



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL REGULAR BUSINESS

January 23, 2023



TO: Mark Miller, City Manager

FROM: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
G. Scott Finlay, City Engineer
Kelly M. Timm, City Assessor

SUBJECT: Regular Business Item for Standard Resolutions 1 and 2 for a Special Assessment District for Bituminous Asphalt Paving of Middlesex Country Homesites Devonwood, Lenox & Sussex

History/Background:

Twenty-six (26) owners in Middlesex Country Home Sites have petitioned to have bituminous asphalt paving installed using the Special Assessment process. Included is a map outlining the proposed Special Assessment District.

These twenty-six (26) property owners represent **54.17%** of the total lineal feet involved in the project area/district. The remaining twenty (20) property owners represent the remainder of the lineal feet in the project area/district.

In 2003 there was not sufficient interest in the paving of the entire subdivision to move forward to this current stage.

In 2015-2016 a scaled down proposal to pave the northerly half was brought forward by a property owner in that area. Petitions returned could not meet the above 50.1% threshold to move forward with the project.

In 2016, two (2) of the vacant lots in the scaled down proposed area were sold to a developer who was in favor of the paving. This moved the approval ratio to 54.17%. City Council however, was not in favor of pursuing the scaled down Special Assessment District at that time.

Financial Considerations:

The total cost of the project is **\$2,831,400** of which \$513,162.50 is to be spread based on lineal feet amongst the property owners thus creating a special assessment roll. The city share of \$2,318,237.50 is not currently budgeted.

Policy Considerations:

City of Troy Administrative Memorandum 1-G-3 "Procedure for Special Assessments was last revised March 16, 1973. It is our recommendation that we develop new Special Assessment rules and procedures.

Option 1:

As there is a 54.17% approval of the project, there is a need to approve Standard Resolutions 1 & 2.

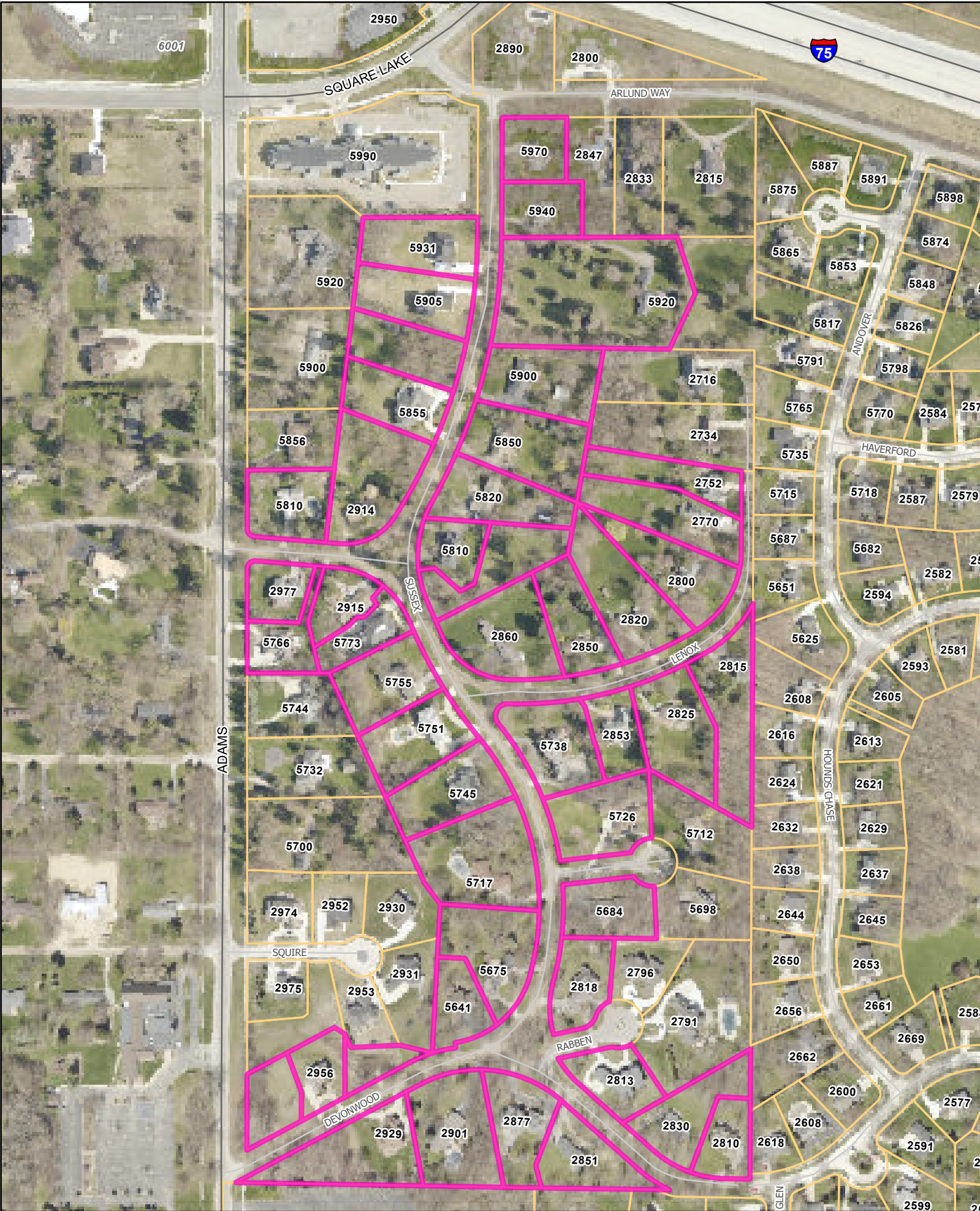
Standard Resolution #1 authorizes the preparation of plans and cost estimates by the Engineering Department.

And

Standard Resolution #2 authorizes the City Assessor to prepare the Special Assessment roll and Amortization Schedule.

Option 2:

City Council denies the Special Assessment District as presented as the funds are not in the budget.



 Parcels in SAD

Middlesex Paving SAD

