
Berkley	16.8238	Rose Twp	3.0356
Beverly Hills Village	13.5993	Commerce Twp	3.0634
Bingham Farms Village	9.4000	Novi Twp	3.1466
Birmingham	14.3584	Groveland Twp	4.7651
Bloomfield Hills	10.9766	Oakland Twp	5.6580
Bloomfield Twp	12.4875	Lyon Twp	6.8116
Brandon Twp	7.0275	Brandon Twp	7.0275
Clarkston Village	18.4133	Highland Twp	7.9593
Clawson	24.4614	Springfield Twp	7.9721
Commerce Twp	3.0634	Milford Twp	8.0654
Farmington	19.9715	Orchard Lake Village (City)	8.3212
Farmington Hills	18.7298	Addison Twp	8.4706
Fenton	10.1847	Orion Twp	8.5299
Ferndale	25.4184	Franklin Village	9.0000
Franklin Village	9.0000	Bingham Farms Village	9.4000
Groveland Twp	4.7651	White Lake Twp	10.1129
Hazel Park	37.3338	Fenton	10.1847
Highland Twp	7.9593	** Troy **	10.2437
Holly Twp	2.4334	Lake Angelus	10.4500
Holly Village (Ind Twp)	14.8806	Rochester Hills	10.4605
Holly Village (RH)	15.4828	Waterford Twp	10.5256
Huntington Woods	23.5608	Novi	10.5376
Independence Twp	10.7688	Oxford Twp	10.6483
Keego Harbor	16.1375	Independence Twp	10.7688
Lake Angelus	10.4500	Bloomfield Hills	10.9766
Lake Orion Village	18.7295	Auburn Hills	11.2998
Lathrup Village (City)	21.8006	West Bloomfield Twp	11.8579
Leonard Village	15.4706	Bloomfield Twp	12.4875
Lyon Twp	6.8116	Wolverine Lake Village	12.6364
Madison Heights	25.2883	Rochester	12.7671
Milford Twp	8.0654	Royal Oak Twp	13.0818
Milford Village	16.1137	Beverly Hills Village	13.5993
Northville	17.0253	Wixom	14.2784
Novi	10.5376	Birmingham	14.3584
Novi Twp	3.1466	Holly Village (Ind Twp)	14.8806
Oak Park	35.0460	Ortonville Village	15.0275
Oakland Twp	5.6580	Leonard Village	15.4706

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

2019 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2019 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Orchard Lake Village (City)	8.3212	Holly Village (RH)	15.4828
Orion Twp	8.5299	Milford Village	16.1137
Ortonville Village	15.0275	Keego Harbor	16.1375
Oxford Twp	10.6483	Berkley	16.8238
Oxford Village	17.5059	Northville	17.0253
Pleasant Ridge	21.4131	South Lyon	17.0562
Pontiac	18.3307	Oxford Village	17.5059
Rochester	12.7671	Royal Oak	18.1187
Rochester Hills	10.4605	Pontiac	18.3307
Rose Twp	3.0356	Clarkston Village	18.4133
Royal Oak	18.1187	Lake Orion Village	18.7295
Royal Oak Twp	13.0818	Farmington Hills	18.7298
South Lyon	17.0562	Farmington	19.9715
Southfield	27.8275	Walled Lake	20.1806
Southfield Twp	0.6000	Sylvan Lake	20.5352
Springfield Twp	7.9721	Pleasant Ridge	21.4131
Sylvan Lake	20.5352	Lathrup Village (City)	21.8006
** Troy **	10.2437	Huntington Woods	23.5608
Walled Lake	20.1806	Clawson	24.4614
Waterford Twp	10.5256	Madison Heights	25.2883
West Bloomfield Twp	11.8579	Ferndale	25.4184
White Lake Twp	10.1129	Southfield	27.8275
Wixom	14.2784	Oak Park	35.0460
Wolverine Lake Village	12.6364	Hazel Park	37.3338

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

2019 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2019 Macomb County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Armada Twp	6.5312	Ray Twp	3.4753
Armada Village	21.9453	Richmond Twp	4.6876
Bruce Twp	8.3614	Lenox Twp	6.2049
Center Line	37.1731	Macomb Twp	6.3292
Chestefield Twp	9.3397	Armada Twp	6.5312
Clinton Twp	17.1052	Washington Twp	8.3485
Eastpointe	41.8388	Bruce Twp	8.3614
Fraser	31.7518	Harrison Twp	9.1741
Grosse Pointe Shores	17.7031	Shelby Twp	9.2999
Harrison Twp	9.1741	Chestefield Twp	9.3397
Lenox Twp	6.2049	** Troy **	10.2437
Macomb Twp	6.3292	New Baltimore	13.9779
Memphis	15.8571	Memphis	15.8571
Mount Clemens	24.5073	Sterling Heights	16.2069
New Baltimore	13.9779	Richmond	16.2187
New Haven Village	17.8214	Clinton Twp	17.1052
Ray Twp	3.4753	Romeo Village (Bruce)	17.3529
Richmond	16.2187	Grosse Pointe Shores	17.7031
Richmond Twp	4.6876	New Haven Village	17.8214
Romeo Village (Bruce)	17.3529	Romeo Village (Washington)	18.8241
Romeo Village (Washington)	18.8241	Utica	21.0182
Roseville	24.9171	Armada Village	21.9453
Shelby Twp	9.2999	Mount Clemens	24.5073
St Clair Shores	24.9009	St Clair Shores	24.9009
Sterling Heights	16.2069	Roseville	24.9171
** Troy **	10.2437	Warren	27.5658
Utica	21.0182	Fraser	31.7518
Warren	27.5658	Center Line	37.1731
Washington Twp	8.3485	Eastpointe	41.8388

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

2019 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2019 Wayne County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate, without Transportation mills)	
City Village or Township	Millage Rate	City Village or Township	Millage Rate
Allen Park	24.6593	Canton Twp Chrtr	2.9110
Belleville	16.5067	Brownstown Twp	4.5878
Brownstown Twp	4.5878	Sumpter Twp	4.7415
Canton Twp Chrtr	2.9110	Plymouth Twp	5.1884
Dearborn	26.7000	Van Buren Twp	7.3364
Dearborn Heights	23.6099	Huron Twp	7.7075
Detroit	33.5827	Northville Twp	8.6564
Ecorse	38.1380	** Troy **	10.2437
Flat Rock	19.9982	Livonia	13.3510
Garden City	26.2384	Grosse Isle Twp	14.9137
Gibraltar	19.0853	Grosse Pointe Farms	14.9500
Grosse Isle Twp	14.9137	Plymouth	15.2286
Grosse Pointe	18.2219	Northville	15.9176
Grosse Pointe Farms	14.9500	Redford Twp	15.9563
Grosse Pointe Park	17.4093	Romulus	16.4966
Grosse Pointe Shores	17.7031	Belleville	16.5067
Grosse Pointe Woods	21.5214	Grosse Pointe Park	17.4093
Hamtramck	24.8099	Grosse Pointe Shores	17.7031
Harper Woods	26.0653	Grosse Pointe	18.2219
Highland Park	55.4095	Westland	18.8112
Huron Twp	7.7075	Gibraltar	19.0853
Inkster	38.1012	Flat Rock	19.9982
Lincoln Park	21.3154	Riverview	20.4800
Livonia	13.3510	Rockwood	20.6163
Melvindale	33.9929	Lincoln Park	21.3154
Northville	15.9176	Grosse Pointe Woods	21.5214
Northville Twp	8.6564	Woodhaven	22.3544
Plymouth	15.2286	Wyandotte	22.7500
Plymouth Twp	5.1884	Dearborn Heights	23.6099
Redford Twp	15.9563	Allen Park	24.6593
River Rouge	34.4594	Trenton	24.7506
Riverview	20.4800	Hamtramck	24.8099
Rockwood	20.6163	Wayne	24.8750
Romulus	16.4966	Harper Woods	26.0653
Southgate	26.8056	Garden City	26.2384
Sumpter Twp	4.7415	Dearborn	26.7000
Taylor	27.0960	Southgate	26.8056
Trenton	24.7506	Taylor	27.0960
** Troy **	10.2437	Detroit	33.5827
Van Buren Twp	7.3364	Melvindale	33.9929
Wayne	24.8750	River Rouge	34.4594
Westland	18.8112	Inkster	38.1012
Woodhaven	22.3544	Ecorse	38.1380
Wyandotte	22.7500	Highland Park	55.4095

2020
Top Twenty Taxpayers
Troy City (All)
City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Somerset Collections	95,817,520	58,558,600	5	Somerset Mall	1.11
2	DTE	44,069,090	43,704,870	17	Utility	0.83
3	Troy Apts	73,219,900	30,792,120	25	Apartment Leasing	0.58
4	Troy Officentre	26,739,140	26,487,590	7	Office Leasing	0.50
5	Urbanca	34,687,130	24,639,700	5	Oakland Mall	0.47
6	CC Troy	33,780,940	22,205,180	4	Office Leasing	0.42
7	Consumers Energy	21,836,210	21,717,310	12	Utility	0.41
8	Wilshire Plaza	19,008,040	16,809,920	3	Office Leasing	0.32
9	Kelly	24,798,460	15,966,860	7	Corporate HQ	0.30
10	Bostick	18,994,710	15,660,670	27	Various Leasing	0.30
11	755 Tower Assoc	24,103,140	15,411,090	2	Office Leasing	0.29
12	Macy's	18,226,480	14,899,410	4	Retail	0.28
13	Troy Beaver Realty	17,198,160	14,288,160	2	Office Leasing	0.27
14	Delphi	25,620,770	13,905,370	2	Corporate HQ	0.26
15	Regents Park	16,770,920	13,892,860	3	Apartment Leasing	0.26
16	SCA 100	15,197,790	13,087,420	1	Office Leasing	0.25
17	Children's Hospital	13,384,490	12,402,340	2	Hospital	0.24
18	Nemer Place	13,132,560	10,755,270	5	Office Leasing	0.20
19	Somerset Place	18,768,000	10,724,030	1	Office Leasing	0.20
20	Gables of Troy	16,479,480	10,131,620	4	Apartment Leasing	0.19
Totals		571,832,930	406,040,390			7.71

