



# TROY CITY COUNCIL

## REGULAR MEETING AGENDA

**JUNE 24, 2024**

CONVENING AT 7:30 P.M.

**Submitted By  
The City Manager**

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***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](mailto:clerk@troymi.gov) at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.***

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500 West Big Beaver  
Troy, MI 48084  
troymi.gov

The Honorable Mayor and City Council Members

City of Troy  
500 West Big Beaver  
Troy, MI 48084

Dear Mayor and City Council Members:

This meeting agenda was prepared according to the City Council's Rules of Procedure. It provides detailed information to help facilitate informed deliberations. Many agenda items also include City staff recommendations for your consideration.

Many City staff members contributed to preparing this agenda, and I thank them for their efforts. We have attempted to provide accurate and detailed information. However, City staff can answer questions or provide additional information whenever necessary.

Please contact the City Manager's Office at [CityManager@troymi.gov](mailto:CityManager@troymi.gov) or (248) 524-3330 to ask questions or request additional information.

Respectfully,

Robert J. Bruner  
Acting City Manager



Chapter 14A – Elected and Appointed Persons’ Ethics Ordinance  
Section 14.3 Annual Training and Acknowledgement

We, the undersigned Members of Troy City Council, have reviewed *Chapter 14A – Elected and Appointed Persons’ Ethics Ordinance*, understand its contents, and agree to be bound by its provisions.

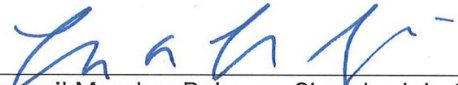
Signed this 4<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
Mayor Ethan Baker

  
\_\_\_\_\_  
Council Member Theresa Brooks

  
\_\_\_\_\_  
Council Member Hirak Chanda

  
\_\_\_\_\_  
Council Member David Hamilton

  
\_\_\_\_\_  
Council Member Rebecca Chamberlain-Creanga

  
\_\_\_\_\_  
Council Member Mark Gunn

  
\_\_\_\_\_  
Mayor Pro Tem Ellen Hodorek





# CITY COUNCIL AGENDA

June 24, 2024 – 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

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or on Local Access Cable Channels

(WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

**INVOCATION: Rev. Myra Moreland from Troy First United Methodist Church** **1**

**PLEDGE OF ALLEGIANCE: Boy Scout Alex Nelson from Troop 1707** **1**

**A. CALL TO ORDER:** **1**

**B. ROLL CALL:** **1**

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D-1 No Carryover Items **2**

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E-1 No Public Hearings **2**

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**INVOCATION: Rev. Myra Moreland from Troy First United Methodist Church**

**PLEDGE OF ALLEGIANCE: Boy Scout Alex Nelson from Troop 1707**

**A. CALL TO ORDER:**

**B. ROLL CALL:**

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

Excuse Absent Council Members:

Suggested Resolution

Resolution #2024-06-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of \_\_\_\_\_ at the Regular City Council Meeting of June 24, 2024, due to \_\_\_\_\_.

Yes:

No:

**Proposed Resolution to Suspend Rules of Procedure for the City Council, Rule #7 – Proclamations and Congratulatory Certificates**

Suggested Resolution

Resolution #2024-06-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **WAIVES** Rules of Procedure for the City Council, Rule #7 *Proclamations and Congratulatory Certificates* in order to approve and present a Proclamation at the June 24, 2024 Regular City Council Meeting.

Yes:

No:

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**C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:**

- 
- C-1** Service Commendation – City Manager’s Department Office Manager Beth Tashnick  
(Introduced by: Mayor Ethan Baker)

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**D. CARRYOVER ITEMS:**

- 
- D-1** No Carryover Items

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**E. PUBLIC HEARINGS:**

- 
- E-1** No Public Hearings

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**F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:****In accordance with the Rules of Procedure for the City Council:**

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. **NOTE TO THE PUBLIC:** *City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.*

- Petitioners of items that are included in the pre-printed agenda booklet shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, does not have the right to engage in discussion or debate with City Council during the Public Comment portions of the meeting.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting’s start time. Signing up to speak requires each speaker provide his or her name. If the speaker is addressing an item(s) that appears on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a consensus of the City Council.
- Agenda items that are related to topics where there is significant public input anticipated should initiate the scheduling of a special meeting for that specific purpose.

Prior to Public Comment, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will include the following language, as approved by City Council:

Please direct your comments to the City Council as a whole rather than to any individual. Please do not use expletives or make derogatory or disparaging comments about any individual or group. If you do, there may be immediate consequences, including being muted and having



your comments omitted from any re-broadcast of the meeting. Please abide by these rules in order to minimize the possibility of disrupting the meeting.

**G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

**H. POSTPONED ITEMS:**

**H-1** No Postponed Items

**I. REGULAR BUSINESS:**

**I-1** Board and Committee Appointments: a) Mayoral Appointments – Brownfield Redevelopment Authority, Local Development Finance Authority; b) City Council Appointments – None

**a) Mayoral Appointments:**

Suggested Resolution

Resolution #2024-06-

Moved by

Seconded by

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

**Brownfield Redevelopment Authority**

Appointed by Mayor

6 Regular Members

3 Year Term

**Nominations to the Brownfield Redevelopment Authority:**

**Term Expires: 4/30/2027**

**Joseph Beyer**

Term currently held by: Joseph Beyer

**Term Expires: 4/30/2027**

**Joseph Vassallo**

Term currently held by: Joseph Vassallo

**Local Development Finance Authority (LDFA)**

Appointed by Mayor

5 Regular Members

Staggered 4 Year Term

**Nominations to the Local Development Finance Authority (LDFA):**

**Term Expires: 6/30/2028****Jim Schmitz****Resident Member**

Term currently held by: Jim Schmitz

**Term Expires: 6/30/2028****Fabrice Smieliauskas****Resident Member**

Term currently held by: Fabrice Smieliauskas

Yes:

No:

**b) City Council Appointments: None****I-2 Board and Committee Nominations: a) Mayoral Nominations – Downtown Development Authority; b) City Council Nominations – None****a) Mayoral Nominations:**Suggested Resolution

Resolution #2024-06-

Moved by

Seconded by

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

**Downtown Development Authority**

Appointed by Mayor

13 Regular Members

4 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Baker	Ethan		Mayor per State Statute	At Large	
Blair	Timothy	6/17/2017	9/30/2027	In District	
Keisling	Laurence	9/11/2022	9/30/2024	At Large	
Kiriluk	Alan	9/29/2022	9/30/2024	In District	
Knollenberg	Martin	6/28/2021	9/30/2027	In District	
Koza	Kenny	9/18/2019	9/30/2025	In District	
Kuppa	Padma		9/30/2026	At Large	
MacLeish	Daniel	6/28/2023	9/30/2025	In District	
Reschke	Ernest	7/5/2024	9/30/2026	At Large	

Richards Jr.	John	2/13/2025	9/30/2026	Resident Member	
Stone	David	3/11/2023	9/30/2027	In District	
Tomcsik-Husak	Tara	9/22/2022	9/30/2024	In District	
Vacancy			9/30/2024	In District	Cheryl Bush resigned 9/22/21

**Nominations to the Downtown Development Authority:**

**Unexpired Term Expiring:**  
**9/30/2024**

**In District**

Term currently held by: Vacancy-Cheryl Bush resigned 9/22/21

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Aceves Jr.	Alfonso	12/11/2025	At Large	
Battle	Timothy	10/28/2024	At Large	
Beyer	Joseph	12/13/2024	In District	
Comiskey	Ann	1/20/2026	At Large	
Dicker	Susanne F.	1/3/2025	At Large	
Faiz	Iqbal	6/7/2025	At Large	
Kenkre	Mahendra	1/19/2025	At Large	
Kornacki	Rosemary	2/24/2025	At Large	Brownfield Redev Auth exp 4/30/26
Pettinato	Jillian	11/27/2025	At Large	
Smieliauskas	Fabrice	4/9/2026	At Large	
Thattai	Govindrajan	5/20/2024	At Large	
von Oeyen	Schuyler	7/20/2024	At Large	

**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
Bachert	Sandra	11/18/2023	6/30/2027	Resident Member	

Baker	Ethan		City Council Term	Alternate; City Council	City Council exp. 11/2027; DDA; GTAC, LDFA
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/2025
Rosenblum	Anthony	11/10/2024	6/30/2026	Resident Member	
Schmitz	Jim	9/14/2024	6/30/2028	Resident Member	
Smieliauskas	Fabrice	9/7/2025	6/30/2028	Resident Member	
Starks	Louis			Oakland County Designee	
Vacancy			6/30/2027	Resident Member	Nickolas Vitale resigned 7/17/21 (Term expired 6/30/2023)

### Nominations to the Local Development Finance Authority (LDFA):

**Term Expires: 6/30/2027**

**Resident Member**

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

### Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Battle	Timothy	10/28/2024	
Christiansen	Dale	11/22/2024	
Faiz	Iqbal	6/7/2025	
Vassallo	Joseph	12/20/2024	Brownfield Redev Auth exp 4/30/24

Yes:

No:

b) City Council Nominations: None

### I-3 Request for Closed Session

Suggested Resolution

Resolution #2024-06-

Moved by

Seconded by

BE IT RESOLVED, That City Council **SHALL MEET** in Closed Session as permitted by MCL 15.268 (c) (Troy Command Officers Association and Troy Fire Staff Officers Association).

Yes:

No:

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**I-4 Fiscal Year 2024 Budget Amendments (Introduced by: Dee Ann Irby, Controller)**

Suggested Resolution

Resolution #2024-06-

Moved by

Seconded by

RESOLVED, that Troy City Council hereby **AUTHORIZES** City Management to amend the Current Fiscal Year 2024 General Fund Budget as detailed below:

**General Fund:**

**Transfers Out:**

Other Financing Uses - Transfer to Transit Center Fund .....\$ 20,000

**Net General Fund Change:** .....\$ (20,000)

BE IT FURTHER RESOLVED, that Troy City Council Herby **AUTHORIZES** City Management to amend the Current Fiscal Year 2024 Transit Center Fund Budget as follows:

**Transit Center:**

Other Financing Sources – Transfer in from General Fund.....\$ 20,000

**Net Transit Center Fund Change:** .....\$ 20,000

BE IT FURTHER RESOLVED, that Troy City Council Herby **AUTHORIZES** City Management to amend the Current Fiscal Year 2024 Community Development Block Grant Fund Budget as follows:

**Community Development Block Grant:**

Home Chore Program.....\$20,000

Federal Revenue Increase (Offset).....(20,000)

**Net Community Development Block Grant Change:** .....\$ -

Yes:

No:

**J. CONSENT AGENDA:**

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

Suggested Resolution

Resolution #2024-06-

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:

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**J-1b Address of “J” Items Removed for Discussion by City Council**

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**J-2 Approval of City Council Minutes**

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Suggested Resolution  
Resolution #2024-06-

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

- a) City Council Minutes-Draft – June 10, 2024

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**J-3 Proposed City of Troy Proclamations: None Submitted**

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**J-4 Standard Purchasing Resolutions:**

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- a) **Standard Purchasing Resolution 1: Award to Sole Bidder – Acoustic Panel Replacement in the Senior Dining Room at the Troy Community Center**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council hereby **AWARDS** a contract for removal, replacement, and installation of the acoustic panels in the Senior Dining Room at the Troy Community Center, to the sole bidder meeting specifications, *ISCG Inc. of Royal Oak, MI*, for a total estimated price of \$66,240 at unit price as contained in the bid tabulation opened on June 13, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the 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 – Demolition of Buildings and Structures at 3500 John R, 5371 Rochester Road and Troy Farm Complex (Partial) at 3305 and 3321 W. South Boulevard**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the demolition of buildings and structures at 3500 John R Road. 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd. to the low bidder meeting specifications, *Oakwood Building Company, Inc. of Shelby Twp., MI*, for an estimated total cost of \$48,324 at prices contained in the bid tabulation opened June 13, 2024; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

**c) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contracts – Troy Farm Complex Large Barn and Horse Barn Exterior Repairs, Painting, and Electrical Installation**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *National Restoration of Milford, MI*, for the Troy Farm Complex Large Barn and Horse Barn Exterior Repairs and Painting for an estimated cost of \$48,600, as detailed in the proposal and per the Oakland County Extended Purchasing Contract #009849, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council **AWARDS** a contract to *Shaw Systems of Southfield, MI*, for the Troy Farm Complex Large Barn and Horse Barn Electrical Installation, for an estimated cost of \$38,933 plus additional fees per DTE, as detailed in the proposal and per the Oakland County Extended Purchasing Contract #010460, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

**d) Standard Purchasing Resolution 4: MITN Cooperative Purchasing Agreement – Hook Lift Truck with Body Attachments**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) Freightliner 108SD Truck Chassis from *Wolverine Freightliner Inc. of Mount Clemens, Michigan*, as per the MITN Cooperative Contract RFP-RH-20-023 for an estimated total cost of \$107,165.00; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase and install a SwapLoader Hooklift Hoist with Body Attachments from *Truck and Trailer*

*Specialties Inc. of Howell, Michigan*, as per the MITN Cooperative Contract RFP-RH-20-023 for an estimated total cost of \$232,900.00; not to exceed budgetary limitations.

