



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

March 13, 2023

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Robert J. Bruner, Assistant City Manager
Meg Schubert, Assistant to the City Manager

Subject: City Council Agenda Questions & Answers – 03.13.2023

The following are communications that City Administration would like Council to be made aware of. In order to ensure that all questions are received and answered, all City Council Questions should be sent to the CITY MANAGER DISTRIBUTION GROUP e-mail address.

From: David Hamilton
Sent: Sunday 3/13/2023

Agenda Item: E-01 PUBLIC HEARING - LONG LAKE AND CROOKS PUD (FILE NO PUD2020-0018) - REVISED CONCEPT DEVELOPMENT PLAN, NORTHWEST CORNER OF LONG LAKE AND CROOKS, SECTION 8, CURRENTLY ZONED O (OFFICE) DISTRICT

What are the current commercial vacancy rates in Troy, of building types similar to this development (Commercial residential, Office/Professional, Retail, and Hotel(hotel occupancy rates, if available))?

Answers provided by Mark Adams, Economic Development Manager

The Troy real estate vacancy rates come in the categories below:

- Office 25%
- Industrial 8%
- Retail 4%

In 2019 office was 12%

Covid has impacted in a negative way the office market but it has improved the market for warehousing with firms coming back from overseas to the U.S.

Industrial has gotten a bit of improvement for “just in case” because of Covid.

The Occupancy rate for Hotels nationally is expected to be at 63% this year. Troy generally does a little better so I would say 65% to 70%.

At the last hospitality meeting all hotels and restaurants said business was up from last year.

So you might want to say the hotel vacancy rate is “about” 35 percent if you want to add that to my other rates but Hotels go by Occupancy rate.

Source: Collier’s Market Report

From: Rebecca Chamberlain-Creanga

Sent: Sunday, 3/12/2023 at 10:55pm

Agenda Item: E-01 PUBLIC HEARING - LONG LAKE AND CROOKS PUD (FILE NO PUD2020-0018) - REVISED CONCEPT DEVELOPMENT PLAN, NORTHWEST CORNER OF LONG LAKE AND CROOKS, SECTION 8, CURRENTLY ZONED O (OFFICE) DISTRICT

1. Will there need to be a public easement for any of the public or quasi-public areas (e.g., pickleball courts)? And could anyone from among the public use those amenities?
2. Amenity Zone A: Did I hear that it will look like it does now (due to EGLE regulations)?
3. There was a request by Planning Commission to include language that highlights robust tree coverage all around the development. I just want to make sure that it was included?
4. As asked by the Planning Commission, would subdivisions to the south and west of the project be able to see the buildings — meaning how tall will they be?
5. Did I hear 76% open space on the development?

Answer, Brent Savidant Director of Community Development

1. The PUD agreement states that all amenities are private. Access will be controlled by the owner(s) of the development.
2. The wetlands are protected by EGLE regulations therefore disturbance therein will be minimal.
3. The CDP proposes significant landscaping, including trees. Future PDP’s are required to be consistent with the approved CDP.
4. The CDP includes a Massing plan that indicates building height. The maximum potential height will be 10 stories in Development Area 2 or 3. The applicant did not provide a drawing indicating perspective from residential neighborhoods. The nearest residential neighborhood is located approximately 1,300 feet to the west. There are two 4-story buildings located between the subject site and the residential neighborhood to the west.

5. Sheet C-3.0 Preliminary Site Plan indicates the site provides 75.96% open space. This figure seems high and needs to be verified. Earlier in the process the applicant was advised to add a note to all detailed drawings indicating that they represented potential development only. The note was not added, which creates an inference that the applicant seeks approval of the detailed drawings. It should be remembered; the applicant seeks approval of a Concept Development Plan. Potential Preliminary Development Plans may be designed differently than indicated in the concept, depending what users the developer can attract. This may impact the percentage of open space on the site. Moving forward, the expectation is that there will be significant open space provided on the site as the project moves through future development review stages, based on the CDP.

From: Rebecca Chamberlain-Creanga
Sent: Sunday, 3/12/2023 at 10:55pm

Agenda Item: I-04 SPR4 OMNIA PARTNERS COOPERATIVE PURCHASING CONTRACT - FLOCK SAFETY CAMERAS, TROY POLICE DEPARTMENT

1. Is it normal to rent these camera systems and not own them?
2. And does this pay for the data access? Is the data ours?

Answer, Chief Frank Nastasi, Chief of Police

1. This is the standard agreement for all Flock camera systems. As the technology advances, it allows Flock to upgrade the equipment without requiring the City of Troy to purchase new equipment. The cost of the equipment is factored in the with yearly cost.
 2. There is a set fee of \$2500 per camera (per year) which includes the equipment, routine mechanical issues, and access to the database. All data collected belongs to the City of Troy Police Department.
-

From: Rebecca Chamberlain-Creanga

Sent: Sunday, 3/12/2023 at 10:55pm

Agenda Item: J-05 BID WAIVER- EMPLOYMENT OF PROFESSIONAL SERVICES MENTAL HEALTH CO-RESPONDER, TROY POLICE DEPARTMENT

1. Is this the position we budgeted for? Or is this a more creative way of filling the position?

Answer, Chief Frank Nastasi, Chief of Police

1. This position was added to the budget on July 01, 2022.
-