Total A/V	Total T/V
6,916,181,470	5,265,764,420

% Total A/V	% Total T/V
8.27	7.71

2020**Top Twenty Taxpayers****Troy School District 63150****City of Troy Assessing Department**

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Somerset Collection	95,817,520	58,558,600	5	Somerset Mall	1.11
2	DTE	34,475,970	34,111,750	9	Utility	0.65
3	Troy Apts IV	73,219,900	30,792,120	25	Apartment Leasing	0.58
4	Troy Officenter	26,739,140	26,487,590	7	Office Leasing	0.50
5	CC Troy	33,780,940	22,205,180	4	Office Leasing	0.42
6	Bostick	37,110,410	18,602,840	12	Office Leasing	0.35
7	Consumers Energy	18,515,160	18,396,260	6	Utility	0.35
8	900 Tower	26,739,750	16,809,920	3	Office Leasing	0.32
9	Kelly Properties	24,798,460	15,966,660	7	Corporate HQ	0.30
10	755 Tower	26,739,140	15,411,090	2	Office Leasing	0.29
11	Troy Beaver Realty	26,739,160	14,288,160	2	Office Leasing	0.27
12	Delphi	53,478,770	13,905,370	2	Corporate HQ	0.26
13	Regents Park	26,739,920	13,892,860	3	Apartment Leasing	0.26
14	SCA-100	15,197,790	13,087,420	1	Office Leasing	0.25
15	Children's Hospital	13,384,490	12,402,340	2	Hospital	0.24
16	Nemer Troy Place	13,132,560	10,755,270	5	Office Leasing	0.20
17	Somerset Place	18,768,000	10,724,030	1	Office Leasing	0.20
18	Gables of Troy	26,739,480	10,131,620	4	Office Leasing	0.19
19	Tyler Technologies	13,463,820	9,979,380	2	Office Leasing	0.19
20	Sheffield Owner	20,764,620	9,781,400	3	Office Leasing	0.19
Totals		626,345,000	376,289,860			7.15

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
9.06	7.15

2020
Top Twenty Taxpayers
Troy DDA

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Somerset Collection	95,817,520	58,558,600	5	Somerset Mall	1.11
2	Troy Office Center	26,739,140	26,487,590	7	Office Leasing	0.50
3	CC Troy	33,780,940	22,205,180	4	Office Leasing	0.42
4	Wilshire Plaza	19,008,040	16,809,920	3	Office Leasing	0.32
5	755 Tower	24,103,140	15,411,090	2	Office Leasing	0.29
6	Kelly Services	20,354,220	13,467,230	5	Corporate HQ	0.26
7	Children's Hospital	13,384,490	12,402,340	2	Hospital	0.24
8	Nemer Troy Place	13,132,560	10,755,270	5	Office Leasing	0.20
9	Somerset Place	18,768,000	10,724,030	1	Office Leasing	0.20
10	Liberty Investments	13,044,710	9,164,510	2	Office Leasing	0.17
11	Macy's	12,397,380	9,070,310	2	Retail	0.17
12	Gelleria of Troy	9,807,280	7,218,000	1	Office Leasing	0.14
13	Nordstrom	10,277,500	6,869,840	2	Retail	0.13
14	NS International	8,636,610	5,928,190	2	Office Leasing	0.11
15	Neiman Marcus	7,122,870	5,224,680	2	Retail	0.10
16	LSTC	5,533,220	5,159,330	3	Office Leasing	0.10
17	Sheffield Owner	11,867,510	4,996,990	2	Office Leasing	0.09
18	Summit Wilshire	8,018,320	4,956,250	2	Office Leasing	0.09
19	Troy 888	6,681,070	4,941,190	4	Office Leasing	0.09
20	Bostick 801	4,822,330	4,822,330	2	Office Leasing	0.09
Totals		363,296,850	255,172,870			4.85

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
5.25	4.85

2020

Top Twenty Taxpayers

Avondale School District

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Northfield Commons	3,922,420	3,287,990	1	Retail	0.06
2	Nino Salvaggio's	3,932,350	3,250,700	2	Retail	0.06
3	Caswell Properties	5,083,180	3,198,220	2	Retail/Apartment	0.06
4	HCR Manorcare	3,704,000	3,152,510	1	Assisted Living	0.06
5	Sunrise Troy Assisted Living	2,354,020	1,835,320	1	Assisted Living	0.03
6	DTE	1,607,860	1,607,860	1	Utility	0.03
7	Bostick	1,189,330	931,370	8	Residence	0.02
8	Consumer's Energy	886,840	886,840	1	Utility	0.02
9	Petruzzello's	833,640	778,990	1	Catering	0.01
10	Troy Professional	1,009,710	733,420	2	Office Leasing	0.01
11	Kroger	603,290	603,290	1	Retail	0.01
12	Amberwood Townhomes	687,830	495,240	1	Apartment Leasing	0.01
13	Comcast	473,060	473,060	1	Cable/Internet	0.01
14	Boji	447,400	447,400	1	Residence	0.01
15	Rest/Ret LLC	1,289,300	428,130	1	Restaurant	0.01
16	Nikolla	423,460	399,090	1	Residence	0.01
17	Giri	375,150	375,150	1	Residence	0.01
18	Murad	367,100	367,100	1	Residence	0.01
19	Dedaj	503,490	361,170	2	Residence	0.01
20	Abou	387,980	354,410	1	Residence	0.01
Totals		30,081,410	23,967,260			0.46

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
0.43	0.46

Top Twenty Avondale School District 4

2020**Top Twenty Taxpayers
Birmingham School District****City of Troy Assessing Department**

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Grand/Sakwa	6,483,190	5,534,490	3	Retail	0.11
2	Target	4,729,770	4,350,791	2	Retail	0.08
3	DTE	4,333,880	4,333,880	2	Utility	0.08
4	Home Depot	4,679,580	3,539,650	2	Retail	0.07
5	SP Industial	4,054,410	3,201,250	3	Industrial Leasing	0.06
6	International Transmission	3,017,970	3,017,970	1	Utility	0.06
7	Kohl's	2,706,700	2,524,110	2	Retail	0.05
8	Kroger	2,431,290	2,268,700	2	Retail	0.04
9	LA Fitness	1,738,680	1,354,560	2	Fitness Center	0.03
10	BB Investments	1,436,180	1,243,020	5	Vacant Residential Lots	0.02
11	Consumer's Energy	749,050	749,059	1	Utility	0.01
12	Secured Storage	905,850	716,286	2	Mini Storage	0.01
13	Prater	715,780	715,785	1	Residence	0.01
14	Fishman	705,390	705,395	1	Residence	0.01
15	Wolverine Carbide	1,068,970	680,560	1	Industrial	0.01
16	Ess Prissa LLC	757,610	674,654	1	Mini Storage	0.01
17	Bazo	789,040	671,961	6	Residence	0.01
18	B & B Properties	842,270	646,256	2	Industrial Leasing	0.01
19	Goldfish Swim School	679,530	637,856	2	Swim School	0.01
20	Uppal	673,240	595,145	5	Residence	0.01
Totals		43,498,380	38,161,378			0.72

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
0.63	0.72

2020

**Top Twenty Taxpayers
Bloomfield Hills School District
City of Troy Assessing Department**

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Windemere Park	3,070,260	2,708,450	1	Assisted Living	0.05
2	DTE	973,960	973,960	2	Utility	0.02
3	LSTC California	1,556,710	938,960	1	Office Leasing	0.02
4	Reid	900,670	900,670	1	Residence	0.02
5	Malik	718,770	718,770	1	Residence	0.01
6	Dedvukaj	708,050	708,050	1	Residence	0.01
7	Mac Neill	706,090	706,090	1	Residence	0.01
8	Pllumaj	740,500	663,890	2	Residence	0.01
9	Kissoondial	672,090	662,170	1	Residence	0.01
10	Camaj	630,250	630,250	1	Residence	0.01
11	Khan	602,180	602,180	1	Residence	0.01
12	Rao	608,850	600,190	1	Residence	0.01
13	Jain	583,690	583,690	1	Residence	0.01
14	Lee	582,490	582,490	1	Residence	0.01
15	Hajjar	756,210	579,130	1	Residence	0.01
16	Choudhary	576,110	576,110	1	Residence	0.01
17	Veluru	573,240	573,240	1	Residence	0.01
18	Shah	679,870	556,430	1	Residence	0.01
19	Durgham	552,890	552,890	1	Residence	0.01
20	Varghese	532,130	532,130	1	Residence	0.01
Totals		16,725,010	15,349,740			0.29