**e) Standard Purchasing Resolution 4: MITN Purchasing Cooperative – As-Needed Catch Basin Stabilization Services**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with four (4) one-year renewal options to the low bidder, *Havener Tech of Troy, MI*, for Injections to Stabilize Storm Water Catch Basins, Storm Water Pipes and Concrete Slabs on as needed and as scheduled basis as per the MITN cooperative bid hosted by City of Farmington Hills at the unit pricing listed below, but not to exceed budgetary limitations; contract expiring June 10, 2029.

ITEM #	DESCRIPTION	UNIT	UNIT PRICE
1.	Injection stabilization of Storm Water Catch Basin	Each	\$575.00
2.	Injection stabilization of Storm Water Pipe or Concrete Slab	Pound	\$3.00
3.	Mobilization	Lump Sum	\$0.00

**f) Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Troy Public Library Technology Center Interior Design Services**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted Capital funds to *OHM Advisors, of Livonia, MI*, for Interior Design Services at the Troy Public Library Technology Center for a total estimated cost of \$79,000 and a \$7,900 contingency, for a total estimated project cost of \$86,900.

**g) Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds and Capital Re-Appropriation – Fuel Island Renovations – Construction Management**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council hereby **APPROVES** City Management to re-appropriate contingency funds in the amount of \$275,000 from account number 661.571.565.981 to account number 661.549.565.975.900 to fund the unexpected contingency required to fully accept and complete the Fuel Island Renovations at the Department of Public Works and City Hall locations.



h) **Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2024 Michigan Municipal League Convention**

Suggested Resolution

Resolution #2024-06-

RESOLVED, That Council **AUTHORIZES** City Council Member travel expenses for the Michigan Municipal League 2024 Convention, in accordance with accounting procedures of the City of Troy.

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**J-5 City Manager Employment Agreement**

Suggested Resolution

Resolution #2024-06-

RESOLVED, That Troy City Council hereby **POSTPONES** the presentation of the City Manager Employment Agreement to the July 8, 2024 meeting of Troy City Council.

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**J-6 Classified and Exempt Classification and Pay Plans**

Suggested Resolution

Resolution #2024-06-

WHEREAS, The Classification Plan for Classified Employees, Classification Plan for Exempt Employees and the Pay Plan for Classified and Exempt Employees were last revised July 2023; and,

WHEREAS, The City has added, removed, and updated Exempt and Classified positions since the last revision; and,

WHEREAS, The Personnel Board has reviewed and approved the revised Classification Plan for Classified employees;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the July 1, 2024 Classification Plan for Classified Employees, Classification Plan for Exempt Employees and the Pay Plan for Classified and Exempt Employees.

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**J-7 Authorization for Grant Submittal – Michigan Shared Streets and Spaces Grant Program – Bike Repair Station Installation**

Suggested Resolution

Resolution #2024-06-

WHEREAS, The City of Troy is an incorporated municipality of the State of Michigan and therefore an eligible applicant to apply for the one-time appropriation of Shared Streets and Spaces Grant (SSSG) funding through the Michigan Department of Transportation; and,

WHEREAS, The City of Troy strives for a more walkable, bikeable, and transit-friendly community, and is submitting an application for funding for the installation of Bike Repair Stations throughout various city parks and city-owned properties; and,

WHEREAS, The City of Troy finds that this project uses *innovation* and forward-thinking project planning, design, and construction, considers *equity and accessibility* in the selection of the project, and meets program goals; and,

WHEREAS, The City of Troy has worked across municipal departments to gain broader agency support and *coordination for ease of implementation* as desired by the program goals;

NOW, THEREFORE BE IT RESOLVED, That Troy City Council **AUTHORIZES** G. Scott Finlay, PE, City Engineer as representative on behalf of the City to sign a contract upon receipt of a grant funding award.

BE IT FURTHER RESOLVED, That the City of Troy hereby **SUBMITS** to the State of Michigan an application for the Shared Streets and Spaces Grant program for the project described herein, and **COMMITTS** to additional funding that may be required over and beyond the grant amount.

BE IT FINALLY RESOLVED, That the City of Troy hereby **AGREES** to the implementation and continued maintenance of the resulting Shared Streets and Spaces Grant project.

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**J-8 Request for Approval of a Purchase Agreement and Permanent Utility Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #86, Sidwell #88-20-11-301-016, Vicki L. Brown**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council hereby **APPROVES** the Agreement to Purchase Realty for Public Purposes between Vicki L. Brown, owner of the property having Sidwell #88-20-11-301-016, and the City of Troy for the Rochester Road Improvement Project, Barclay to Trinway, #02.206.5, and **AUTHORIZES** a compensation of amount of \$17,300.00.

BE IT FURTHER RESOLVED, That City Council **ACCEPTS** a permanent easement for Public Utilities and Public Service Facilities and **AUTHORIZES** a compensation amount of \$10,603.00.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** City Staff to expend the necessary closing costs to complete this purchase and recording of documents in an amount not to exceed \$8,000.00.

BE IT FINALLY RESOLVED, That City Staff shall **ENSURE** and **CONFIRM** that the Warranty Deed and Permanent Easement are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-9 Request for Authorization to Make Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #79, Kreger-T, LLC, Sidwell #88-20-11-351-006, and a Request to Institute Court Action If Necessary**

a) **Request for Authorization to Make Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #79, Kreger-T, LLC, Sidwell #88-20-11-351-006**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That City Council **AUTHORIZES** an unconditioned offer for the purchase of right of way to Kreger-T, LLC, owner of property having Sidwell #88-20-11-351-006 in the amount of \$181,070.00.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** closing and recording costs not to exceed \$10,000.00.

BE IT FINALLY RESOLVED, That City Staff shall **RECORD** the Warranty Deed with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

b) **Request for Authorization to Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #79, Kreger-T, LLC, Sidwell #88-20-11-351-006**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council **DECLARES** that the completion of Rochester Road, Barclay to Trinway, Project #02.206.5, is a public improvement within the scope of the City's powers, since this improvement is for the use or benefit of the public, and therefore it is permissible for the City to initiate condemnation proceedings to facilitate the completion of this project.

RESOLVED, That Troy City Council **AUTHORIZES** the City Attorney to institute a condemnation lawsuit for the acquisition of real estate for public purposes for the completion of Rochester Road, Barclay to Trinway, Project #02.206.5, and **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** the City Attorney to expend any needed funds to acquire the necessary real estate for public purposes.

---

**J-10 Request for Authorization to Make Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #118, Rocky and Noor Denha, Sidwell #88-20-10-427-047, and a Request to Institute Court Action If Necessary**

- a) **Request for Authorization to Make Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #118, Rocky Denha and Noor Denha, Sidwell #88-20-10-427-047**

Suggested Resolution

Resolution #2024-06-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditioned offer for the acquisition of right of way, a permanent easement and temporary permit to Rocky Denha and Noor Denha, owners of the property having Sidwell #88-20-10-427-047, in the amount of \$190,000.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** closing and recording costs not to exceed \$10,000.00.

BE IT FINALLY RESOLVED, That City Staff shall **RECORD** the Warranty Deed with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

- b) **Request for Authorization to Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #118, Rocky Denha and Noor Denha, Sidwell #88-20-10-427-047**

Suggested Resolution

Resolution #2024-06-

RESOLVED, That Troy City Council **DECLARES** that the completion of Rochester Road, Barclay to Trinway, Project #02.206.5, is a public improvement within the scope of the City's powers, since this improvement is for the use or benefit of the public, and therefore it is permissible for the City to initiate condemnation proceedings to facilitate the completion of this project.

RESOLVED, That Troy City Council **AUTHORIZES** the City Attorney to institute a condemnation lawsuit for the acquisition of real estate, a permanent utility easement and temporary permit for public purposes for the completion of Rochester Road, Barclay to Trinway, Project #02.206.5, and **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the City Attorney to expend any needed funds to acquire the necessary real estate, easement and temporary permit for public purposes.

- 
- J-11 Request for Authorization to Make Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #119 and #120, Sidwell #88-20-10-427-064 and #88-20-10-427-044, and a Request to Institute Court Action If Necessary**

- a) **Request for Authorization to Make an Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #119 & #120, Sidwell #88-20-10-427-064 and #88-20-10-427-044**

Suggested Resolution

Resolution #2024-06-

RESOLVED, That City Council **AUTHORIZES** an unconditioned offer and cumulative compensation in the amount of \$53,552.00 for needed right of way, permanent easements and temporary permit to Glenn David and Michell Potts, owners of the properties identified by Sidwell #88-20-10-427-064 and #88-20-427-044.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** closing and recording costs not to exceed \$10,000.00.

BE IT FINALLY RESOLVED, That City Staff shall **RECORD** the Warranty Deed with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

- b) **Request for Authorization to Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #119 & #120, Sidwell #88-20-10-427-064 and #88-20-10-427-044, Glenn David and Michell Potts**

Suggested Resolution

Resolution #2024-06-

RESOLVED, That City Council **DECLARES** that the completion of Rochester Road, Barclay to Trinway, Project #02.206.5, is a public improvement within the scope of the City's powers, since this improvement is for the use or benefit of the public, and therefore it is permissible for the City to initiate condemnation proceedings to facilitate the completion of this project.

RESOLVED, That City Council **AUTHORIZES** the City Attorney to institute a condemnation lawsuit for the acquisition of real estate, permanent utility easements and a temporary permit for public purposes for the completion of Rochester Road, Barclay to Trinway, Project #02.206.5, and **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** the City Attorney to expend any needed funds to acquire the necessary real estate, easement and temporary permit for public purposes.

- J-12 Request for Acceptance of a Permanent Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Sidwell #88-20-14-151-020, Ali Saad and Albertine Salami**

Suggested Resolution

Resolution #2024-06-

RESOLVED, That Troy City Council **ACCEPTS** a Permanent Easement for Public Utilities and Public Service Facilities from Ali Saad and Albertine Salami, owners of the property identified by Sidwell #88-20-14-151-020, and **AUTHORIZES** a compensation amount of \$11,322.00.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** closing and recording costs not to exceed \$2,000.00.

BE IT FINALLY RESOLVED, That City Staff shall **RECORD** the Permanent Easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-13 Request for Acceptance of a Permanent Easement from Todd L. Bossenberger and Marcia K. Bossenberger, Sidwell #88-20-03-302-025**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from Todd L. Bossenberger and Marcia K. Bossenberger, owners of the property having Sidwell #88-20-03-302-025.

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.

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**J-14 Request for Acceptance of a Permanent Easement from GFA Development, Inc., Sidwell #88-20-11-276-013**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from GFA Development, Inc., owner of the property having Sidwell #88-20-11-276-013.

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.

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**J-15 Request for Acceptance of a Permanent Easement from Stacy Ann Green, Sidwell #88-20-03-302-031**

Suggested Resolution  
Resolution #2024-06-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from Stacy Ann Green, owner of the property having Sidwell #88-20-03-302-031.

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.

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**J-16 Private Agreement – Contract for Installation of Municipal Improvements, Holm Street Extension, Project No. 23.917.3**Suggested Resolution

Resolution #2024-06-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and GFA Development, Inc. for the installation of Water Main, Sanitary Sewer, Storm Sewer, and Asphalt Pavement, 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.

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**J-17 Private Agreement – Contract for Installation of Municipal Improvements, Westington Phase II and Hills West, Project No. 23.912.3**Suggested Resolution

Resolution #2024-06-

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

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

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**K-1 Announcement of Public Hearings: None Submitted**

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**K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted****L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:****M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:****N. COUNCIL REFERRALS:**

Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda

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**N-1 No Council Referrals Submitted**



**O. REPORTS:****O-1 Minutes – Boards and Committees:**

- a) Troy Brownfield Redevelopment Authority-Final – October 17, 2023
- b) Traffic Committee-Final – April 17, 2024

**O-2 Department Reports:**

- a) 2024 Assessment Roll and Board of Review Report
- b) League Sports Update

**O-3 Letters of Appreciation:**

- a) To the Troy Fire Department from the Franklin-Bingham Fire Department
- b) To Assessing Department Staff from Taimur Tallu

**O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted****O-5 Public Hearing for the Gas Customers of DTE Gas Company Case No. U-21576****P. COUNCIL COMMENTS:****P-1 No Council Comments Submitted****Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):****R. CLOSED SESSION****R-1 Closed Session****S. ADJOURNMENT:**

Respectfully submitted,



Robert J. Bruner  
Acting City Manager



**2024 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

June 24, 2024 ..... Troy Public Library Strategic Plan

**2024 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

June 24, 2024 ..... Regular Meeting  
July 8, 2024..... Regular Meeting  
July 22, 2024..... Regular Meeting  
August 12, 2024..... Regular Meeting  
August 26, 2024..... Regular Meeting  
September 16, 2024 ..... Regular Meeting  
September 30, 2024 ..... Regular Meeting  
October 14, 2024 ..... Regular Meeting  
October 28, 2024 ..... Regular Meeting  
November 11, 2024 ..... Regular Meeting  
November 25, 2024 ..... Regular Meeting  
December 9, 2024 ..... Regular Meeting  
December 16, 2024 ..... Regular Meeting

**SERVICE COMMENDATION  
CITY MANAGER'S DEPARTMENT OFFICE MANAGER  
BETH TASHNICK**

**WHEREAS, Beth Tashnick** grew up in Ypsilanti, Michigan and graduated from John Glenn High School. She has fond memories of spending time and working on Sugar Bush Farm, their family farm in Ypsilanti. She received a Bachelor of Science in Chemistry from Eastern Michigan University; and

**WHEREAS, Beth** began her career with the City of Troy on February 26, 1996 as a Clerk Typist in the Finance Department. She was promoted to a Data Processing Clerk on June 2, 1997, promoted to an Account Clerk on October 23, 2000, and promoted to an Administrative Aide on December 21, 2002; and

**WHEREAS, Beth** was promoted to Office Coordinator in the City Manager's Office on February 14, 2011 and her title was changed to Office Manager on July 1, 2017. In the City Manager's Office, **Beth** always provided excellent customer service and delivered accurate, prompt, and courteous assistance on policies, guidelines, and standard practices to internal and external customers. She provided advanced and varied administrative and technical support for the Manager's Office which each year also included the annual budget; and

**WHEREAS,** Working with an exceptional and dedicated team, gaining an understanding of the entire organization, constantly learning from different people and different departments, and generally meeting and interacting with everyone are what **Beth** is most proud of. She always loved planning the employee summer BBQ and holiday parties; and

**WHEREAS, Beth** will retire from the City of Troy on **July 3, 2024** after 28 years of dedicated service and the utmost respect from the Troy employees, City Council, residents, and the Troy community; and

**WHEREAS, Beth** will enjoy retirement by spending time with her loving parents, Joseph and Charlene; sister Alecia; sister Jessica and brother-in-law Jason; sisters Andrea and Darian, sister Amanda and brother-in-law Sam; and niece and nephews Addie, Silas, and Declan. She is also awaiting a new niece coming in October.

**WHEREAS, Beth** is also looking forward to finding more time to be creative, making jewelry and other art; explore authoring a children's book; as well as traveling both for leisure and to spread the word of God. **Beth** also graduated from Rhema Bible Training Center (Licensed with Rhema Ministerial Association International) and is excited to continue her inspirational work as a worship leader at the Solid Rock Church in Hazel Park, Michigan, with her uncle, Pastor John Bulloch and his wife, Pat;

**NOW, THEREFORE, BE IT KNOWN,** That the Mayor and City Council of the City of Troy take this opportunity to express their appreciation to **Office Manager Beth Tashnick** for her professionalism and many contributions to the City of Troy for the betterment of the community; and

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

**Presented the 24<sup>th</sup> day of June 2024.**



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

I-03

## CITY COUNCIL AGENDA ITEM



Date: June 11, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Jeanette Menig, Human Resources Director

Subject: Request for Closed Session

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### **History**

The most recent collective bargaining agreements between the City and the Troy Command Officers Association (TCOA) and the Troy Fire Staff Officers Association (TFSOA) were ratified on February 10, 2020 and September 23, 2019, respectively.

The City has been meeting and negotiating successor agreements with each union, separately.

The Open Meeting Act (MCL 15.268 (c)) allows a public body to meet in a closed session for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement.

City Management requests City Council meet in a closed session for strategy connected with the negotiation of the collective bargaining agreements with TCOA and TFSOA.

### **Recommendation**

City Management recommends adoption of a resolution for City Council to adjourn into closed session immediately following the regular meeting, as permitted by MCL 15.268 (c) (Troy Command Officers Association and Troy Fire Staff Officers Association).



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

I-04

## CITY COUNCIL AGENDA ITEM



Date: June 24, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Robert C. Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kyle Vieth, Financial Compliance Manager

Subject: Fiscal Year 2024 Budget Amendments

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### **History**

The State Uniform Budget Act requires an annual review of the General Fund and Special Revenue Funds to determine whether budget amendments are necessary in order to comply with the Act. The Act requires amendments for departments where the actual revenue and expenditures exceed the original budgeted amounts. For this Fiscal Year, the General Fund, Transit Center Fund, and Community Development Block Grant (CDBG) Fund will require amendments.

### **Financial**

The proposed amendments are based on eleven months of actual expenditures and estimating the remaining June expenditures. The amendment to the General Fund requires the use of fund balance of \$20,000. The amendment for the Transit Center Fund increases fund balance by \$20,000. The amendments to the CDBG Fund have no impact on fund balance.

### **Recommendation**

City Administration recommends amending the General Fund, Transit Center Fund, and the CDBG Fund for the 2024 Fiscal Year as detailed on the attached document.

Mayor Baker 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, June 10, 2024, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

## **B. ROLL CALL:**

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

## **C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:**

**C-1** Children from St. Nicholas Greek Orthodox Church OPA Fest Presentation  
(Introduced by: Cindy Stewart, Community Affairs Director)

**C-2** Proclamation to Recognize Troy High School Senior Aanya Shah US Presidential Scholar  
(Presented by: Mayor Ethan Baker)

**C-3** Library Strategic Plan (Presented by: Meg Schubert, Assistant City Manager)

## **D. CARRYOVER ITEMS:**

**D-1** No Carryover Items

## **E. PUBLIC HEARINGS:**

**E-1** No Public Hearings

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

Cathy Russ	Commented in support of a new library building and provided history
April Church	Commented in support of a new library building and the Friends of the TPL
Lauren	Commented in support of the Troy Public Library and a new library building
Vannessa	Commented in support of a new library building and expanding the size of the library
Durga Rajesh	Commented in support of the Troy Public Library and the Friends of the TPL

Lynda Belian	Commented in support of a new library building and the Friends of the TPL
Sue Matthews	Commented in support of a new library building and the Friends of the TPL

## **G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Mayor Pro Tem Hodorek responded that the library is functionally obsolete, and is not meeting the needs of the residents of Troy. She made a call to action that the beloved library not be used as a political football. She said that there will be a Study Session in a couple weeks regarding the library, and she is looking forward to the deep discussion of this topic. She said Troy deserves better, and she looks forward to doing something that will benefit current residents but also future residents for years to come. She thanked all the residents who commented tonight in support of the library.

Council Member Chanda thanked all the residents who commented in support of the library. He said Council is going to work on a solution that will help.

Council Member Chamberlain-Creanga commented that the library needs have existed since 2007. She said the Master Plan was recently approved and included an education component and the library is a big part of that vision.

Mayor Baker thanked all the residents who commented tonight in support of the library, and reminded everyone of the Study Session on June 24 at 6:00 PM in the Council Boardroom.

## **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, Local Development Finance Authority; b) City Council Nominations – None**

**a) Mayoral Nominations:**

Resolution #2024-06-075

Moved by Baker

Seconded by Chamberlain-Creanga

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

**Nominations to the Brownfield Redevelopment Authority:**

**Term Expires: 4/30/2027**

**Joseph Beyer**

Term currently held by: Joseph Beyer

**Term Expires: 4/30/2027**

**Joseph Vassallo**

Term currently held by: Joseph Vassallo

Yes: All-7

No: None

**MOTION CARRIED**

Resolution #2024-06-076

Moved by Baker

Seconded by Brooks

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:

**Local Development Finance Authority (LDFA)**

Appointed by Mayor

5 Regular Members

Staggered 4 Year Term

**Nominations to the Local Development Finance Authority (LDFA):**

**Term Expires: 6/30/2028**

**Jim Schmitz**

**Resident Member**

Term currently held by: Jim Schmitz

**Term Expires: 6/30/2028**

**Fabrice Smieliauskas**

**Resident Member**

Term currently held by: Fabrice Smieliauskas

Yes: All-7  
No: None

**MOTION CARRIED**

b) City Council Nominations: None

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**I-3 No Closed Session Requested**

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**I-4 Amendment to Traffic Code – Temporary Deviation From Parking Regulations  
(Introduced by: Lori Grigg Bluhm, City Attorney)**

Resolution #2024-06-077  
Moved by Chamberlain-Creanga  
Seconded by Hodorek

RESOLVED, That Troy City Council hereby **ADOPTS** the amendment to Chapter 107 of the City of Troy Code of Ordinances, adding a new Section 107.15; a copy of this amendment shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7  
No: None

**MOTION CARRIED****J. CONSENT AGENDA:**

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

Resolution #2024-06-078-J-1a  
Moved by Hamilton  
Seconded by Chanda

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

Yes: All-7  
No: None

**MOTION CARRIED**

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**J-1b Address of “J” Items Removed for Discussion by City Council**

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**J-2 Approval of City Council Minutes**

Resolution #2024-06-078-J-2



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

- a) City Council Minutes-Draft – May 20, 2024

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**J-3 Proposed City of Troy Proclamations: None Submitted**

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**J-4 Standard Purchasing Resolutions:**

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- a) **Standard Purchasing Resolution 1: Award to Low Bidder – Contract 24-05 – Charnwood Chip Seal**

Resolution #2024-06-078-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 24-05, Charnwood Chip Seal, to *Highway Maintenance and Construction Co., P.O. Box 74411, Romulus, MI 48174*, for their low bid of \$516,564.00.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 10% of the total project cost.

- b) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Water System Materials**

Resolution #2024-06-078-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide requirements of Water System Materials to the overall low bidder meeting specifications, *Core & Main of Shelby Twp., MI*, for an estimated total cost of \$242,065.00, at the unit prices contained in the bid tabulation opened May 20, 2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; with the contract expiring June 30, 2025.

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 2: Award to Low Bidder Meeting Specifications - Sidewalk Replacement and Installation Program, and Manhole Rehabilitation**

Resolution #2024-06-078-J-4c

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with the option to renew for two (2) additional one-year terms to the low bidder meeting specifications; *Italia Construction Inc., of Washington Twp., MI*, to provide Sidewalk Replacement Services not to exceed budgetary limitations at the unit prices as detailed in the bid tabulation opened May 23,

2024, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, and as detailed below by year; with the contract expiring June 30, 2027.

<u>One (1) Year Contract</u>	<u>Amount</u>
Contract Year 1	\$ 985,000
Year 1 Renewal	\$ 985,000
Year 2 Renewal	\$ 985,000
Total for 3-Year Contract	\$2,955,000

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

**d) Standard Purchasing Resolution 4: OMNIA Partners Cooperative Purchase – Senior Dining Room Furniture**

Resolution #2024-06-078-J-4d

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Smart Business Source of Troy, MI*, for the purchase and installation of the Senior Dining Room Furniture for an estimated total cost of \$45,258.27, as per the OMNIA Partners Cooperative Contract #R191804, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

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**J-5 Appointment of the 2024-2025 Representative and Alternate to the SOCRRA Board of Trustees**

Resolution #2024-06-078-J-5

RESOLVED, That Troy City Council hereby **DESIGNATES** Kurt Bovensiepe, Public Works Director as the SOCRRA Representative and Ashely Tebedo, Administrative Services Manager as the Alternate SOCRRA Representative with terms expiring on June 30, 2025.

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**J-6 Interlocal Agreement for the Oakland County Tactical Consortium (OAK TAC)**

Resolution #2024-06-078-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the Oakland County Tactical Consortium (Oak-TAC) Interlocal Agreement between Oakland County and City of Troy.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to sign the Oakland County Tactical Consortium (Oak-TAC) Interlocal Agreement between Oakland County and City of Troy, a copy of which shall be **ATTACHED** to the original Minutes of this meeting and also retained by the Troy City Clerk.

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**J-7 City Manager Employment Agreement**

Resolution #2024-06-078-J-7

RESOLVED, That Troy City Council hereby **POSTPONES** the presentation of the City Manager Employment Agreement to the June 24, 2024 meeting of Troy City Council.

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**J-8 Private Agreement – Contract for Installation of Municipal Improvements – Clean Express Car Wash – Project No. 24.905.3**

Resolution #2024-06-078-J-8

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Express Wash Concepts for the installation of Water Main, Sanitary Sewer, Storm Sewer, Concrete Road and Sidewalk, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-9 Request to Vacate a Reserved Public Utility Easement, John R Garden Subdivision**

Resolution #2024-06-078-J-9

RESOLVED, That Troy City council hereby **VACATES** a retained easement for public utilities over a portion of alley vacated by Resolution #83-553 and recorded in L8421, P680.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the retained easement rights to Bostick Real Estate, LLC, owner of the properties having Sidwell #88-20-26-433-020 and -021.

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.

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**J-10 Request for Approval of Satellite Clerk's Office and Other Election Services – August 6, 2024 Primary Election**

Resolution #2024-06-078-J-10

RESOLVED, That Troy City Council hereby **APPROVES** City Management's request to authorize additional times for the City Clerk's Office to issue and receive absent voter ballots, and/or register voters, as detailed below, pursuant to requirements of Michigan Election Law:

Troy City Clerk's Satellite Office – Troy Community Center (3179 Livernois Rd.), Room 302

Saturday, July 27, 2024 – 8:30am-4:30pm

Sunday, July 28, 2024 – 8:30am-4:30pm

Saturday, August 3, 2024 – 8:30am-4:30pm

Sunday, August 4, 2024 – 8:30am-4:30pm

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**J-11 Scott Stoglin, John Milliron, Peter Dungjen and Joel Barthlow v City of Troy**

Resolution #2024-06-078-J-11

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney's Office to represent Troy's interests in the matter of *Scott Stoglin, John Milliron, Peter Dungjen and Joel Barthlow v City of Troy et al.* Oakland County Circuit Court, Case Number 2024-207391-CZ, and **AUTHORIZES** the payment of necessary costs and expenses, including the retention of any witnesses (including experts) that are required for adequate representation.