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
0.24	0.29

2020

**Top Twenty Taxpayers
Lamphere Public Schools**

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Urbanca	38,639,960	28,250,720	9	Oakland Mall	0.54
2	MGA Research	8,988,470	8,988,470	1	Engineering	0.17
3	Oakland Plaza Tower	7,819,440	6,412,800	3	Retail	0.12
4	Oakland Square	6,905,210	6,317,090	3	Retail	0.12
5	Macy's	5,829,100	5,829,100	2	Retail	0.11
6	Sears	3,940,530	3,925,270	1	Retail	0.07
7	JC Penney	4,424,160	3,803,730	2	Retail	0.07
8	Wolverine Carbide	2,550,750	2,197,860	2	Industrial	0.04
9	400 John R LLC	2,386,230	2,170,590	1	Retail	0.04
10	Hansons Properties	3,365,940	2,071,400	1	Industrial	0.04
11	Bostick	2,105,150	1,765,640	4	Industrial	0.03
12	600 Data Center	1,358,280	1,083,860	1	Engineering	0.02
13	Managed Way	1,000,000	1,000,000	1	Office Leasing	0.02
14	LGA 3 LLC	781,160	781,160	1	Retail	0.01
15	Executive Real Estate	1,101,320	726,040	1	Industrial Leasing	0.01
16	Oakland Commerce	980,970	670,670	1	Industrial Leasing	0.01
17	La Force	988,050	617,100	1	Industrial	0.01
18	Becker	884,400	600,240	3	Industrial	0.01
19	Sportmans's Warehouse	535,190	535,190	1	Retail	0.01
20	570 Executive LLC	837,330	524,360	1	Industrial	0.01
Totals		95,421,640	78,271,290			1.49

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
1.38	1.49

2020

**Top Twenty Taxpayers
Royal Oak Public Schools**

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Cole OFC	4,052,210	3,543,530	1	Office Leasing	0.07
2	Troy Hotels	4,389,660	3,407,260	1	Hotel/Motel	0.06
3	HOV Services	3,372,510	3,372,510	1	Leased Equipment	0.06
4	250 Stephenson LLC	4,205,970	2,740,080	1	Office Leasing	0.05
5	Holiday Inn Express	2,828,940	2,536,320	2	Hotel/Motel	0.05
6	Troy 750 Stephenson	2,339,320	2,339,320	1	Office Leasing	0.04
7	SourceHOV	3,374,120	2,302,570	1	Healthcare Services	0.04
8	Kostal of America	3,651,850	2,109,330	2	Corporate HQ	0.04
9	Troy 500 Stephenson	1,507,340	1,507,340	1	Office Leasing	0.03
10	Office Ventures	2,100,620	1,437,200	1	Office Leasing	0.03
11	Site One Landscape	1,447,090	1,238,880	2	Landscape Services	0.02
12	North American Bancard	1,009,490	1,009,490	1	Corporate HQ	0.02
13	Continental Catering	1,000,670	1,000,670	1	Catering	0.02
14	Data Sale Co	924,870	924,870	1	Corporate HQ	0.02
15	Source Corp BPS	806,040	806,040	1	Corporate HQ	0.02
16	Phoenix Wire Works	1,182,260	755,680	1	Industrial	0.01
17	Intraco Corp	1,165,480	713,680	2	Industrial	0.01
18	Robbins Park	1,416,700	691,440	1	Office Leasing	0.01
19	Deal Investments	896,230	623,510	1	Office Leasing	0.01
20	Special Tree Rehabilitation	694,640	607,060	2	Rehabilitation Services	0.01
Totals		42,366,010	33,666,780			0.64

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
0.61	0.64

2020

Top Twenty Taxpayers

Warren Consolidated Schools

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Troy Tech Park	12,491,940	8,582,750	5	Engineering Leasing	0.16
2	920 on The Park	7,683,510	6,630,390	1	Senior Apartments	0.13
3	Edinburgh Properties	8,299,930	5,922,370	1	Industrial Leasing	0.11
4	Home Properties	7,701,180	4,720,680	2	Apartment Leasing	0.09
5	Bostick	5,228,870	4,126,440	16	Industrial Leasing	0.08
6	Elder Ford	3,234,980	2,391,870	1	Auto Dealer	0.05
7	Indusco Inv CO	3,117,920	2,011,430	1	Industrial Leasing	0.04
8	DTE	1,940,670	1,940,670	1	Utility	0.04
9	Lukowski Yarema	3,173,380	1,822,970	5	Industrial	0.03
10	First Industrial	3,062,210	1,683,800	6	Industrial Leasing	0.03
11	American Polish Cultural Cente	1,852,440	1,658,600	3	Catering	0.03
12	Tire Wholesalers	1,816,930	1,467,810	2	Tire Sales/Warehouse	0.03
13	1099 Chicago	1,481,700	1,324,820	1	Engineering Leasing	0.03
14	1740 E Maple	1,354,740	1,238,250	1	Industrial	0.02
15	Ring Road Properies	1,261,530	1,193,750	1	Engineering Leasing	0.02
16	John R Spring	3,111,440	1,170,390	1	Spring Repair	0.02
17	Dequindre RE Investments	1,577,350	1,078,460	4	Industrial	0.02
18	Tepel Land Co	1,760,510	1,067,520	7	Printing	0.02
19	Maple Office Park	1,036,450	1,035,840	2	Office Leasing	0.02
20	D & R Chicago	2,333,710	1,030,810	3	Industrial	0.02
Totals		73,521,390	52,099,620			0.99

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
1.06	0.99

2020

Board of Review

Minutes

TUESDAY, MARCH 3, 2020

12:45 PM - The 2020 Board of Review met at the Troy City offices. Howard Adams was elected to the Chair. Also serving were Frank Strahl and James Hatch. City Assessor, Nino Licari, served as the Secretary. Mr. Licari presented the Assessment Roll to the Board. There were no corrections of omissions or errors. The Board was then called to order at 1:00PM to hear all appeals of Assessments placed against property in the City of Troy. The Board adjourned at 9:00 PM. The following appeals were heard.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	001.01:10PM	88-20-02-153-044	Michalczak, Agata	1345 Hollins Hall	02-153-044
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
175,610	175,610	172,500	172,500	(3,110)	(3,110)

The Petitioner Submitted The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$172,500 In A Split Decision.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	002.01:20PM	88-20-06-403-001	Gorman III, Thomas E & Katherine	6467 Red Oak	06-403-001
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
285,380	282,890	247,850	247,850	(37,530)	(35,040)

The Petitioner Submitted Comparables And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$247,850 With One Board Member Recusing Himself.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	003.01:30PM	88-20-07-202-028	Cueny, Mark E & Polly R	5763 Clearview	07-202-028
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
372,320	372,320	372,320	372,320	0	0

The Petitioner Submitted An Ongoing Land Boundary Dispute For The Board To Review. The Board Voted No Change With One Board Member Recusing Himself.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	004.01:40PM	88-20-19-303-001	Witoszynski, Michael	3360 Adams	19-303-001
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
145,880	145,880	140,000	140,000	(5,880)	(5,880)

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$140,000 In A Split Decision.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	005.01:50PM	88-20-02-153-081	Guo, Lily	1372 Hollins Hall	02-153-081
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
199,300	185,960	182,500	182,500	(16,800)	(3,460)

The Petitioner Submitted A Comparable For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$182,500.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	006.02:00PM	88-20-24-104-021	Boopalam, Chandrashekar	3894 Sandpiper	24-104-021
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
276,360	276,360	276,360	276,360	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	007.02:10PM	88-20-12-429-011	Brikho, Ahlam & Anthony	2882 English	12-429-011
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
129,420	129,420	129,420	129,420	0	0

The Petitioner Submitted The 2019 Sale Price And Lack Of Updates For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	008.02:20PM	88-20-09-277-010	Hussain, Ashfaq	71 Habrand	09-277-010
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
121,060	99,650	121,060	99,650	0	0

The Petitioner Submitted The 2016 Sale Price For The Board To Review. The Board Voted No Change.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	008.06.10PM	88-20-21-231-003	Sandhu, Jagmail & Surinder	122 Miracle	21-231-003
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
164,470	105,610	152,570	105,610	(11,900)	0

The Petitioner Disputed The Assessed Value Of The Property. The Board Voted To Reduce The Assessed Value To \$152,570 With No Change To The Taxable Value.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	009.07.20PM	88-20-14-353-002	Cholaveti, Suresh	4215 Easton Way	14-353-002
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
273,700	273,700	273,700	273,700	0	0

The Petitioner Submitted An Appraisal For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	010.07.40PM	88-20-07-202-014	Merten, Mark & Kristen	5784 Algonquin	07-202-014
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
402,240	402,240	390,000	390,000	(12,240)	(12,240)

The Petitioner Submitted The Condition Of The Home And Comparables For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$390,000.