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**J-12 Proposed Eighth Amendment to Consent Judgment – Meritor Automotive et al v City of Troy, Case Number 94-487484-CZ – a/k/a Cambridge Crossing**

Resolution #2024-06-078-J-12

WHEREAS, The City first resolved the matter of *Meritor Automotive, et al v City of Troy* in May of 1999 by Consent Judgment, and there have been seven previous amendments to this Consent Judgment; and,

WHEREAS, The attached proposed eighth amendment to the Consent Judgment would permit the expansion of Walmart's retail space by an additional 2680 square feet, and allow additional minor modifications to the parking lot;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed Stipulation and Eighth Order Amending Consent Judgment.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are hereby **AUTHORIZED** to execute the Stipulation and Eighth Order Amending Consent Judgment; a copy shall be **ATTACHED** to the original Minutes of this meeting.

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**J-13 First Amendment Sylvan Glen Cell Tower**

Resolution #2024-06-078-J-13

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the First Amendment to the Lease Agreement for the Sylvan Glen communications/cell tower with AT&T and its affiliates and successors, and also the Memorandum of Understanding; and **AUTHORIZES** the Mayor and City Clerk to execute the First Amendment on behalf of the City and also **AUTHORIZES** the Acting City Manager to execute the Memorandum of Understanding for recording with the Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

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

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**K-1 Announcement of Public Hearings: None Submitted**

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

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**L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Thomas Meitzler	Commented that the Troy Tennis Club needs more tennis courts; asked for adjustment to the schedule of court use
Walter Storrs	Commented regarding an issue with flooding from storm water
Diane Cipolletti	Thanked the Fire Chief and Police Chief for educating the public about the hazard of open burning in the city

**M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Mayor Baker requested an update from City Management regarding the tennis court scheduling issue.

Mayor Baker requested an update from City Management regarding Mr. Storrs complaint regarding storm water flooding.

Mayor Baker thanked Ms. Cipolletti for her comments about the very important topic that affects many residents.

Mayor Pro Tem Hodorek responded to Mr. Storrs that she pays attention to the issues that are caused by things like new developments, and unusually heavy rains.

**N. COUNCIL REFERRALS:**

**Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda**

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**N-1 No Council Referrals Submitted**

**O. REPORTS:**

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**O-1 Minutes – Boards and Committees:**

a) Civil Service Commission (Act 78)-Final – May 9, 2024  
Noted and Filed

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**O-2 Department Reports: None Submitted**

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**O-3 Letters of Appreciation: None Submitted**

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

**P. COUNCIL COMMENTS:**

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**P-1 Council Comments**

Council Member Gunn thanked the Troy Police Department for their response to an issue with a Troy store selling alcohol to minors.

Council Member Chamberlain-Creanga commented that there are a lot of exciting things happening in Troy right now, with lots of wonderful volunteers working hard to make these events happen.

Council Member Chamberlain-Creanga saluted the Kresge Foundation on their centennial anniversary, and thanked the organization for their decades of philanthropy and leadership throughout our area.

Council Member Chanda commented that the Run for Nature fundraiser event. He also commented on the ribbon cutting for the Pavilion to be held on Thursday, June 13<sup>th</sup>.

Council Member Brooks asked about the status of the sustainability plan. Assistant City Manager Schubert provided an update.

Mayor Pro Tem Hodorek commented on the Police and Fire Department's involvement in the recent Active Assailant Conference held in the community. She said the key take away is being proactive in learning how best to respond to such events.

Mayor Baker commented about the Run for Nature event and how it is drawing new runners and volunteers for the Nature Society.

Mayor Baker reminded everyone about the grand opening of the pavilion and skating ribbon this Thursday, June 13 at 6:00 PM.

Mayor Baker commented that the Farmer's Market season begins on a new day this year on Wednesday's starting June 19, 2024 from 3:00-7:00 PM.

**Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):**

**R. CLOSED SESSION**

**R-1 No Closed Session**

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**S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 9:05 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC II  
City Clerk

**2024 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

June 24, 2024 ..... Troy Public Library Strategic Plan

**2024 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

June 24, 2024 ..... Regular Meeting  
July 8, 2024..... Regular Meeting  
July 22, 2024..... Regular Meeting  
August 12, 2024..... Regular Meeting  
August 26, 2024..... Regular Meeting  
September 16, 2024 ..... Regular Meeting  
September 30, 2024 ..... Regular Meeting  
October 14, 2024 ..... Regular Meeting  
October 28, 2024 ..... Regular Meeting  
November 11, 2024 ..... Regular Meeting  
November 25, 2024 ..... Regular Meeting  
December 9, 2024 ..... Regular Meeting  
December 16, 2024 ..... Regular Meeting



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J-04a

## CITY COUNCIL AGENDA ITEM



Date: June 17, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kurt Bovensiep, Public Works Director  
Dennis E. Trantham, Deputy Public Works Director  
Brian Goul, Recreation Director  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 1: Award to Sole Bidder – Acoustic Panel Replacement in the Senior Dining Room at the Troy Community Center

### History

- On September 1, 2022, the Oakland County Board of Commissioners passed resolution #22-280 Appropriating American Rescue Plan Act funding to support the Oakland Together Senior Initiatives. These initiatives included funding for the Senior Center Matching Grant Program.
- City Council approved the Interlocal Agreement between the City of Troy and the Board of Commissioners of the County of Oakland for the Senior Centers Matching Grant Program in the amount of \$250,000 at the April 10, 2023 meeting (Resolution #2023-04-056).
- The grant money is to be used to renovate the Senior Dining room and recondition the outdoor Bocce and Shuffleboard Courts at the Community Center.
- The Senior Dining Room will receive new hard flooring, upgraded LED lights, paint, new acoustic panels, blinds, TV, additional accessible door openers, signage, along with new furniture.
- The Bocce and Shuffleboard Court portion of the project will include replacement of the Shuffleboard Court and rehabilitation of the Bocce Ball Court.

### Purchasing

On June 13, 2024, a bid opening was conducted as required by City Charter/Code for the removal, replacement, and installation of new acoustic panels in the Senior Dining Room at the Community Center. The bid was posted on the MITN Purchasing Group website: [www.bidnetdirect.com/city-of-troy-mi](http://www.bidnetdirect.com/city-of-troy-mi). Three hundred and ninety-six (396) vendors were notified via the MITN website; one (1) bid proposal was received. Below is a detailed summary of potential vendors:

Companies notified via MITN	396
Troy Companies notified via MITN	12
Troy Companies - Active email Notification	12
Troy Companies - Active Free	0
Companies that viewed the bid	20
Troy Companies that viewed the bid	2

**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)**

- *ISCG Inc of Royal Oak, MI* is the sole bidder meeting specifications and is being recommended for award. The alternate product provided in their bid proposal was determined to be an approved alternate per the following bid language:

*Approved Alternates: The City of Troy's Designated City Representative or his/her designee will review all items submitted for consideration as approved alternates. Their decision as to acceptability will be deemed in the City of Troy's best interest and will be final.*

- *ISCG Inc of Royal Oak, MI* has successfully performed work for the City of Troy and has met all requirements.

### **Financial**

Funds are budgeted and available in the Troy Community Center Building Improvements Capital Fund under Project Numbers 2024CG0001 for the 2024 Fiscal Year. Expenditures will be charged to account number 401.756.755.975.125.

### **Recommendation**

City Management recommends awarding a contract for the removal, replacement, and installation of the acoustic panels for the Senior Dining Room at the Community Center at a total estimated price of \$66,240 to sole bidder meeting specifications, *ISCG Inc. of Royal Oak, MI* at unit prices contained in the attached bid tabulation, opened June 13, 2024.

Opening Date: 06/13/2024  
Date Reviewed: 06/13/2024

CITY OF TROY  
BID TABULATION  
ACOUSTIC WALL PANELS - SENIOR DINING ROOM

ITB-COT 24-10  
Page 1 of 1

VENDOR NAME: ISCG INC  
CITY: Royal Oak, MI

**PROPOSAL: TO PROVIDE AND INSTALL ACOUSTIC WALL PANELS IN THE SENIOR DINING ROOM LOCATED AT THE TROY COMMUNITY CENTER**

DESCRIPTION	QTY	UNIT COST	EXTENDED COST
<b>*Alternate items/quantity submitted for proposal</b>			
<b>PROPOSAL A:</b> Removal and disposal of existing acoustical panels and any necessary wall repairs. If necessary, dumpster to be provided by vendor.	1	\$3,750.00	\$3,750.00
<b>PROPOSAL B:</b> Horizontal Panels: Solid Wall/Ceiling Panels Standard Solid Panels: 12mm 12mm (ST) Peach- Solid Color 110"H 42"W Adhesive Backer Added *9mm 84"W X 47"H	<del>57</del> *73	\$450.00	\$32,850.00
<b>PROPOSAL C:</b> Pilar Panels: Solid Wall/Ceiling Panels Standard Solid Panels: 12mm 12mm (ST) Peach- Solid Color 110"H 30"W Adhesive Backer Added *9mm 72"W X 47"H	<del>30</del> *27	\$345.00	\$9,315.00
<b>PROPOSAL D:</b> Attic Stock: Solid Wall/Ceiling Panels Standard Solid Panels: 12mm 12mm (ST) Peach- Solid Color 110"H 42"W Adhesive Backer Added *9mm 84"W X 47"H	3	\$450.00	\$1,350.00
<b>PROPOSAL E:</b> Attic Stock: Pilar Panels: Solid Wall/Ceiling Panels Standard Solid Panels: 12mm 12mm (ST) Peach- Solid Color 110"H 30"W Adhesive Backer Added *9mm 72"W X 47"H	2	\$345.00	\$690.00
<b>PROPOSAL F:</b> Installation Labor and Materials	1	\$17,500.00	\$17,500.00
Freight		\$785.00	\$785.00
<b>PROPOSALS A - F TOTAL COST:</b>		<b>\$66,240.00</b>	

Descriptive Literature Provided:	Y or N	Y
Can Provide Samples:	Y or N	Y
Can Meet Completion Date:	Y or N	N - Product lead time 4-6 wks from time ordered. Does not include transit time.
Warranty:		3 YEARS Product and Installation
<b>Contact Information:</b> Hours of Operation:		7 a.m. - 4 p.m.
		313-663-6073
References:		Y
Can Provide Insurance:	Y or N	Y
Payment Terms:	Y or N	Y
Delivery Date:		TBD Based on Order Date
Exceptions:		We are using 9mm thick Mergeworks Echo/Decho solid panels. Sheet Sizes are 70 x 47 & 84 x 47. Once awarded we can elaborate on how they will be applied. Pillars will have horizontal seam w/ an overall height of 94". All colors available & attached to this bid are the same price.
Acknowledgement:	Y or N	Y
Signed Addendum:		Y
Forms:	Y or N	Y

Attest:

(\*Bid Opening conducted via a Zoom Meeting)

Brian Goul  
Andrew Chambliss  
Nellie Bert  
Martinique Gates

Emily Frontera  
Purchasing Department



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J-04b

## CITY COUNCIL AGENDA ITEM



Date: June 18, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan Schubert, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Scott Finlay, City Engineer  
Kurt Bovensiep, Public Works Director  
Dennis Trantham, Deputy Public Works Director  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications - Demolition of Buildings and Structures at 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd.

### History

#### **Site 11 (3500 John R Road, Sidwell #88-20-24-100-025)**

- Consists of two parcels totaling 13 acres and was purchased in 2000 with the approval of Proposal C Bond.
- Over the years all structures have been removed except the garage.
- The garage was used as auxiliary storage for the Parks Department until it fell in disrepair.
- The site has been used as soccer fields and occasional staging area for construction projects.
- The site will remain open space upon the removal of the structures.

#### **5371 Rochester Road (Sidwell #88-20-10-427-043)**

- City Council authorized the purchase as part of the proposed improvements to Rochester Road at the August 21, 2023 meeting of the Troy City Council (Resolution #2023-08-122-J-10).

#### **Troy Farm Complex (3305 and 3321 W South Blvd., Sidwell #88-20-06-200-007)**

- The City of Troy purchased the Troy Farm property in 1970 that includes 70 acres of open farmland for the Stage Nature Center and the Troy Farm Park.
- In 1973 the City of Troy purchased an additional 5.45 acres of land that includes the farmstead structures.
- In 1978 the City of Troy constructed a restroom facility to mimic a barn and installed a modular classroom and a gravel parking lot.
- The amenities were used from 1975 through the mid 1990's by the Troy Parks and Recreation Department for a youth summer camp, Camp Kish-Ka-Ko and by the Stage Nature Center for seasonal Junior Naturalist classes.
- During the 1980's the Parks and Recreation Department planted pumpkins in the field along South Blvd. and installed raised bed gardens for senior citizens. In the 1990's, at the request of the seniors using the gardens, a fence was constructed around the senior gardens to exclude the deer.



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## CITY COUNCIL AGENDA ITEM

- The large farmhouse has been largely unoccupied and used for storage throughout much of the city's ownership, except from 1981-1985 when a Stage Nature Center Employee lived there.
- The smaller house was used by summer interns hired by the Troy Parks and Recreation Department, but has not been occupied since the 1990's.
- The Garage/Workshop has only been used for storage and a workshop since ownership.
- The large farmhouse, garage/workshop, classroom, and restroom facility have fallen into disrepair as a result of their lack of use and maintenance since the recession.
- Five of these structures have fallen into severe disrepair and need removal:
  - 1917 large farmhouse
  - 1950's smaller house and garage
  - 1980's restroom facility and classroom
- The farm property, while old, is not listed on any historic registry.
- The Executive Director of the Troy Historical Society was invited to tour the property to gauge interest in the home as well as any of the contents. There was no interest.
- On October 9, 2021 the Field School from Eastern Michigan University also toured the farm property as an opportunity to study and apply what they have learned to a property that is old, but not classified as historic, and owned by a government or non-profit that has fallen into disrepair.
- Troy City Council approved the remediation of the property at the December 4, 2023 meeting of the Troy City Council (Resolution #2023-12-173-J-4b).

### Purchasing

On June 13, 2024, a bid opening was conducted as required by City Charter/Code for the demolition of buildings and structures at 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd. The bid was posted on the MITN Purchasing Group website; [www.bidnetdirect.com/city-of-troy-mi](http://www.bidnetdirect.com/city-of-troy-mi). Five hundred and fifty-nine (559) vendors were notified via the MITN website. Eight (8) bid responses was received. Below is a detailed summary of potential vendors:

<b>Companies notified via MITN</b>	559
Troy Companies notified via MITN	10
Troy Companies notified - Active email Notification	10
Troy Companies - Active Free	0
<b>Companies that viewed the bid</b>	123
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 responses and positive references, *Oakwood Building Company, Inc. of Shelby Twp* is the low bidder meeting all specifications and is being recommended for award.



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## CITY COUNCIL AGENDA ITEM

### **Financial**

Funds are budgeted and available in the Capital Projects Funds for Park Development and Streets Major Roads with the associated project numbers and account numbers below for the 2024 fiscal year:

Location:	Project #	Account #	Expenditure
Site 11 (3500 John R Road)	2024C0046	401.770.771.974.130	\$7,000.00
5371 Rochester Road	2022CG0002	401.449.202.989.022065	\$8,800.00
Troy Farm Complex	2024C0042	401.770.771.974.070	\$32,524.00

### **Recommendation**

City Management recommends awarding a contract for the demolition of 3500 John R Road, 5371 Rochester Road and Troy Farm Complex (partial) at 3305 and 3321 W South Blvd. to the low bidder meeting specifications, *Oakwood Building Company, Inc. of Shelby Twp. MI*, for an estimated total cost of \$48,324; not to exceed budgetary limitations.

Opening Date: 06/13/2024  
Date Reviewed: 06/13/2024

CITY OF TROY  
BID TABULATION  
PROPERTY DEMOLITION

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Page 1 of 2

VENDOR NAME:	Oakwood Building Company, Inc.	The Adams Group, Inc.	Blue Star, Inc.	Salenbien Trucking and Excavating, Inc.
CITY:	Shelby Twp., MI	Rochester Hills, MI	Warren, MI	Dundee, MI
CHECK #:	500363545	9105227885	1672300325	2347695
CHECK AMOUNT:	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

**PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES LOCATED AT 3500 JOHN R ROAD, 5371 ROCHESTER ROAD, 3305 and 3321 W. SOUTH BOULEVARD (CAUGHLIN FARM PROPERTY - 5 STRUCTURES) IN THE CITY OF TROY**

<b>Proposal A:</b> Demolition at 3500 John R Road <b>COMPLETE FOR THE SUM OF:</b>	\$7,000.00	\$7,485.00	\$21,400.00	\$15,532.00
<b>Proposal B:</b> Demolition at 5371 Rochester Road <b>COMPLETE FOR THE SUM OF:</b>	\$8,800.00	\$19,226.00	\$20,100.00	\$17,065.00
<b>Proposal C:</b> Demolition at 3305 and 3321 W. South Boulevard (Caughlin Farm Property - 5 structures) <b>COMPLETE FOR THE SUM OF:</b>	\$32,524.00	\$48,100.00	\$47,300.00	\$63,378.00
<b>TOTAL PROPOSALS A, B &amp; C</b>	<b>\$48,324.00</b>	<b>\$74,811.00</b>	<b>\$88,800.00</b>	<b>\$95,975.00</b>

Can Meet Completion Date:	Y or N	Y	N - 2 Add'l days for W. S. Blvd.	Y	Y
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Disposal Site:		Riverview Land Preserve	Not Specified	Woodland Meadows	Woodland Meadows
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	Y	Y	Y
Payment Terms:	Y or N	Not Specified	On Completion	Not Specified	Net 30
Exceptions:		None	Per Addendum 1 Question 1: Under ground structure - Septic tank. If encountered, add add'l \$3,500.00 for pump, crush and fill. Per Oakland County requirements.	None	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	Y	Y	Y
Forms:	Y or N	Y	Y	Y	Y

**Low Bidder Meeting Specifications**

**ATTEST:**  
(\*Bid Opening conducted via a Zoom Meeting)

Dennis Trantham  
Andrew Chambliss  
Nellie Bert  
Martinique Gates

Emily Frontera  
Purchasing Manager

CITY OF TROY  
BID TABULATION  
PROPERTY DEMOLITION

ITB-COT 24-12  
Page 2 of 2

VENDOR NAME:	Adamo Demolition Company	Reese Contracting, Inc.	Radich Construction, LLC	SOS Quality Construction, LLC
CITY:	Detroit, MI	Wixom, MI	Troy, MI	Rochester Hills, MI
CHECK #:	1799369	2693964	518922473-4	3794000845
CHECK AMOUNT:	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

**PROPOSAL: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES LOCATED AT 3500 JOHN R ROAD, 5371 ROCHESTER ROAD, 3305 and 3321 W. SOUTH BOULEVARD (CAUGHLIN FARM PROPERTY - 5 STRUCTURES) IN THE CITY OF TROY**

<b>Proposal A:</b> Demolition at 3500 John R Road <b>COMPLETE FOR THE SUM OF:</b>	\$20,500.00	\$35,000.00	\$17,900.00	\$42,000.00
<b>Proposal B:</b> Demolition at 5371 Rochester Road <b>COMPLETE FOR THE SUM OF:</b>	\$28,900.00	\$36,800.00	\$23,300.00	\$44,000.00
<b>Proposal C:</b> Demolition at 3305 and 3321 W. South <b>COMPLETE FOR THE SUM OF:</b>	\$74,600.00	\$95,000.00	\$134,000.00	\$172,375.00
<b>TOTAL PROPOSALS A, B &amp; C</b>	<b>\$124,000.00</b>	<b>\$166,800.00</b>	<b>\$175,200.00</b>	<b>\$258,375.00</b>

Can Meet Completion Date:	Y or N	N - Proposals A & B can be completed in the allotted 1 week each site. Proposal C will require 2 business weeks.	Y	N - (1) Calendar Week per Building	Y
Attended Mandatory Pre-Bid Meeting:	Y or N	Y	Y	Y	Y
Disposal Site:		GFL	Not Specified	Eagle Valley Landfill	Waste Management - Pine Tree Acres Landfill
Can Meet Insurance:	Y or N	Y	Y	Y	Y
References:	Y or N	Y	Y	Y	Y
Payment Terms:	Y or N	As Specified	Not Specified	Net 30 Days	Upon Substantial Completion
Exceptions:		If awarded all properties we deduct \$4,000.00	None	(1) Calendar Week per Building to complete; Pump & Fill Septic Tank: \$900/Ea	None
Acknowledgement:	Y or N	Y	Y	Y	Y
Vendor Questionnaire Provided:	Y or N	Y	Y	Y	Y
Addendum:	Y or N	Y	N	Y	Y
Forms:	Y or N	Y	Y	Y	Y



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

J-04c

## CITY COUNCIL AGENDA ITEM



Date: June 18, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kurt Bovensiep, Public Works Director  
Dennis E. Trantham, Deputy Public Works Director  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contracts – Troy Farm Complex Large Barn and Horse Barn, Exterior Repairs, Painting, and Electrical Installation

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### History

- The Troy Farm Complex Gambrel Roof Barn was constructed in 1857.
- The Barn dates back to the earliest history of Troy Township settlement and remains an excellent example of barn construction of that era.
- In 2008 Troy City Council authorized the repair and stabilization of the barn (Resolution #2008-10-312).
- In 2019 Troy City Council authorized the replacement of the roof utilizing Community Development Block Grant Funds (Resolution #2019-02-016).
- The barn needs painting and minor wood repair and replacement to continue preserving the structure.
- The Barn contributes to the rural atmosphere and aesthetics of the Troy Farm Complex. This rural feel in a City Park would be a rare asset and having a facility with this feature is a real treasure.
- With the demolition of the various structures on the property, the electrical service was also terminated. The termination requires a new park panel to be installed.

### Purchasing

- Pricing for the Troy Farm Complex Large Barn and Horse Barn Exterior Repairs and Painting has been secured from *National Restoration of Milford, MI* through the Oakland County Extended Purchasing Contract #009849 as detailed in the attached proposal dated March 19, 2024.
- Pricing for the Troy Farm Complex Large Barn and Horse Barn Electrical Installation has been secured from *Shaw Systems of Southfield, MI* through the Oakland County Extended Purchasing Contract #010460 as detailed in the attached Proposal SCOT231011001 dated June 17, 2024.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).





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

### **Financial**

Funds are budgeted and available in the Park Development Capital Fund under project number 2024C0043 for the 2024 fiscal year. Expenditures will be charged to account number 401.770.771.974.070. Project and funds are expected to be rolled over to the 2025 fiscal year since the project will not be completed by the end of fiscal year 2024.

### **Recommendation**

City Management recommends awarding a contract for the Troy Farm Complex Large Barn and Horse Barn Exterior Repairs and Painting to *National Restoration of Milford, MI* for an estimated cost of \$48,600 as per the Oakland County Extended Purchasing Cooperative Contract #009849; not to exceed budgetary limitations.

City Management recommends awarding a contract for the Troy Farm Complex Large Barn and Horse Barn Electrical Installation to *Shaw Systems of Southfield, MI* for an estimated cost of \$38,933 plus additional fees per DTE, as per the Oakland County Extended Cooperative Purchasing Contract #010460; not to exceed budgetary limitations.

## NATIONAL RESTORATION INC

RECIPIENT OF THE GOVERNOR'S AWARD FOR HISTORIC RESTORATION!

---

2165 Fyke Dr.

Its Not Luck, Its know How!

Milford, MI 48381

Licensed Builder

248-318-0609 Fax 248-714-6323

johnf@nationalrestoration.net

March 19,2024

Mr. Dennis Trantham

Deputy Director of Public Works

City of Troy, MI

500 West Big Beaver Road

Troy, MI 48084

RE: Beach Rd Barns

Mr. Trantham,

Per your request, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work: On the large Barn, and Small Barn

- Mobilize
- Access all elevations of the barns and the underside of the soffit. A lift will be required on the large barn.
- High pressure wash and scrape the walls and painted foundation to remove and loose materials.
- On the small barn complete minimal wood repairs to the siding. We are budgeting for one worker one full day plus equipment and material to complete this task on the small barn.
- On the large barn, replace any severely damaged wood siding. Secure any loose baton boards. Replace any missing baton boards and add new ones to the lower portion of the barn on the west end.
- Install a galvanized mesh screen over the louvered vents at the gable ends.
- Trim the bottom of the vertical boards at the bottom and install a new horizontal board across the bottom edge on all sides.
- Apply 2 coats of SW Super paint to the areas to be painted. The walls will be barn red in color and the windows, window trim and door trim will be white as with the soffits.
- Jobsite cleanup.
- The budget is based on time and material not to exceed \$38,100.00 for the large barn and not to exceed \$10,500.00 for the smaller barn. This is to be completed per our maintenance contract with Oakland County purchasing.

We appreciate the opportunity to quote your work. If you have any questions or concerns, please contact me.