2020

Board of Review

Minutes

MONDAY, MARCH 9, 2020

9:00 AM - The 2020 Board of Review met for the second session at the Troy City offices. Howard Adams called the meeting to order. Also present were Frank Strahl, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The following appeals were heard. The Board adjourned at 5:00 PM.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	011.10:10AM	88-20-19-353-006	Mattia, Marvin	3183 Weathervane	19-353-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
144,850	143,890	119,890	119,890	(24,960)	(24,000)

The Petitioner Submitted The Condition Of The Home For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$119,890.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	012.10:20AM	88-20-12-426-013	Nassir, Mariam	2871 Santia	12-426-013

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
212,160	212,160	202,500	202,500	(9,660)	(9,660)

The Petitioner Submitted The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$202,500.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	013.10:30AM	88-20-05-402-025	Kim, Christian & Myoung	6481 Basswood	05-402-025

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
251,700	251,700	202,000	202,000	(49,700)	(49,700)

The Petitioner And His Mortgage Lender Submitted Comparables And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$202,000.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	014.10:40AM	88-20-20-402-006	Brunner, Linda Page	3396 Alpine	20-402-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
150,730	89,520	172,080	89,520	21,350	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Increase The Assessed Value To \$172,080 With No Change To The Taxable Value.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	015.11:00AM	88-20-12-326-011	Koenke Trust, Douglas William	5243 Saffron	12-326-011

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
163,230	163,230	163,230	163,230	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change With One Board Member Recusing Himself.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	016.11:10AM	88-20-17-476-031	Rauch, Gerald A & Tracy A	4187 Penrose	17-476-031

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
319,950	273,660	273,660	273,660	(46,290)	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed Value To \$273,660 With No Change To The Taxable Value In A Split Decision.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	017.01:00PM	88-20-06-426-006	Gumma, Peter & Abby	2070 Chalgrove	06-426-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
434,870	355,640	434,870	355,640	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	018.01:20PM	88-20-20-426-021	Kompella, Murty	1754 Muer	20-426-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
140,090	88,010	140,090	88,010	0	0

The Petitioner Submitted Comparables And The Style Of Home For The Board To Review. The Board Voted No Change.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	019.01:30PM	88-20-12-427-008	Bridges Trust, Daniel & Danette	2850 Santia	12-427-008

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
217,190	174,580	217,190	174,580	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	020.03:50PM	88-20-21-301-006	Zetouna, Mark	928 Muer	21-301-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
218,190	109,990	185,000	109,990	(33,190)	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed Value To \$185,000 With No Change To The Taxable Value.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	021.04:00PM	88-20-01-351-028	Li, Sanjun	6230 Brittany Tree	01-351-028

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
199,630	182,310	199,630	182,310	0	0

The Petitioner Submitted The Condition Of The Home And Comparables For The Board To Review. The Board Voted No Change.

2020

Board of Review

Minutes

TUESDAY, MARCH 10, 2020

1:00 PM - The 2020 Board of Review met for the third session at the Troy City offices. Howard Adams called the meeting to order. Also present were, Frank Strahl, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The following appeals were heard. The Board adjourned at 9:00 PM.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	022.01:10PM	88-20-02-253-004	Carroll, Thomas	1525 Three Lakes	02-253-004

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
248,700	238,940	248,700	238,940	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	023.03.:20PM	88-20-02-128-021	Vuktilaj, Aleks	6826 Barabeau	02-128-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
226,290	226,290	226,290	226,290	0	0

The Petitioner Submitted The Sale Price For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	023.08:10PM	88-20-24-104-022	Bhamidipati, Ravi &	3886 Sandpiper	24-104-022

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
288,910	288,910	288,910	288,910	0	0

The Petitioner Submitted An Appraisal For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	025.06:00PM	88-20-03-279-032	Apahidean Jr, Olimpiu &	Vacant Land	03-279-032

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
53,400	53,400	53,400	53,400	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change. The Assessor Recused Himself And The Deputy Assessor Stepped In.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	026.06:05PM	88-20-03-279-033	Apahidean Jr, Olimpiu &	826 Marengo	03-279-033
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
82,040	82,040	81,120	81,120	(920)	(920)

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$81,120 Due A Dimension Error. The Deputy Assessor Stayed for this appeal.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	027.06:10PM	88-20-12-182-002	Jenneker Trust, Vernon L	2172 Michele	12-182-002
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
153,490	103,910	150,000	103,910	(3,490)	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed Value To \$150,000 With No Change To The Taxable Value In A Split Decision.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	028.06:20PM	88-20-01-427-007	Hakim, Ahmed H	2875 Ranieri	01-427-007
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
188,450	188,450	175,000	175,000	(13,450)	(13,450)

The Petitioner Submitted The Condition Of The Home For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$175,000.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	029.06:30PM	88-20-18-276-005	Sinha, Sanjoy	2090 Kingsway	18-276-005
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
324,370	267,480	324,370	267,480	0	0

The Petitioner Submitted Comparables And An Appraisal For The Board To Review. The Board Voted No Change.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	030.06:40PM	88-20-23-201-005	Chen, Kai	3855 Kings Point	23-201-005

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
153,660	140,830	153,660	140,830	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	031.06:50PM	88-20-06-301-006	Garippa, James P	2848 Bretby	06-301-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
177,690	177,690	160,000	160,000	(17,690)	(17,690)

The Petitioner'S Representative Submitted The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$160,000.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	032.07:00PM	88-20-13-251-022	Grainger, Hannah	2643 Renshaw	13-251-022

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
121,140	97,550	109,000	97,550	(12,140)	0

The Petitioner Detailed Flooding Issues And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed Value only To \$109,000. The Assessor Recused Himself And The Deputy Assessor Stepped In.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	033.07:10PM	88-20-20-156-004	Zhao, Rui	1933 Kristin	20-156-004

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
231,240	231,240	212,500	212,500	(18,740)	(18,740)

The Petitioner Submitted Comparables And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$212,500.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	034.07:30PM	88-20-17-352-003	Yan, Huijun	1977 Sutton Place	17-352-003

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
312,020	286,950	300,000	286,950	(12,020)	0

The Petitioner Submitted Comparables And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed Value To \$300,000 With No Change To The Taxable Value.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	035.07:40PM	88-20-21-277-002	Mikhail, Esther Sameh Sameih	173 Kirk Lane	21-277-002

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
93,010	93,010	93,010	93,010	0	0

The Petitioner Submitted The Condition Of The Home For The Board To Review. The Board Voted No Change.

2020

Board of Review

Minutes

THURSDAY, MARCH 19, 2020

1:00 PM - The 2020 Board of Review met for the fourth session at the Troy City offices. This is the study session to review Assessor Changes, Correspondence Appeals, Poverty Exemptions, Veterans Exemptions and late filed Personal Property returns. Howard Adams called the meeting to order. Also present were Frank Strahl, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The first appeals were Assessor Changes, where a taxpayer appeals their value between receipt of their Notice and the start of the Board of Review, with staff. The affidavits for the change are presented to the Board as a courtesy.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC01.01:00PM	88-20-01-351-020	Chowdhury, Tareq	6118 Brittany Tree	01-351-020

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
188,480	188,480	172,500	172,500	(15,980)	(15,980)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC02.01:00PM	88-20-04-176-004	Sapardanis, Christopher J	6730 Fulton	04-176-004

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
215,210	215,210	210,000	210,000	(5,210)	(5,210)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC03.01:00PM	88-20-04-477-003	Mrozek, Jason A	6146 Blackwall	04-477-003

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
158,280	127,770	130,000	127,770	(28,280)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC04.01:00PM	88-20-04-226-036	Schmitt, Jeffrey W	6911 Livernois	04-226-036

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
365,410	253,350	301,770	253,350	(63,640)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC04.01:00PM	88-20-06-101-013	O Brien, Jake S	2840 Donegal	06-101-013

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
170,030	170,030	151,000	151,000	(19,030)	(19,030)

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC05.01:00PM	88-20-05-202-008	Kenimer, Jeremy	6713 Aurora	05-202-008

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
226,890	226,890	215,000	215,000	(11,890)	(11,890)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC07.01:00PM	88-20-13-402-021	Mohammed, Raheem A	4096 Stonington	13-402-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
276,140	273,900	272,000	272,000	(4,140)	(1,900)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC08.01:00PM	88-20-14-353-013	Gangisetty, Prasad	4172 Easton Way	14-353-013

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
275,040	257,750	271,540	254,250	(3,500)	(3,500)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC09.01:00PM	88-20-14-454-009	Steffens, Anthony A	1607 Merriweather	14-454-009

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
259,400	259,400	225,000	225,000	(34,400)	(34,400)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC10.01:00PM	88-20-16-428-026	Wurm Trust, Joseph R	50 Paragon	16-428-026

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
144,130	132,870	141,400	132,870	(2,730)	0

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC11.01:00PM	88-20-17-453-015	Buckles, Jonathan	4081 Penrose	17-453-015

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
265,160	265,160	246,500	246,500	(18,660)	(18,660)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC12.01:00PM	88-20-18-201-021	Baranowski, Joel T	2268 Oak River	18-201-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
232,120	191,800	220,000	191,800	(12,120)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC13.01:00PM	88-20-22-357-032	Alzaiat, Hiba	3150 Troy	22-357-032

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
156,020	152,020	143,250	143,250	(12,770)	(8,770)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC14.01:00PM	88-20-25-352-017	Demattei, Crystal	2304 Virginia	25-352-017

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
195,730	89,930	173,400	89,930	(22,330)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC15.01:00PM	88-20-27-154-028	Vijayakumar, Ramakrishna	64 Starr	27-154-028

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
168,310	168,310	150,500	150,500	(17,810)	(17,810)

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC16.01:00PM	88-20-28-427-004	Imam, Bashar	317 Olympia	28-427-004

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
106,640	106,640	100,000	100,000	(6,640)	(6,640)

2020

Board of Review

Minutes

THURSDAY MARCH 19, 2020

1:20 PM - The 2020 Board of Review Study Session continued with Correspondence Appeals. Taxpayers, by right, may appeal their Assessment in writing. These are reviewed by staff in the Assessing Department, and then sent on to the Board of Review for a final determination.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	C.01.02:00PM	88-20-01-430-005	Alsaffar, Ali	2803 Chippewa	01-430-005