Sincerely,

John Fletcher, President



# Proposal & Scope of Work

Date: 06/17/2024

Proposal ID: SCOT231011001

TO: Dennis Trantham  
City of Troy  
4695 Rochester Road  
Troy, MI 48085

FROM: Eric J Peterson  
PROJECT: Troy Farms Electrical

## Shaw Service and Maintenance Contacts

Eric Peterson, Service Engineer	Direct (248) 228-2019   Cell (248) 534-7602   <a href="mailto:epeterson@shawsi.com">epeterson@shawsi.com</a>
Dispatch	Direct (248) 228-2028
After Hours Emergency Number	(877) 370-7076
Service Email	<a href="mailto:service@shawsi.com">service@shawsi.com</a>

Included	Excluded		Included	Excluded	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use Tax	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Payment & Performance Bonds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical Permit Costs & Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overtime Costs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Division Inspection Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Temperature Controls
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building Permit Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Patching &/or repair of holes in walls or floors

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

### SCOPE OF WORK:

Furnish and install (1) new 200A Single Phase Meter Can  
Furnish and install (1) new 200A Single Phase Disconnect (Service Entrance Rated)  
Furnish and install (1) new Meter Rack Stainless Steel Unistrut Assembly remote from Utility Pole  
Furnish and install new ground rod and correct bonding of current service.  
Furnish and install (1) New NEMA 3R 200A Single Phase Panel mounted on Rack Assembly  
Furnish and install necessary conduit and wire to connect existing circuits to new panel location.  
Coordinate with DTE to permanently disconnect 2 services  
Demo any conduit and wiring DTE leaves behind; Make Safe existing structures slated for demolition

**Labor** : [\\$23,194.00](#)  
**Equipment** : [\\$1,309.00](#)  
**Material** : [\\$14,430.00](#)  
**Offering Price** : [\\$38,933.00](#)

### EXCLUSIONS & ASSUMPTIONS:

Work is expected to be performed during Monday through Friday during normal working hours excluding holidays.  
Quoted as time and material not to exceed  
DTE Budget for connections not included. Customer should have ~\$1,000.00 contingency for DTE costs.  
Pricing per Oakland County contract 5446

Eric J Peterson

Shaw Service & Maintenance

### Standard Terms & Conditions

1. Payment terms are monthly progress payments net 30 days due.
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.



22100 Telegraph  
Southfield, MI 48033  
Phone: (248) 228-2000  
Fax: (248) 228-2080

**CITY OF TROY BULLETIN BREAKDOWN THROUGH JUNE 30TH,  
2026**

<b>PROJECT:</b>	CITY OF TROY			<b>SHAW PROJECT #:</b>	SCOT231011001
<b>QUOTE FOR:</b>	Dennis Trantham			<b>SHAW MMS RFC #:</b>	
<b>DATED:</b>	6/17/2024			<b>SHAW REVISION #:</b>	
<b>DESCRIPTION:</b>	Coordinate with DTE to permanently disconnect 2 of 3 services. Relocate 3rd service from to be demoed structure to new stainless steel unistrut rack. Demo conduit and wiring DTE leaves behind. Investigate wiring and equipment inside (2) historic structures. Rework necessary electrical, if any, inside (2) structures to bring to code. Install (2) 1" PVC conduits to large barn to pick up existing circuits. Bring (1) 1" conduit to smaller barn to pick up existing circuits. Install (2) 10" sonotubes for rack support and fill with concrete. Mount new meter enclosure (200A service). Mount new 200A Nema 3r circuit breaker panel. Install 2" PVC conduit underground to existing utility pole for new service rack with 2" Rigid above			<b>SHAW QUOTE DATE:</b>	6/17/2024
<b>PLANS ISSUED:</b>	n/a				
<b>SPECS. ISSUED:</b>	"				
<b>SKETCHES ISSUED:</b>	"				
<b>QTY ELEC/TECH DWGS ISSUED:</b>	0				
<b>MATERIAL</b>	<b>MISC- Rags, tape, labels, screws, etc.</b>				\$275
	<b>Conduit, Wire, Racking and Enclosures</b>			0	\$11,343
				0	
	<b>MARKUP(INCLUDING USE TAX)</b>			15%	\$0
	<b>ESCALATION(CONTINGENCY)</b>			8%	\$1,743
	<b>MATERIAL TOTAL</b>				\$1,069
					\$14,430
<b>DIRECT INSTALLATION LABOR COST - PER ATTACHED SHEETS</b>					
	0 HOURS @ Straight				\$0
	80 HOURS @ "			ELECTRICIAN	\$7,920
	110 HOURS @ "			SERVICE ELECTRICIAN	\$13,420
	0 HOURS @ Time & 1/2				\$0
	0 HOURS @ "			ELECTRICIAN	\$0
	0 HOURS @ "			SERVICE ELECTRICIAN	\$0
	0 HOURS @ Double				\$0
	0 HOURS @ "			ELECTRICIAN	\$0
	0 HOURS @ "			SERVICE ELECTRICIAN	\$0
<b>SUPERVISION - 8% OF DIRECT LABOR HOURS (DETAILING, LOGISTICS) or PER ATTACHED SHEETS AS DIRECT LABOR</b>					
	15.2 HOURS @ Straight				\$1,854
	0 HOURS @ "				\$0
	0 HOURS @ Time & 1/2				\$0
	0 HOURS @ "				\$0
	0 HOURS @ Double				\$0
	0 HOURS @ "				\$0
				0% INCREASE RATES FOR NON DAY SHIFT/FUTURE RATES	\$0
	<b>LABOR TOTAL</b>				\$23,194
<b>DJE EQUIPMENT - LARGE OR SPECIAL TOOLING</b>					
	<b>MAN LIFTS / SCAFFOLDING / FALL PROTECTION</b>				\$0
	<b>RIGGING / HOISTING / LULL / FORKLIFT</b>				\$0
	<b>CONCRETE</b>				\$255
	<b>MEGGER, PHASE ROTATION METER</b>				\$100
	<b>CUTTING, THREADING AND BENDIG EQUIPMENT</b>				\$120
	<b>EXCAVATION EQUIPMENT</b>				\$450
	<b>PERMIT</b>				\$0
					\$0
<b>ENGINEERING / DOCUMENT MAINTENANCE</b>					
	4 HOURS			SERVICE ENGINEER/FIELD DETAIL/SURVEY	\$384
	0 HOURS			BIM COORDINATOR/PLOTS/DWGS	\$0
	0 HOURS			ADMINISTRATIVE ASSISTANT	\$0
<b>DIRECT JOB EXPENSES / SMALL TOOLS / SAFETY / CONSUMMABLES / FIRST AID</b>					
	AS PERCENT @			0.0% OF LABOR ABOVE TOTAL	\$0
	or AS ITEMIZED ON THE DJE CHECKLIST SHEET (Page 2 of 2)				\$0
	<b>DIRECT JOB EXPENSES TOTAL</b>				\$1,309
					\$38,933
				0%	\$0
<b>SUBCONTRACTORS</b>					
					\$0
	X				\$0
	x				\$0
	x				\$0
	<b>SUBCONTRACTOR TOTAL</b>				\$0
	<b>FEE ON SUBS @</b>			5%	\$0
<b>PLM BOND / INSURANCE COSTS</b>					\$0
<b>TOTAL PRICE FOR THIS QUOTATION</b>					<b>\$38,933</b>



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

J-04d

## CITY COUNCIL AGENDA ITEM



Date: June 17, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kurt Bovensiep, Public Works Director  
Brian Varney, Fleet Manager  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: MITN Cooperative Purchasing Agreement – Hook Lift Truck with Body Attachments

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### **History**

- A truck equipped with a hydraulic hook lift can reduce the size of the fleet by using one truck that can haul various bodies or attachments.
- The one (1) truck being purchased replaces two (2) current fleet trucks that are used on a daily basis by the Department of Public Works for snow plowing and de-icing major and local roads, grading, material hauling, dust control, road repairs and ditch cleaning.
- These trucks have exceeded their intended life expectancy.
- The two (2) obsolete vehicles will be removed from service and sold at auction for the estimated total proceeds of \$40,000.00.
- Truck chassis will be purchased from *Wolverine Freightliner Inc. of Mount Clemens, Michigan* and hook lift with service body attachments will be provided and installed by *Truck and Trailer Specialties Inc. of Howell, Michigan*.
- The new hook lift truck will have current technology with multiple body attachments that will be capable of performing various tasks.
- This purchase replaces existing vehicles and does not increase the size of the existing Department of Public Works motor pool fleet.

### **Purchasing**

- On February 10, 2020, the Cities of Rochester Hills, Auburn Hills, Huntington Woods, Troy, Farmington Hills, Livonia, Madison Heights and Charter Township of Bloomfield; members of the Michigan Inter-governmental Trade Network (MITN), cooperatively developed and issued a Request for Proposal (RFP) for the purchase of Single/Tandem Axle Dump Truck(s), parts, and related services, RFP-RH-20-023, the MITN website.



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

### Purchasing (continued)

- Five (5) proposal responses were received as listed below:

Tri-County International Trucks  
Wolverine Freightliner  
Michigan CAT  
M&K Truck Center  
Truck & Trailer Specialties, Inc.

- Proposals were evaluated by the City of Rochester Hills Fleet personnel and purchasing staff, as well as the representatives from the participating cooperative MITN members which were the Cities of Troy, Auburn Hills, Huntington Woods, Farmington Hills, Livonia, Madison Heights and Charter Township of Bloomfield;
- The City of Troy was instrumental in developing the Request for Proposal specifications and was also an integral part of the evaluation team with the above listed cities.
- Wolverine Freightliner-Eastside, Inc. of Mount Clemens, Michigan and Truck and Trailer Specialties, Inc. of Howell, Michigan* were selected and unanimously supported by the entities as providing the best value, quality product, timely delivery, exceptional services, an ongoing training program, and also offering the most comprehensive options to meet all of the entities needs.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution number 2024-02-031-J-5)

### Financial

- On February 10, 2014 City Council authorized departments to utilize sites such as GovDeals.com to dispose of City owned surplus items (Resolution# 2014-02-017-J-4a). Therefore, note that the City will utilize and market the two (2) obsolete vehicles on *GovDeals.com* site for optimal trade-in value and transparency.
- Funds are budgeted and available in the Public Works Fleet Division Capital Fund under project numbers 2024C0095 for the 2024 Fiscal Year.
- Expenditures of \$340,065.00 will be charged to Account Number 661.571.565.981.

Qty.		Vendor	Unit Cost	Total Cost
1	Single Axle 108SD Truck Chassis	Wolverine Freightliner	\$107,165.00	\$107,165.00
<b>Wolverine Freightliner Total</b>				<b>107,165.00</b>
1	SwapLoader Hook Lift Hoist	Truck & Trailer Specialties	\$119,895.00	\$119,895.00
1	Monroe Snow Plow	Truck & Trailer Specialties	\$12,110.00	\$12,110.00
1	AR450 Dump Body	Truck & Trailer Specialties	\$35,335.00	\$35,335.00
1	Flatbed Stake Body with Lift	Truck & Trailer Specialties	\$29,315.00	\$29,315.00
1	Anti-Ice/Dust Control Tank	Truck & Trailer Specialties	\$36,245.00	\$36,245.00
<b>Truck &amp; Trailer Specialties Total</b>				<b>232,900.00</b>
<b>Grand Total</b>				<b>\$340,065.00</b>





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

### **Recommendation**

City Management requests authorization to purchase one (1) Freightliner 108SD truck chassis from *Wolverine Freightliner-Eastside Inc. of Mt. Clemens, Michigan* as per the MITN Cooperative Contract #RFP-RH-20-023 for an estimated total cost of \$107,165.00; as detailed in the attached quotes; not to exceed budgetary limitations.

City Management further requests authorization to purchase and one (1) SwapLoader Hooklift hoist with body attachments including installation from *Truck and Trailer Specialties Inc. of Howell, Michigan* as per the MITN Cooperative Contract #RFP-RH-20-023 for an estimated total cost of \$232,900.00 as detailed in the attached quotes; not to exceed budgetary limitations.



Hook Lift Truck with Various Body Attachments  
(not actual vehicle, for example only)





107 S. Groesbeck • Mt. Clemens, MI 48043 • (586) 783-2444 FAX (586) 469-8054

6/12/2024

City of Troy

RE: RH Co-Op Chassis Pricing  
Attn: Mr. Brian Varney

The following is 2026 Model Year, Freightliner chassis pricing information per your request. Pricing and conditions are per the proposed Rochester Hills Co-op RFP-RH-20-023 agreement.

Single Axle Swap Loader, 39,000 GVW

Chassis Model: 108SD Plus

Base Chassis Price: .....	\$84,993
2022 MY- 108SD Models: .....	900 Add
2023 MY- 108SD Models .....	1,000 Add
2023 pricing surcharge .....	6,700 Add
2024 Pricing & Surcharges .....	5,925 Add
2025 Actual Model & Surcharge .....	1,500 Add
2026 MY increase, not to exceed .....	2,500 Add
330 HP Cummins Upgrade .....	936 add
Driver Controlled Locking differential .....	530 add
Upgraded rear suspension, 26,000 lbs .....	1,087 add
Driver's Seat 3 Chamber upgrade .....	134 add
Fender extenders .....	50 add
Spare Tire & Wheel (front)- 315/80R22.5 .....	595 add
Cooling System Warranty .....	315 add

TOTAL: (Not to exceed) \$ 107,165 each

Steven Sexton  
Municipal Sales Manager  
Wolverine Truck Group

# TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | [www.ttspec.com](http://www.ttspec.com) | ph: (517) 552-3855 | fx: (517) 552-3666

**May 29, 2024**

City of Troy  
4693 Rochester Road, Troy, MI 48085  
Attn: Brian Varney, Fleet Superintendent, ph: (248) 524-3390  
HQ0003233

## Equipment Quotation

The following pricing is based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

### **Install SwapLoader Hooklift hoist model #SL-2418 including the following:**

24,000 lbs. dumping capacity and a minimum lifting capacity of 24,000 lbs. with gross weight evenly distributed in and/or on container/body

Hooklift shall be able to handle skid-mounted containers/bodies with lengths of 10-13'

Hooklift shall have a minimum of 57-degree dump angle, on a 41" truck frame height chassis

Skid-mounted containers/bodies shall be supported with a pair of 6 1/4" minimum diameter outside flanged rollers at the rear of the hoist, and be adjustable to accommodate bodies/containers with outside subframe rail widths of 40-1/2" or 41-5/8"

#### **Hooklift operation:**

The lift shall adjust weight distribution of the container/body horizontally on the chassis while remaining in the body locks and without lifting the container/body rails off the hoist frame

Hooklift has a dual rear pivot section incorporated into the hoist design to allow for both a true dump truck operation, with the container/body secured to the hooklift via body locks during the entire dump cycle, and increased mounting leverage at the beginning of the container lift cycle

Hooklift jib to reach rearward to the A-frame lifting bar by means of double articulating hinge points (dual rear pivot) incorporated into the hoist mechanism