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
186,760	176,690	186,760	176,690	0	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	C.02.02:00PM	88-20-10-453-007	Lal, Anil	560 Trillium	10-453-007

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
345,170	252,910	285,000	252,910	(60,170)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	C.03.02:00PM	88-20-12-128-031	Martucci, Joseph	5823 Cliffside	12-128-031

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
149,440	73,800	138,300	73,800	(11,140)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	C.04.02:00PM	88-20-34-201-084	Think Tank 4 Llc	665 Elmwood	34-201-084

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
705,550	705,550	487,500	487,500	(218,050)	(218,050)

2020

Board of Review

Minutes

THURSDAY, MARCH 19, 2020

1:30 PM - The next appeals presented for the Board's review were Poverty Exemptions. Taxpayers who meet income and asset guidelines as approved by the City Council each year may qualify for up to a 100% exemption from property taxes. The information on the affidavits is confidential. The affidavit must be filed each year.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE01.03:00PM	88-20-02-XXX-XXX			02-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
107,570	0	0	0	(107,570)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE02.03:00PM	88-20-02-XXX-XXX			02-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
175,340	175,340	0	0	(175,340)	(175,340)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE03.03:00PM	88-20-04-XXX-XXX			04-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
103,790	103,790	0	0	(103,790)	(103,790)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE04.03:00PM	88-20-09-XXX-XXX			09-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
110,510	110,510	0	0	(110,510)	(110,510)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE05.03:00PM	88-20-10-XXX-XXX			10-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
180,370	180,370	0	0	(180,370)	(180,370)

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE06.03:00PM	88-20-11-XXX-XXX			11-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
114,550	114,550	0	0	(114,550)	(114,550)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE07.03:00PM	88-20-11-XXX-XXX			11-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
116,060	116,060	0	0	(116,060)	(116,060)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE08.03:00PM	88-20-11-XXX-XXX			11-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
146,030	146,030	0	0	(146,030)	(146,030)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE09.03:00PM	88-20-15-XXX-XXX			15-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
148,490	148,490	0	0	(148,490)	(148,490)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE10.03:00PM	88-20-22-XXX-XXX			22-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
144,170	144,170	0	0	(144,170)	(144,170)

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE11.03:00PM	88-20-22-XXX-XXX			22-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
122,900	82,110	0	0	(122,900)	(82,110)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE12.03:00PM	88-20-25-XXX-XXX			25-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
73,440	55,050	0	0	(73,440)	(55,050)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE13.03:00PM	88-20-27-XXX-XXX			27-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
155,710	155,710	0	0	(155,710)	(155,710)

2020

Board of Review

Minutes

THURSDAY, MARCH 19, 2020

1:45 PM - The last appeals presented for the Board's review were Veterans Exemptions. A disabled Veteran (and their unremarried spouse) qualify for a 100% exemption from property taxes based on State law. The affidavit must be filed each year. The Board had their final adjournment at 2:00 PM.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	VE01.04:00PM	88-20-13-478-021			13-478-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
129,120	81,320	0	0	(129,120)	(81,320)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	VE02.04:00PM	88-20-17-202-006			17-202-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
254,980	254,980	0	0	(254,980)	(254,980)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	VE03.04:00PM	88-20-19-202-012			19-202-012

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
183,240	110,820	0	0	(183,240)	(110,820)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	VE04.04:00PM	88-20-02-277-022			02-277-022

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
219,860	158,140	0	0	(219,860)	(158,140)

2020 March Board of Review Cross Reference - Troy City

Appeal Date	Appeal #/Time	Parcel ID	2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V	Sec	Pg
03/19/20	AC01.01:00PM	88-20-01-351-020	188,480	188,480	172,500	172,500	(15,980)	(15,980)	AC	11
03/09/20	021.04:00PM	88-20-01-351-028	199,630	182,310	199,630	182,310	0	0	03/09	6
03/10/20	028.06:20PM	88-20-01-427-007	188,450	188,450	175,000	175,000	(13,450)	(13,450)	03/10	8
03/19/20	C.01.02:00PM	88-20-01-430-005	186,760	176,690	186,760	176,690	0	0	CA	15
03/10/20	023.03.:20PM	88-20-02-128-021	226,290	226,290	226,290	226,290	0	0	03/10	7
03/19/20	PE01.03:00PM	88-20-02-XXX-XXX	107,570	0	0	0	(107,570)	0	PE	16
03/03/20	001.01:10PM	88-20-02-153-044	175,610	175,610	172,500	172,500	(3,110)	(3,110)	03/03	1
03/03/20	005.01:50PM	88-20-02-153-081	199,300	185,960	182,500	182,500	(16,800)	(3,460)	03/03	2
03/19/20	PE02.03:00PM	88-20-02-XXX-XXX	175,340	175,340	0	0	(175,340)	(175,340)	PE	16
03/10/20	022.01:10PM	88-20-02-253-004	248,700	238,940	248,700	238,940	0	0	03/10	7
03/19/20	VE04.04:00PM	88-20-02-277-022	219,860	158,140	0	0	(219,860)	(158,140)	VE	19
03/10/20	025.06:00PM	88-20-03-279-032	53,400	53,400	53,400	53,400	0	0	03/10	7
03/10/20	026.06:05PM	88-20-03-279-033	82,040	82,040	81,120	81,120	(920)	(920)	03/10	8
03/19/20	AC02.01:00PM	88-20-04-176-004	215,210	215,210	210,000	210,000	(5,210)	(5,210)	AC	11
03/19/20	AC04.01:00PM	88-20-04-226-036	365,410	253,350	301,770	253,350	(63,640)	0	AC	11
03/19/20	PE03.03:00PM	88-20-04-XXX-XXX	103,790	103,790	0	0	(103,790)	(103,790)	PE	16
03/19/20	AC03.01:00PM	88-20-04-477-003	158,280	127,770	130,000	127,770	(28,280)	0	AC	11
03/19/20	AC05.01:00PM	88-20-05-202-008	226,890	226,890	215,000	215,000	(11,890)	(11,890)	AC	12
03/09/20	013.10:30AM	88-20-05-402-025	251,700	251,700	202,000	202,000	(49,700)	(49,700)	03/09	4
03/19/20	AC04.01:00PM	88-20-06-101-013	170,030	170,030	151,000	151,000	(19,030)	(19,030)	AC	11
03/10/20	031.06:50PM	88-20-06-301-006	177,690	177,690	160,000	160,000	(17,690)	(17,690)	03/10	9
03/03/20	002.01:20PM	88-20-06-403-001	285,380	282,890	247,850	247,850	(37,530)	(35,040)	03/03	1
03/09/20	017.01:00PM	88-20-06-426-006	434,870	355,640	434,870	355,640	0	0	03/09	5
03/03/20	010.07.40PM	88-20-07-202-014	402,240	402,240	390,000	390,000	(12,240)	(12,240)	03/03	3
03/03/20	003.01:30PM	88-20-07-202-028	372,320	372,320	372,320	372,320	0	0	03/03	1
03/19/20	PE04.03:00PM	88-20-09-XXX-XXX	110,510	110,510	0	0	(110,510)	(110,510)	PE	16
03/03/20	008.02:20PM	88-20-09-277-010	121,060	99,650	121,060	99,650	0	0	03/03	2
03/19/20	PE05.03:00PM	88-20-10-XXX-XXX	180,370	180,370	0	0	(180,370)	(180,370)	PE	16
03/19/20	C.02.02:00PM	88-20-10-453-007	345,170	252,910	285,000	252,910	(60,170)	0	CA	15
03/19/20	PE06.03:00PM	88-20-11-XXX-XXX	114,550	114,550	0	0	(114,550)	(114,550)	PE	17
03/19/20	PE07.03:00PM	88-20-11-XXX-XXX	116,060	116,060	0	0	(116,060)	(116,060)	PE	17
03/19/20	PE08.03:00PM	88-20-11-XXX-XXX	146,030	146,030	0	0	(146,030)	(146,030)	PE	17
03/19/20	C.03.02:00PM	88-20-12-128-031	149,440	73,800	138,300	73,800	(11,140)	0	CA	15
03/10/20	027.06:10PM	88-20-12-182-002	153,490	103,910	150,000	103,910	(3,490)	0	03/10	8
03/09/20	015.11:00AM	88-20-12-326-011	163,230	163,230	163,230	163,230	0	0	03/09	5
03/09/20	012.10:20AM	88-20-12-426-013	212,160	212,160	202,500	202,500	(9,660)	(9,660)	03/09	4
03/09/20	019.01:30PM	88-20-12-427-008	217,190	174,580	217,190	174,580	0	0	03/09	6
03/03/20	007.02:10PM	88-20-12-429-011	129,420	129,420	129,420	129,420	0	0	03/03	2
03/10/20	032.07:00PM	88-20-13-251-022	121,140	97,550	109,000	97,550	(12,140)	0	03/10	9
03/19/20	AC07.01:00PM	88-20-13-402-021	276,140	273,900	272,000	272,000	(4,140)	(1,900)	AC	12
03/19/20	VE01.04:00PM	88-20-13-478-021	129,120	81,320	0	0	(129,120)	(81,320)	VE	19
03/03/20	009.07.20PM	88-20-14-353-002	273,700	273,700	273,700	273,700	0	0	03/03	3
03/19/20	AC08.01:00PM	88-20-14-353-013	275,040	257,750	271,540	254,250	(3,500)	(3,500)	AC	12
03/19/20	AC09.01:00PM	88-20-14-454-009	259,400	259,400	225,000	225,000	(34,400)	(34,400)	AC	12
03/19/20	PE09.03:00PM	88-20-15-XXX-XXX	148,490	148,490	0	0	(148,490)	(148,490)	PE	17

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03/19/20	AC10.01:00PM	88-20-16-428-026	144,130	132,870	141,400	132,870	(2,730)	0	AC	12
03/19/20	VE02.04:00PM	88-20-17-202-006	254,980	254,980	0	0	(254,980)	(254,980)	VE	19
03/10/20	034.07:30PM	88-20-17-352-003	312,020	286,950	300,000	286,950	(12,020)	0	03/10	10
03/19/20	AC11.01:00PM	88-20-17-453-015	265,160	265,160	246,500	246,500	(18,660)	(18,660)	AC	13
03/09/20	016.11:10AM	88-20-17-476-031	319,950	273,660	273,660	273,660	(46,290)	0	03/09	5
03/19/20	AC12.01:00PM	88-20-18-201-021	232,120	191,800	220,000	191,800	(12,120)	0	AC	13
03/10/20	029.06:30PM	88-20-18-276-005	324,370	267,480	324,370	267,480	0	0	03/10	8
03/19/20	VE03.04:00PM	88-20-19-202-012	183,240	110,820	0	0	(183,240)	(110,820)	VE	19
03/03/20	004.01:40PM	88-20-19-303-001	145,880	145,880	140,000	140,000	(5,880)	(5,880)	03/03	1
03/09/20	011.10:10AM	88-20-19-353-006	144,850	143,890	119,890	119,890	(24,960)	(24,000)	03/09	4
03/10/20	033.07:10PM	88-20-20-156-004	231,240	231,240	212,500	212,500	(18,740)	(18,740)	03/10	9
03/09/20	014.10:40AM	88-20-20-402-006	150,730	89,520	172,080	89,520	21,350	0	03/09	4
03/09/20	018.01:20PM	88-20-20-426-021	140,090	88,010	140,090	88,010	0	0	03/09	5
03/03/20	008.06:10PM	88-20-21-231-003	164,470	105,610	152,570	105,610	(11,900)	0	03/03	3
03/10/20	035.07:40PM	88-20-21-277-002	93,010	93,010	93,010	93,010	0	0	03/10	10
03/09/20	020.03:50PM	88-20-21-301-006	218,190	109,990	185,000	109,990	(33,190)	0	03/09	6
03/19/20	PE10.03:00PM	88-20-22-XXX-XXX	144,170	144,170	0	0	(144,170)	(144,170)	PE	17
03/19/20	AC13.01:00PM	88-20-22-357-032	156,020	152,020	143,250	143,250	(12,770)	(8,770)	AC	13
03/19/20	PE11.03:00PM	88-20-22-XXX-XXX	122,900	82,110	0	0	(122,900)	(82,110)	PE	18
03/10/20	030.06:40PM	88-20-23-201-005	153,660	140,830	153,660	140,830	0	0	03/10	9
03/03/20	006.02:00PM	88-20-24-104-021	276,360	276,360	276,360	276,360	0	0	03/03	2
03/10/20	023.08:10PM	88-20-24-104-022	288,910	288,910	288,910	288,910	0	0	03/10	7
03/19/20	PE12.03:00PM	88-20-25-XXX-XXX	73,440	55,050	0	0	(73,440)	(55,050)	PE	18
03/19/20	AC14.01:00PM	88-20-25-352-017	195,730	89,930	173,400	89,930	(22,330)	0	AC	13
03/19/20	AC15.01:00PM	88-20-27-154-028	168,310	168,310	150,500	150,500	(17,810)	(17,810)	AC	13
03/19/20	PE13.03:00PM	88-20-27-XXX-XXX	155,710	155,710	0	0	(155,710)	(155,710)	PE	18
03/19/20	AC16.01:00PM	88-20-28-427-004	106,640	106,640	100,000	100,000	(6,640)	(6,640)	AC	14
03/19/20	C.04.02:00PM	88-20-34-201-084	705,550	705,550	487,500	487,500	(218,050)	(218,050)	CA	15
73			14,928,780	13,396,920	11,565,800	10,703,750	(3,362,980)	(2,693,170)		



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P-02b

CITY COUNCIL AGENDA ITEM

Date: April 7, 2020

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: 1st Quarter 2020 Litigation Report

The following is the quarterly report of pending litigation and other matters of interest. **Developments during the FIRST quarter of 2020 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. International Outdoor, Inc. v City of Troy. On February 3, 2017, International Outdoor, Inc. filed this lawsuit in the Federal District Court for the Eastern District of Michigan challenging the constitutionality of the City's sign ordinance. International argues, among other things, that since the City does not require permits for temporary signs or special event signs, the permit



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requirement to erect a billboard is a content based restriction, allegedly in violation of the 2015 Reed v. Town of Gilbert U.S. Supreme Court case. According to International, the ordinance is unconstitutional and should not have been applied as a basis to deny the permits for its requested billboards. International states it is seeking injunctive and declaratory relief and money damages, but the complaint does not request any specific remedy. However, the case was filed under 42 U.S.C. Section 1983, which allows for the recovery of attorney fees if the plaintiff prevails on any aspect of the case. The lawsuit was assigned to Judge George Caram Steeh. The City filed a motion to dismiss. A hearing on the motion was scheduled for June 26, 2017. On June 30, 2017, the Court entered its order granting in part and denying in part the City's motion to dismiss. The Court granted the City's motion to dismiss Count II of the complaint, which alleged the Sign Ordinance contained content based restrictions imposed without a compelling government interest. However, the Court denied the City's motion as to Count I, which alleged the variance provisions of the Sign Ordinance constituted an unconstitutional prior restraint because it gives the Building Code Board of Appeals unbridled discretion in deciding a variance request. The City filed a motion for reconsideration, which is still pending with the Court. On December 20, 2017, the Court entered its order denying the motion for reconsideration, but clarifying that the Court had not made a final decision on the validity of Troy's Sign Ordinance. The City must now file an answer to Count I of the complaint. The City filed its answer, and the parties are now engaging in discovery. Discovery is continuing. Plaintiffs scheduled depositions of former and select current members of the Building Code Board of Appeals, and the City objected. Plaintiff then filed a motion to compel the depositions, to which the City responded. The Court issued an order stating that there would not be oral argument on the motion, so we are now waiting for the Court's decision concerning these depositions. The Court denied Plaintiff's motion to compel depositions. Plaintiff has now filed a motion for summary judgment, and the City's response is due October 11th. The City filed a response to the motion for summary judgment and a cross motion for summary judgment in favor of the City. A hearing on both the Plaintiff's motion and the City's motion was held on January 16, 2019. On January 18, 2019, the Court issued its opinion and order denying Plaintiff's motion for summary judgment and granting the City's motion for summary judgment. The Court entered a final judgment in the case in favor of the City. Plaintiff has now filed an appeal with United States Court of Appeals for the Sixth Circuit in Cincinnati, Ohio. Plaintiff also filed a motion in the District Court, claiming entitlement to attorney fees based on the Court's rulings, some of which were favorable to the Plaintiff, even though the case was dismissed in favor of the City. The City timely responded to this motion, which is still pending. As required by the Sixth Circuit Court of Appeals, the parties participated in an unfruitful mediation conference call on March 6, 2019. Afterwards, the Sixth Circuit established its appellate briefing schedule, requiring Plaintiff's brief to be filed on or before April 29, 2019, and the City's response is due May 28, 2019. On April 1, 2019, District Court Judge Steeh issued his opinion and order denying the Plaintiff's motion for attorney fees. Plaintiff has filed a second appealing to challenge the denial of attorney fees. On motion of the Plaintiff, the second appeal was consolidated with the initial appeal and the briefing schedule was amended. Plaintiff filed its appellate brief, and the City timely filed its response. The case has been scheduled for oral argument on October 16, 2019 before the U.S. Court of Appeals for the Sixth Circuit in Cincinnati. The Court heard oral arguments on October 16, 2019, and



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the parties are now waiting for the Court to issue its opinion. **As of March 31, 2020, the Court had not yet issued an opinion.**