All lift sections shall lock into a common rigid full-length frame to support the body/container when in a dump mode. This must be accomplished by mechanical operated latches, which lock the mast

It has a jib lockout valve to prevent jib operation while in dump mode

#### **Hydraulic cylinders:**

Dump/lift cylinders are double acting, twin cylinders, sized for the unit capacity with dual integral counterbalance valves

Dump/lift cylinders are 5.5" bore, 2.5" rod diameter and 39" stroke

Telescopic jib cylinder shall be double-acting, single cylinder, sized for unit capacity with a single counterbalance valve

Jib cylinder to be a 4" bore, 2" rod diameter and 24" stroke

Hydraulic operating pressure not to exceed 2800 PSI

#### **Mainframe design:**

The mainframe of the hoist is constructed of a "Z" rail configuration

The "Z" rail mainframe is a maximum of 8.5" in height and constructed of 1/4" thick A572 50 KSI steel

Hoist "Z" frame rails to include 6 (or 3 per side) 11-3/4" x 2-3/4" x 1/2"

Nylatron wear pads for container/body support

Nylatron pads allow containers/bodies to slide back and forth horizontally on "Z" rail of hoist with ease

#### **Jib hook design:**

Vertical Jib is constructed of an 8" x 8" x 3/8" wall square tube of A500 46 KSI steel

Jib hook height is 54" from bottom of container/body subframe rails to the bottom of the A-frame lift bar

Hooklift is to be able to pick up a container/body that rests 21" below the grade that the truck chassis is on (assumes a 41" truck frame height)

# TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | [www.ttspec.com](http://www.ttspec.com) | ph: (517) 552-3855 | fx: (517) 552-3666

Jib hook is designed to secure container/body to hoist without the need for a hook latch mechanism to cover the hook opening

Jib hook to be permanently welded to jib

**Pins:**

All hooklift pins are constructed of high-strength CFR steel bar

All pinned connections are greaseable to both lubricate the joint and flush out all contaminants

**Body locks:**

Hooklift has passive integral slide through body locks to secure the container/body latch plates to the hooklift in dump and transport positions; to accommodate different length bodies and to allow for weight distribution changes while remaining in body locks when in the transport or in dump cycle

**Hooklift warranty:**

The complete mechanism, including hydraulics, will be factory warranted free of defects in material and workmanship for a period of forty-eight (48) months on parts, and twelve (12) months on labor from the date of installation

**Origin of Manufacture:**

Hooklift is engineered, manufactured, and assembled in the U.S.A.

**Install Central Hydraulic System including the following:**

**Rexroth A10VO100 Load-sense Piston Pump**

Spicer drive line with companion flange for easy removal

12-volt auto shutdown block

Low-oil shutdown valve and override circuit

**Rexroth 9m4-12 Load-sense Hydraulic Valve** with pressure-compensated flow controls for the following:

EPC motor-spoiled section for hoist up/down

EPC cylinder-spoiled section for jib in/out

EPC section for scraper up/down with A and B port load-sense limit

EPC section for scraper swing with A and B port load-sense limit

EPC section for front plow with A and B port load-sense limit

EPC section for front plow angle with A and B port load-sense limit

EPC section for conveyor B port load-sense limit

EPC section for spinner B port load-sense limit

EPC asymmetrical section for pre-wet/anti-ice with A and B port load-sense limit

Install stainless steel hydraulic couplers for plow and spreader circuits

**Install Monroe Hydraulic Oil Reservoir/Valve Enclosure Combination unit including the following:**

Type 201 stainless steel construction (mos. 00141843 & 15570)

Mounted behind cab above frame with ship and car channel mounting brackets

Tank-mounted Zinga-type return filter

2" suction line with a 100-mesh suction strainer

Ball valve shutoff on hydraulic tank for case drain and suction ports

18" Low oil sensor mounted inside the tank

40-gallon oil capacity, filled with 35-gallon AW32 hydraulic oil

Tank is full of AW32 hydraulic oil

Sight gauge/Temperature gauge

Tank label

Stainless steel step installed on the end of the tank

Stainless steel coupler plate for lighting attachments with 7-way RV for anti-ice, 7-way round for lighting

Stainless steel couplers for auger, return, anti-ice, pre-wet and spinner

**Install Rexroth CS660 Electric Spreader Controller including the following:**

Touch screen

Closed-loop operation for spreader, spinner and pre-wet operations

Programmable blast and pause

Data download and programming is with a thumb drive

# TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | [www.ttspec.com](http://www.ttspec.com) | ph: (517) 552-3855 | fx: (517) 552-3666

Training is included

**Install RoadWatch with adapter & wire into the CS660 controller, mount sensor on driver's-side mirror bracket**

**Install Rexroth CS160 controller including the following functions:**

Button 1 is pause

Button 2 is hoist up/down & jib up/down

Button 3 is plow up/down & plow swing

Button 4 is scraper up/down & scraper swing

Button 5 is open

Button 6 is blast

**Control console switches include the following:**

Switch 1 is camera air

Switch 2 is low oil override/low oil shutdown

Switch 3 is low oil indicator light/body-up indicator light

Switch 4 is SPARE

Switch 5 is SPARE

Switch 6 is momentary on/off/momentary on for tarp

Additional standalone switch for air tailgate with safety cap (rightside of console)

**Install Monroe 34" Husting-type Front Hitch (mount at 38-39" pin height) including the following:**

Tapered front bumper

Stirrup steps on each side with stainless steel pooched step in stirrup steps

Stainless steel open grating in area between bumper and grill

Front tow hooks fastened to frame rails with bumper cut-outs

**Install Monroe 10' Underbody Scraper (mo. MS4510) including the following:**

1" thick x 20" high moldboard

½" thick hanger board with grease manifold brackets installed

2-1/2" O.D. hinge shaft

Two heavy-duty shock absorbers

Bolt-in trunnion caps for canisters; outer arm remains bolt-on style

Two 3-1/2" x 10" actuating cylinders; Socatri rods

Cushion valve

1" solid circle with 5" center pin

Center pin is piloted into hanger board

Two 4" x 12" reversing cylinders; Socatri rods

Three hinge anchor points

Hydraulic pipes

20.5" x 7" poly hold-down blocks

Mounting hardware

Parts-installation manual

Hose kit and j-50 type relief valve

¾" solid hanger plates

Grease line kit with manifolds

Install protective stainless steel guards on grease manifolds, both sides

Install two (2) Kennametal carbide curbguards, one each end of moldboard

Install Kennametal single-insert carbide cutting edges

Install Ray Stop moldboard protection kit

Paint Orange bands on ends of moldboard to match cab

**Install Custom Lighting & Electrical including the following:**

Utilize OEM switches for front flasher, rear flashers, scraper lights and spreader lights

Install plow lights with aluminum mounting brackets on the hood, mount at approximately 68" to the base of the plow lights

One (1) SoundOff Pinnacle (mo. EPL7PDAC) amber-only mini lightbar & weather-pack on cab roof riser

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Install four (4) Code3 MR6 (mo. MR6MC-AG) amber/green LED flashers, surfaced-mounted:

Two (2) on chassis grille on separate switch

Two (2) side-facing on rear light boxes

Install two (2) Weldex LED work lights, one on each side for scraper

Install two (2) Weldex LED work lights rear-facing on top of stainless steel light bars

SoundOff LED marker lights

3-light cluster in the middle above the hinge

Install proximity switch for body-up light

Install backup alarm

Install Betts junction box at the rear for chassis lighting circuits and trailer wiring circuits

**Install Frame-mounted (3) hole stainless steel light boxes at chassis rear including the following:**

6" oval LED STT lights, LED back-up lights & SoundOff nForce (mo. ENFSLSRV12) amber/green flashers

Mounted aft of rear tires/fender both sides of chassis

Attachment plug on driverside lightbox for Tarp, SS 3/8" coupler for air gate, 7-way round plug for lighting

**Install Stainless Steel Fender Kit for single axle chassis including the following:**

All necessary mounting brackets

1 pair of full radius fenders

Plain mudflaps mounted at the bottom of the fenders

**Install Rearview Camera with Wash System including the following:**

Camera system tying into chassis wiper fluid reservoir

Chassis wiper controls for activating wash system, momentary in-cab switch for air puffer

Air puffer & washer fluid tubing

VCMS24B color camera mounted at the rear

CEC34L1 main cable for monitor

VOSHD6MNT LCD monitor mount

MSF5000 stainless steel camera box

VOM719WP 7" LCD color monitor

**Install Rear Hitch Assembly including the following:**

¾" rear hitch mounting plate

PH20 Pintle hook, multi-drill pattern – 20-ton rated height TBD to cradle

Rear tow hooks to outside of frames

D-rings for safety chains

7-way RV plug

**Install Electric Brake Controller**

**Install Minimizer Floor Mats for Freightliner 108 SD (mo. FKFRTL2B-MIN / 10002265)**

**Paint All body underfloor, frame attachments, hoist, front hitch and rear bumper assembly Black**

**Above chassis-installed, non-stainless painted pricing: \$119,895.00 ea.**

HQO003234

**Option Install Monroe 10' Full-Trip Moldboard Reversible Plow (mo. MP41R10-CT) including the following:**

10' long x 41" high moldboard

3/16" roll-formed moldboard

Six, ½" x 4" tapered one-piece flame-cut ribs

2" x 3" x 3/8" top moldboard angle

4" x 4" x ¾" bottom moldboard angle

Horizontal moldboard brace angles

Dual compression-trip spring assemblies

4" x 4" x 3/8" cross-tube support; full-width with 6-point attachment

3-1/2" x 3-1/2" x ½" semi-circle; additional angle braces to front push tube

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Two, 4" x 10" double-acting power-reverse cylinders with 2" nitrided rods  
Cushion valve  
Moldboard and pushframe 100% continuously welded  
Powder coated with the moldboard orange and a black pushframe  
¾" x 8" x 10' one-piece top-punch cutting edge  
12" x 10' rubber deflector with steel retainer bar, installed  
Husting 34" plow-portion hitch installed  
Pair Monroe 42" cable markers  
Two (2) Monroe wraparound curbguards with carbide wear strip installed one on each side

**Option add:      \$12,110.00 ea.**

HQO003235

## **Base Attachment #1**

**Install    Skid-mounted Crysteel Select 11' AR450 Steel Dump Body including the following:**  
132" length, 84" inside width, 58" front height, 32" side height, 38" rear height (7.6-9.0 cu yd capacity)  
Single panel, pressed-in horizontal side braces  
Body construction throughout is AR450 steel  
3/16" sides and front including tailgate and ¼" floor with 8" radius  
Rear pillars constructed of 7-gauge A1011 steel  
Construction of the sides shall include a boxed top rail  
14" wide rear pillar  
Rear tailgate will be 6-panel design  
Tailgate finger latches and pivot plate are mild steel construction  
8" floor-to-sides radius  
9" cabshield constructed of 10-gauge A1011 steel  
Install Cougar 3200 box vibrator  
Install side-mounted ladder, fold-down on driver-side rear with interior dump step  
Install two (2) stainless steel paddle-style shovel holders on sides of dump  
Install branch deflector/tarp-arm guard on passenger side of cabshield  
Install banjo-style chain holders on tailgate  
Single-acting "pancake-style" air cylinder for air tailgate with stainless steel coupler mounted at rear

**Install    Custom Lighting including the following:**  
3-hole tapered stainless steel light boxes mounted at rear pillar posts  
Two (2) SoundOff LED green flashers mounted in top holes  
Two (2) SoundOff LED stop/turn/taillights mounted in the middle holes  
Two (2) SoundOff LED amber flashers mounted in the bottom holes  
LED body marker lights

**Install    Roll-Rite Electric 6300 Tarp including the following:**  
Plug in at the back driver side for clearance when dumping Mesh-type tarp material  
Tarp housing mounted on top of cabshield  
Tarp arms mounted center of the dump with elbows to clear wing when rolling off

**Install    SwapLoader skid assembly for model SL-2418 including the following:**  
Front A-frame and longills for body mounting, A-frame lift bar set at 54"  
Skid with rear heavy-duty 6" roller drums, painted Black, mild steel construction

**Paint      Dump Body Orange to match cab, underbody and attaching hardware painted Black**

**Supply    Point Scale with Drop Test Indicator & Salt Calibrator Kit**

**Base Attachment #1 installed pricing:      \$35,335.00 ea.**

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HQO004331

## **Base Attachment #2**

### **Install Skid-mounted 11' Flatbed Stake Rack Body with Liftgate including the following:**

Flatbed deck is 11' long, low-profile  
96" wide deck (101" OD) includes a heavy-duty 1/4" treadplate deck  
Stake pockets with a 2-1/2" x 3/8" tie rail  
54" high front bulkhead with knee braces  
Windows built into bulkhead with expanded metal screens  
Body is painted Gloss Black  
48" Stake Rack Kit including:

Sectional sides for 11' flat, slide-locking hardware  
Bulkhead and rear post, powder-coated Black

### **Install Anthony AR RailTrac Liftgate including the following:**

AR-2500-94 w/ 90" x 39" + 12" one-piece aluminum platform with fixed ramp  
2,500 lb. lift capacity  
Level-ride platform with roller chain drive  
Marine-duty potted toggle switch  
Pressure-compensated flow valve  
Spring-assisted platform open/close  
Hydraulic and electrical components housed with pump box  
Light kit with two lights per side  
All necessary wiring and plugs for chassis connection