2. Crossroads v. City of Troy and City of Troy v. Troy Building Code Board of Appeals. Plaintiff filed this lawsuit against the City, challenging the City's sign ordinance and also the City's sign moratorium. Plaintiff argues that three billboard sign permits were improperly rescinded as a result of the moratorium. The City has filed an answer and affirmative defenses. A scheduling conference was held on October 22, 2018. The Plaintiff filed a motion for partial summary judgment on one count of its 3 count complaint and the City filed a response. On January 17, 2019, Assigned Eastern District of Michigan Judge George Caram Steeh entertained arguments on the motion for partial summary judgment. On January 22, 2019, the Court entered its order denying Plaintiff's motion for partial summary judgment and granting the City's request to dismiss Count III of the complaint. Count III was dismissed on the basis the Plaintiff failed to exhaust its administrative remedies by failing to appeal the decision of the City's Zoning and Compliance Specialist to suspend the sign permits to the Building Code Board of Appeals. The parties are now engaging in discovery on the remaining two counts. In June 2019, Plaintiff filed an appeal with the Building Code Board of Appeals challenging the decision of the City's Zoning and Compliance Specialist suspending the sign permits. On September 4, 2019, the Building Code Board of Appeals granted the Plaintiff's application and reversed the decision to suspend the sign permits on the basis the language of the moratorium was not applicable to the three signs in question because the permits had already been issued. On September 25, 2019, the City filed an appeal from the Building Code Board of Appeals decision with the Oakland County Circuit Court. The appeal was assigned to Judge Hala Jarbou. In light of this appeal, the Court entered a stipulated order adjourning the scheduled court dates. The City's appellate brief in the Oakland County Circuit Court case was filed on December 23, 2019. **Appellee briefs were filed by the Plaintiff and on behalf of the BCBA on January 16, 2020 in the Oakland County Circuit Court case. The City's reply brief was filed by January 30, 2020, with oral argument scheduled for February 5, 2020 in the Oakland County Circuit Court Case. On February 7, 2020, Circuit Court Judge Jarbou issued an opinion and order dismissing the appeal. The City then filed a motion for reconsideration, which was denied by Judge Jarbou on March 2, 2020. Based on this decision, which would allow Crossroads to construct three billboards and would still allow Crossroads to seek damages in its federal case, the parties negotiated a settlement agreement. Pursuant to the agreement, Crossroads will be allowed to construct two of its three proposed billboards and waive any right to construct the third one. Crossroads also agrees to dismiss its federal case with prejudice and without costs, damages or attorney fees. The City Council approved the settlement agreement. The Attorney for Crossroads has advised that his client will sign the agreement and then it will be mailed to the City Attorney's Office.**



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3. **Tollbrook, LLC v City of Troy.** Tollbrook submitted an application for a rezoning of three parcels on McClure, from one family residential zoning to Big Beaver Form Based District zoning. This application was proposed as a straight rezoning request, and was denied by Troy City Council, consistent with the recommendation from the Planning Commission. Tollbrook then submitted a use variance application, asking the Troy Zoning Board of Appeals to grant a use variance, allowing the properties to be used for any use permitted under the Big Beaver zoning district. The Zoning Board of Appeals denied the requested use variance on November 19, 2019. Tollbrook then filed a combined Claim of Appeal and Complaint, which was assigned to Oakland County Circuit Court Judge Jeffrey Matis. The Claim of Appeal section of Tollbrook's pleading challenges the Zoning Board of Appeals denial of the requested use variances. Judge Matis immediately issued an Order Dismissing the Complaint, allowing only the Claim of Appeal to proceed under the Court's appellate jurisdiction. Tollbrook then filed a Motion for Reconsideration of the dismissal of the Complaint, and the City responded. The City also filed a Motion for Consolidation of this case with a similar case filed by Tollbrook West (see below), which was granted, and the cases were consolidated by court order. The parties fully briefed Tollbrook's Motion for Reconsideration and oral argument is scheduled for May 13, 2020.
4. **Tollbrook West LLC. v City of Troy.** Tollbrook West submitted an application to rezone two parcels located at 3109 Alpine and an adjacent vacant parcel from R-1B to Big Beaver District zoning. This straight rezoning application was denied by the Troy City Council on July 22, 2019, consistent with the Planning Commission recommendation. Tollbrook West then submitted a use variance application, asking the Troy Zoning Board of Appeals to grant a use variance, allowing the properties to be used for any use permitted under the Big Beaver zoning district. The Zoning Board of Appeals denied the requested use variance on November 19, 2019. Tollbrook West then filed a combined Claim of Appeal and Complaint, which was assigned to Oakland County Circuit Court Judge Daniel P. O'Brien. The Appeal section of Tollbrook West's pleading challenges the Zoning Board of Appeals denial of the requested use variances. In the Complaint portion of its pleading, Tollbrook West alleges three claims that stem from the City Council's denied rezoning- a takings claim in violation of the Fifth Amendment of the Constitution, a substantive due process violation (Count II) claim, and a claim under 42 U.S.C. Section 1983 (Count III). The City of Troy filed a motion to consolidate this case with the case assigned to Judge Matis (see above) which was ultimately accomplished. Subsequently, the City filed a Motion to Dismiss which has been fully briefed by the parties and is pending before Judge Matis with a hearing date of May 13, 2020.
5. **Eureka Building Inc. v City of Troy.** Eureka Building Inc. challenges the recent denial of a requested rezoning. Eureka owns three parcels of property located at 5395 Rochester Road in the City of Troy, and desires to have the current zoning



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changed. Initially, Eureka submitted a conditional rezoning request, requesting rezoning from R-1C (one family residential) to RT (medium density attached residential). With this request, Eureka wanted three separate buildings with up to four attached units in each building, but they would construct no more than ten total attached units. The Troy City Council denied the conditional rezoning request in July 2019. After the denial of this conditional rezoning request, Eureka submitted an application for a straight rezoning of the three parcels from one family residential zoning (R-1C) to one family attached zoning (RT). The Troy City Council denied the straight rezoning request at its February 10, 2020 meeting. This lawsuit follows that denial. Plaintiff's lawsuit alleges that the City of Troy violated its substantive due process rights under the Michigan Constitution and also the 5th and 14th Amendments of the United States Constitution. Plaintiff also alleges that City Council's decision was arbitrary and capricious and not rationally related to the governmental interest of protecting public health, safety, and welfare. Plaintiff asserts that its rezoning request is consistent with the City's Master Plan and satisfies all of the criteria set forth in the City's Zoning Ordinance concerning rezoning, specifically Section 16.03(C)(1-5). Plaintiff also argues that the current zoning is "unconstitutional" because it "interferes with Plaintiff's legitimate use" of the property.

This case was filed in Oakland County Circuit Court and assigned to Judge Leo Bowman. However, due to the nature of the issues raised, where Eureka relies on federal law, the City intends to remove this case to the United States District Court in compliance with the Court rules. That removal is due on or before April 9, 2020.

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.

There are no pending eminent domain cases for this quarter.

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. Adam Community Center v. City of Troy et. al. and U.S. v. City of Troy- Plaintiff filed this lawsuit against the City of Troy, the Troy City Council, the Troy Planning Commission, the Troy Zoning Board of Appeals, and each of the individual members of the Troy Zoning Board of Appeals, challenging the ZBA denial of significant variance



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requests for the property at 3565 Rochester Road. Plaintiff needed these variances to have a place of worship, plus a library, gym, and banquet center. Plaintiff's eleven count complaint argues that the City of Troy, the Troy City Council and the Troy Planning Commission, as the entities responsible for Troy's zoning ordinance, violated ADAM's Constitutional First and Fourteenth Amendment rights (Exercise of Religion, Freedom of Speech and Freedom of Assembly), ADAM's Fifth Amendment Rights, the Religious Land Use and Institutionalized Persons Act (RLUIPA), and also ADAM's Michigan Constitutional Rights. ADAM argues that there is no other Islamic house of worship in the City, and therefore the City and/or the Defendants violated their First Amendment Rights and RLUIPA. Plaintiff's lawsuit also alleges that the City and the individual ZBA members engaged in discrimination in denying ADAM's variance requests. Plaintiff also asserts that there were procedural irregularities at the June 19, 2018 public hearing which allegedly entitle ADAM to injunctive and declaratory relief, as well as compensatory and punitive damages. Specifically, ADAM is seeking a Court order overriding the ZBA's variance denials and the City's zoning regulations for churches, plus damages. The City filed a motion to dismiss as its first responsive pleading, seeking dismissal of the entire case, and/or dismissal of some of the claims and defendants. On March 12, 2019, the Court entertained oral argument on the motion, and the parties are now waiting for a written decision from U.S. District Court Judge Nancy Edmunds, who is the presiding judge for this case. On April 4, 2019, the Court granted in part and denied in part the City's Motion for Dismissal. Plaintiff's state law claims were dismissed by Court order. The case is now proceeding through discovery. On September 19, 2019, the United States of America filed a lawsuit against the City in the United States District Court for the Eastern District of Michigan alleging RLUIPA violations. In its complaint, the United States claims it is basing its claim on the City's treatment of Adam Community Center in its effort to establish a place of worship in the City. The U.S. is seeking injunctive and declaratory relief. The case was assigned to Federal District Court Judge Paul Borman, and then consolidated with the ADAM case, handled by Judge Nancy Edmunds. The Court scheduled a settlement conference for the two consolidated cases for December 17, 2019. On October 16, 2019 and October 21, 2019, two of the individual ZBA members were dismissed from the case with Plaintiff's consent. Motions to dismiss the remaining individual ZBA members were filed on November 25, 2019 and November 26, 2019, and the Court scheduled its hearing on the summary judgment motions for January 15, 2020. **The Court cancelled the hearing date on the motion to dismiss the individual defendants and rescheduled the hearing for March 4, 2020. After the oral argument, the parties are waiting a decision from the Court. Discovery is continuing on the case filed by the United States.**

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



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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. Barnwell v. City of Troy et al. This suit was filed in Oakland County Circuit Court, and assigned to Judge Phyllis McMillen. Troy is one of several municipalities to be sued as a result of the massive rainstorm that occurred on August 11, 2014. Plaintiffs have asked for a class action certification to allow all Troy persons damaged by flooding to also make claims. In this lawsuit, the named Defendants are Troy and the Oakland County Water Resources Commissioner (and especially the George W. Kuhn Retention facility (GWK RTF). This lawsuit is very similar to lawsuits filed against Royal Oak, Madison Heights, Clawson, Oak Park, Hazel Park, Berkley, Huntington Woods, Ferndale, and Pleasant Ridge. The City filed a timely answer to the complaint, and the case is now in the discovery phase. The Court has issued a discovery order, governing all of the currently pending Oakland County flooding cases. The parties are currently engaging in the discovery process. This case is still in the discovery phase. The first phase of discovery is complete, and the City has reviewed all notice of claims. The Court has set a deadline for raising any legal issues about the claims that cannot be resolved prior to that time. After the latest status conference, the Court issued a scheduling order, setting deadlines for the parties to file motions concerning notices of claims. On November 2, 2018, the Court heard oral argument on a motion filed by Oakland County challenging the notice of claims. On November 20, 2018, the Court filed an opinion and order, denying Oakland County's Motion. On December 7, 2018, Oakland County filed a claim of appeal, which is pending. Oakland County's appeal is still pending, but the parties are also exploring facilitation of the case, as required by the Court's order staying the proceedings. The parties have scheduled a facilitation starting September 16, 2019. The City participated in the facilitation, which did not resolve the claims. Although Troy's case is stayed at this time, the Court held a conference on December 10, 2019 for all attorneys on a companion case involving most of the other municipal defendants. **Although Troy's case remains stayed, several of the other municipal defendants have companion cases filed by Hanover Insurance Company that are not stayed. All of the parties continue the settlement dialogue.**
2. Tschirhart v. Troy- Plaintiff filed this wrongful death lawsuit against the City, claiming that the City and individual City employees and contractors were responsible for the drowning death of Plaintiff's son, Shaun Tschirhart, at the Community Center pool on April 15, 2015. Shaun was swimming in the pool that day as part of a Friendship Club activity, and unfortunately suffered a seizure while swimming. Plaintiff's complaint alleges gross negligence, and an alleged failure to properly screen, train, and supervise City employees. The case is assigned to Oakland County Circuit Court Judge Daniel O'Brien. As its first responsive pleading, the City filed a motion for dismissal, arguing that Plaintiff had failed to assert a viable claim against the City. This motion is pending before the Court. The Court denied the City's motion, and the City immediately filed a claim of appeal with the Michigan Court of Appeals, challenging the denial of governmental immunity. A timely brief on appeal will be filed once the Court issues a briefing schedule. The City's brief on appeal is due February 7, 2019. A timely brief on appeal



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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 fully briefed the issues presented and are now awaiting the Court's decision whether or not to grant Plaintiff's requested application for leave to appeal.**

3. Adams v City of Troy, et al – Plaintiff Adams filed this two count Complaint alleging negligence under the motor vehicle exception to governmental immunity, and gross negligence against the City and one of its police officers stemming from an automobile accident that occurred on August 16, 2016. Mr. Adams was driving in the center turn lane of eastbound Maple Road when the police officer was dispatched to locate a vehicle fleeing from the scene of a retail fraud. The police officer, who was also traveling eastbound on Maple Road, was attempting to make a U-turn when the vehicles collided. Plaintiff's improper use of the center turn lane was determined to be a contributing factor to the accident. The case is assigned to the Honorable Judge Rae Lee Chabot in Oakland County Circuit Court. A timely Answer to the Complaint has been filed on behalf of the City defendants, and the parties are engaged in the discovery process. The parties continue to be engaged in discovery. The parties have scheduled depositions in this case. The Court has also extended the Court deadlines, based on requests by the parties. The parties are continuing with discovery. This case proceeded to court ordered facilitation on December 10, 2019. The parties are considering whether to accept or reject the award. If the case is not resolved, trial is scheduled to begin on March 2, 2020. **The City accepted the case evaluation award, and so did Plaintiff, so the case settled.**
4. Cioroiu v. City of Troy – Plaintiff's mother, acting as next of friend, has filed a Complaint against the City of Troy alleging negligent maintenance of a sidewalk at/near Big Beaver and Livernois. The claim stems from an incident that occurred on May 26, 2018, where Plaintiff alleges that he flipped his bike as a result of a discontinuity in the sidewalk. Plaintiff alleges that he fractured his clavicle and suffered kidney pain. The case is assigned to Judge Hala Jarbou in Oakland County Circuit Court. The parties have commenced the discovery process. The parties have completed depositions in this case. The City filed a motion for summary disposition, requesting that the Court dismiss the case under the open and obvious doctrine. It is scheduled for hearing on October 9, 2019. The Court granted the City's Motion for Summary Disposition under the open and obvious doctrine, and dismissed the case. Plaintiff subsequently filed an appeal with the Michigan Court of Appeals. **Plaintiff—Appellant's brief is due in April. The City will file a timely response thereafter.**



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, 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



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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 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



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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 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.**

2. Roumayah Consulting, LLC and Kevin Roumayah v City of Troy. Plaintiff Roumayah LLC is the master tenant for property at 33611 Dequindre Road in Troy that it subleases for use by caregivers registered under the Michigan Medical Marihuana Act (MMMA) to cultivate medical marihuana. Plaintiff Kevin Roumayah is a registered caregiver under MMMA and uses one of the suites at 33611 for a medical marihuana grow operation. The Plaintiffs filed a lawsuit in Oakland County Circuit Court challenging the validity of the City of Troy Medical Marihuana Grow Operation License Ordinance, Chapter 104 that went into effect May 3, 2018. Plaintiffs claim they are entitled to injunctive relief because: 1) the ordinance is a zoning ordinance that was not adopted in accordance with the Michigan Zoning Enabling Act (MZEA); 2) the Plaintiffs have a valid nonconforming use under the MZEA; 3) the ordinance results in a taking of Plaintiffs property without just compensation and due process; 5) the ordinance deprives Plaintiffs of equal protection under the law; and 6) the ordinance is invalid because it is preempted by the MMMA. The Plaintiffs are seeking a declaratory judgment that the ordinance is invalid and an injunction to preclude enforcement of the ordinance. The case was assigned to Oakland County Circuit Court Judge Leo Bowman. Plaintiffs' request for a temporary restraining order and/or preliminary injunction was denied by the Court on June 13, 2018. The case is now in the discovery phase. During the pendency of this case, the Michigan Court of Appeals issued an opinion in a separate case the directly addressed the issue of whether a municipal ordinance is preempted by the MMMA. That case was appealed to the Michigan Supreme Court. The Supreme Court's decision on that appeal will have a direct impact on the outcome of this case. Thus, the Plaintiff and the City stipulated to a stay of proceedings pending the outcome of the appeal to the Michigan Supreme Court. On December 12, 2018, Judge Bowman issued an order to stay the proceedings. On January 23, 2019, the Michigan Supreme Court granted the township's application for leave to appeal in the other case, as mentioned above, so the Supreme Court will likely determine whether a municipal ordinance is preempted by the MMMA. The parties are still waiting for the Michigan Supreme Court to issue its decision in the Byron Township case. The oral argument in the Byron Township case was scheduled for October 3, 2019. The Supreme Court has not yet issued its opinion in this case. **As of March 31, 2020, the Supreme Court has not issued its opinion in the Byron Township case.**



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3. Hughes v. City of Troy. Plaintiff filed this claim and delivery lawsuit, seeking a return of jewelry that was taken from his home as part of a task force operation. The jewelry was taken under the forfeiture laws. Plaintiff was indicted for possession with intent to distribute cocaine, possession of a firearm during and in relation to a drug trafficking crime, felon in possession of a firearm, and possession of a stolen firearm. These criminal matters are still pending in federal court. As its first responsive pleading, the City filed a Motion for Summary Disposition. **The Court granted the City's motion for summary disposition, and the case is now dismissed.**
4. Thomas Darling v. City of Troy. Plaintiff Thomas Darling filed this Whistleblower lawsuit against the City of Troy on October 10, 2019. It is assigned to Oakland County Circuit Court Judge Daniel P. O'Brien. Darling was the City's former finance director, and was terminated on July 15, 2019. He argues that his termination resulted from his participation in the 2016 Craig Lange investigation of Brian Kischnick and his assistance with the Plante & Moran forensic engagement. This case will be primarily handled by outside labor counsel/ insurance counsel. The City timely filed its answer to the complaint. **The parties are conducting discovery.**
5. Troutman v City of Troy. Plaintiff filed this claim and delivery action in the 52-4 District Court seeking return of a handgun seized when Plaintiff was arrested for unlawfully carrying a concealed weapon. The case was assigned to Judge McGinnis. The City filed an answer to the complaint and is awaiting a court date. **A pretrial conference was held on January 22, 2010. The Defendant indicated he would file a motion for summary disposition, based on the Oakland County Prosecutor's subsequent reduction of his criminal charge to a non-forfeitable offense. The Court set a briefing schedule and scheduled the case for a pretrial/motion hearing on February 26, 2020. On that date, the Court granted Plaintiff's motion for possession ordering the return of the firearm to the Plaintiff. This case is now concluded.**

G. CRIMINAL APPEALS/ DISTRICT COURT APPEALS

These are cases involving an appeal from a decision of the 52-4 District Court in an ordinance prosecution case.

- a. Blaszczak v. Troy- Mr. Blaszczak appealed the District Court's decision after a formal hearing, finding him responsible for a speeding civil infraction. The appeal was assigned to Oakland County Judge Hala Jarbou. Mr. Blaszczak's appellate brief was filed on December 26, 2019, and the City will timely file its response brief. **The City timely filed a brief on appeal. Oral argument was held on March 11, 2020, and the Court issued an opinion denying Plaintiff's appeal, resolving the matter in the City's favor.**

H. ADMINISTRATIVE PROCEEDINGS

There are no pending administrative proceedings at this time.



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