### **Install SwapLoader skid assembly for model SL-2418 including the following:**

Front A-frame and longsills for body mounting, A-frame lift bar set at 54"  
Skid with rear heavy-duty roller drums, mild steel construction  
Rollers will be mounted at the rear

**Base Attachment #2 installed pricing: \$29,315.00 ea.**

HQO003236

## **Base Attachment #3**

### **Install Skid-mounted Monroe 1,235-gallon Anti-Ice/Dust Control Tank Assembly including the following:**

Polyethylene leg style tank with tank hold-down hardware  
Tank includes center wall baffle system (no baffle balls included in price)  
Three-lane, closed-loop, non-tiered plumbing kit  
190 GPM centrifugal pump with hydraulic motor (Needs 12 GPM for proper operation)  
Raven-type flow meter  
Three-lane electric boom valves  
Three-lane stainless steel wet booms with streamer nozzles; telescoping mount with winch  
Install three (3) switches mounted with Rexroth 660 controller for left, center and right boom control  
2nd spray boom is 2" for dust control with separate boom valve for dust control  
Includes 2" full-port electric ball valve, 2" hose, clamps, camlock coupler and 2" stainless spray boom  
Fifteen (15) 15 GPM fan nozzles and (2) arc-style spray pattern in boom ends rated at 30 GPM each  
Plumb hydraulic circuit from rear to left front corner of skid for hookup and disconnect just behind cab  
Wire boom valve circuit, flow meter circuit and lighting circuit from rear of skid to left front corner of the skid for hook up just behind the cab  
Ball valve shutoff on the supply port  
Bulk fill kit, 3"



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Install Betts Dri-seal junction box for wire termination and pigtail outlets

**Install Stainless Steel Light Boxes mounted at the rear of the body including the following:**

Install two (2) stainless steel 2-hole light boxes mounted at rear including:

Two (2) SoundOff nForce (mo. ENFSLSRV12) green/amber LED flashers & two (2) STT lights  
LED marker lights

Lights wired to a junction box with wiring extended to the left front corner for hook up with a plug

**Install SwapLoader skid assembly for model SL-2418 including the following:**

Front A-frame and longsills for body mounting, A-frame lift bar set at 54"

Skid with rear heavy-duty roller drums, hot-dip galvanized steel construction

**Base Attachment #3 installed pricing:       \$36,245.00 ea.**





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J-04e

## CITY COUNCIL AGENDA ITEM



Date: June 18, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Dee Ann Irby, Controller  
Emily Frontera, Purchasing Manager  
Kurt Bovensiep, Public Works Director  
Mike Verstraete, Streets and Drains Operations Manager

Subject: Standard Purchasing Resolution 4 – MITN Purchasing Cooperative – As-Needed  
Catch Basin Stabilization Services

---

### **History**

- The City of Troy Streets and Drains Division repairs storm water catch basins, often located in the roadway.
- Typical catch basin repair may consist of approximately 32-man hours, 4 or 5 pieces of equipment and the streets barricaded for 5 - 7 days.
- Some of the distressed catch basins require extensive repairs.
- Epoxy foam is an alternative to traditional catch basin repairs and is more cost effective with minimal road closures.

### **Purchasing**

- On May 16, 2024, the City of Farmington Hills on behalf of itself and participating MITN members solicited bids from qualified companies for as needed Catch Basin, Storm Water Pipe and Concrete Slab Stabilization services.
- *Havener Tech of Troy, MI* was the awarded low bidder for the cooperative bid; Contract #ITB-FH-23-24-2456.
- The awarded bid is a one (1) year contract with four (4) additional one-year renewal options.

### **Financial**

Funds are budgeted and available through the Public Works operating budgets for the Streets and Drains Division for the 2025 fiscal year. Expenditures will be charged to account numbers 202.449.469.802.070 and 203.449.489.802.070.



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## CITY COUNCIL AGENDA ITEM

### **Recommendation**

City Management recommends awarding a one (1) year contract with four (4) one year renewals to the low bidder, *Havener Tech of Troy, MI* for Injections to Stabilize Storm Water Catch Basins, Storm Water Pipes and Concrete Slabs on an as needed and as scheduled basis as per the MITN cooperative bid hosted by City of Farmington Hills at the unit pricing listed below; contract to expire June 10, 2029.

ITEM #	DESCRIPTION	UNIT	UNIT PRICE
1.	Injection stabilization of Storm Water Catch Basin	Each	\$575.00
2.	Injection stabilization of Storm Water Pipe or Concrete Slab	Pound	\$3.00
3.	Mobilization	Lump Sum	\$0.00



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J-04f

## CITY COUNCIL AGENDA ITEM



Date: June 12, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kurt Bovensiep, Public Works Director  
Dennis Trantham, Facilities and Grounds Operations Manager  
Emily Dumas, Library Director  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 5 – Approval to Expend Budgeted Funds – Troy Public Library Technology Center Interior Design Services

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### History

- The Troy Public Library's Technology Center was created in 2000, from the space formerly occupied by the Library's business reference collection. It originally housed 50 public computers, printers, low vision equipment, and a staffed information desk. At its height, over 100,000 people a year used the Library's Technology Center to learn everything from how to use a mouse to buying and selling on e-Bay.
- Over the last 20 years, as technology has evolved, the demands on the Technology Center have increased. While hundreds of people continue to use the Library's computers each week, the public's needs have diversified. Today, people come to the Technology Center for individual help on personal devices; to check out laptops, hotspots, and makerspace kits; for wireless printing; to digitize old media; to scan and fax personal documents; and to collaborate with others while using library-provided technology. This has resulted in a need to reorganize the public space; a need for storage; and the need for more staff areas, as the number of library staff assisting patrons continues to grow.
- While the Library staff has creatively adapted the Technology Center over the past two decades, the time has come for significant changes to the area to meet today's expectations. To that end, Library staff solicited a proposal from one of the City's existing professional service vendors, OHM Advisors, for a redesign of the Center.

### Purchasing

The current contract for engineering and design services with *OHM Advisors, of Livonia, MI* was renewed by the City on May 23, 2022 (Resolution #2022-05-071-J-4b). Under the contract pricing, OHM will provide interior design services for the Library Technology Center for a fee of \$79,000, per the attached proposal dated May 8, 2024.

### Financial

The Library has budgeted and available \$79,000 for this project, plus \$7,900 contingency, in Library Buildings and Improvements Capital Fund for the 2025 fiscal year under Project Number 2025C0047. Expenditures will be charged to account number 401.790.975.900.

### Recommendation

City Management recommends granting the authority to expend budgeted capital funds to *OHM Advisors, of Livonia, MI* for the Troy Public Library Technology Center Interior Design Services in the amount of \$79,000 plus a \$7,900 contingency, for an estimated total project cost of \$86,900.

May 8, 2024

Mr. Phillip Kwik  
Troy Public Library  
Assistant Director  
510 W. Big Beaver  
Troy, MI 48084

RE: Proposal for Professional Services  
Interior Design Services for Technology Center

Dear Mr. Kwik:

Thank you for the opportunity to submit this proposal for interior design services for the Technology Center area at Troy Public Library. This letter presents our understanding of the project and proposed scope of services, time schedule, fee, and Standard Terms and Conditions.

### PROJECT UNDERSTANDING

The Troy Public Library has identified a need for re-envisioning and providing upgrades to the existing technology center. The center is roughly 1,350 SF and consists of several types of furniture systems to accommodate both public and staff. Additionally, there are floor to ceiling panelized wall systems that separate work areas that are to remain. The Library is looking to develop a modern space, taking into consideration finishes, lighting, furniture systems, and data. Existing mechanical systems will remain, and no modifications are intended. Furniture solutions will utilize the existing consortium pricing resources available to the City. Modifications to finishes and electrical/data upgrades will need to be evaluated if they can be done through existing City contractors or required to be bid out. For purposes of this proposal, we assumed they would be bid out.

### SCOPE OF SERVICES

Our Scope of Services for this work will be completed as five tasks:

#### TASK 1: Concept Design

During Concept Design, we will review and document existing conditions, discuss and identify goals for the project, and develop the conceptual plan and final scope of project with opinion of cost. This task will consist of the following:

- ▼ Kick-off Meeting
  - Discuss and confirm overall project goals, budget, scope, and schedule.
  - Review the existing site conditions, confirm MEP system layouts and building elements that will impact the design area.
  - Discuss and review the needs of the spaces pertaining to loose furnishings, lighting, power, data, and end user needs.
  - Review precedent imagery for initial feedback and discussion.
- ▼ Progress Meeting 1
  - Develop two (2) plan concepts for organization of the area.
  - Develop an order of magnitude cost estimate for each scheme, along with refined precedent imagery.
  - Identify a single plan or combine characteristics of both schemes to advance to a more refined level.
- ▼ Progress Meeting 2
  - Review final concept plan, precedent imagery, scope narratives and opinion of probable cost.

#### *Deliverables:*

- Concept plan w/ precedent images.
- Scoping document with narratives and opinion of probable construction cost.



## **TASK 2: Design Development**

- Develop design package including floor plans, reflected ceiling plans, interior elevations, associated schedules, finish plans, typical details, and furniture plans.
- Attend (2) owner review meetings to review package, interior finish concepts (2 options) and develop furniture package.
- Discuss lighting requirements, fixture selections, and controls.
- Prepare preliminary electrical system design including power, lighting, and data.
- Provide initial Basis of Design Cut sheets, along with final approved material selections.
- Update SD opinion of probable construction cost.
- Attend one (1) meeting for final review of DD package and approval to move into CDs.

### *Deliverables:*

- Design Development Drawings.
- Product cut sheets
- Materials/finishes basis of design.
- Furniture drawing layout.
- Updated opinion of probable cost.

## **TASK 3: Construction Documents**

- Prepare final architectural and engineering drawings including architectural, furniture, and electrical drawings.
- Prepare final product specification documents.
- Attend one (1) design review meeting for 95% plans with owner for final comments and review and select final furniture finishes coordinating with the architectural package.
- Update plans from final comments.
- Provide 100% plans and specifications to incorporate into final bidding set.
- Provide permit set.

### *Deliverables:*

- Final Drawings and specifications for bids and permit issuance.
- Final furniture drawings and specifications for quoting.

## **TASK 4: Bidding Assistance (Non-Furniture)**

- Assist the City in the construction bidding/contracting process including coordination of bid package with City of Troy procurement staff, assisting in conducting one (1) pre-bid meeting, and issuing pre-construction addenda as required.
- Respond to contractor questions and Request for Information (RFIs) in writing during the bidding process.
- Review all received bid packages for completeness.

## **TASK 5: Furniture Procurement and Installation**

- ▼ Procurement
  - Assist the City with the furniture procurement process. Contact furniture vendors to provide quotes utilizing consortium pricing for final furniture selections.
  - Receive and evaluate quotes
  - Submit recommendation package for City approval
  - Assist Owner in submitting purchase orders to awarded vendors
- ▼ Installation
  - Coordinate installation with furniture vendors and Owner via email and phone calls.
  - Punchlist all furnishings by providing (1) punchlist visit and (1) follow up visit.



## COMPENSATION AND SCHEDULE

OHM Advisors will perform the outlined services above based on hourly basis, in accordance with our current contract with the City. The following are the estimated costs for the project:

Task	Estimated Fee	Schedule
Task 1: Concept Design	\$ 18,000	7/1/2024 – 8/16/2024
Task 2: Design Development	\$ 27,000	8/19/2024 – 10/11/2024
Task 3: Construction Documents	\$ 23,000	10/14/2024 – 11/15/2024
Task 4: Bidding Assistance (Non-Furniture)	\$ 4,000	11/18/2024 – 12/20/2024
Task 5: Furniture Procurement	\$ 7,000	11/18/2024 – 01/31/2025
Total	\$ 79,000	7/1/2024-01/31/2025

All costs are included, and no reimbursable expenses are expected.

## ASSUMPTIONS, EXCLUSIONS & OWNER RESPONSIBILITIES

OHM Advisors is prepared to complete the work as outlined above per our understanding of the project, which includes the following assumptions, exclusions and identified Owner responsibilities.

- ▼ OHM Advisors point of contact for this project is Philip Kwick
- ▼ Additional services can be provided on an hourly basis:
  - Specialty renderings
  - Furniture fairs and off-site tours
  - Onsite furniture installation coordination
  - Construction administration phase services
  - Existing furniture inventory
  - Furniture and equipment move plans
  - Specialty consultants

## ACCEPTANCE

Work will be done in accordance with the terms and conditions of the Continuing Services Agreement between OHM and the City. If this proposal is acceptable to you, please provide signature below or e-mail confirming us to proceed on the project.

Thank you for giving us the opportunity to be of service. We look forward to working with you on this project.

**Orchard, Hiltz, & McCliment, Inc.**  
CONSULTANT

(Signature)

Christopher Ozog

(Name)

Senior Project Manager

(Title)

May 8, 2024

(Date)

Cc: Rhett Gronevelt

**City of Troy**  
OWNER

(Signature)

(Name)

(Title)

(Date)



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Troy, MI 48084  
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J-04g

## CITY COUNCIL AGENDA ITEM



Date: June 19, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Robert C. Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kurt Bovensiep, Public Works Director  
Brian D Varney, Fleet Manager  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds and Capital Re-Appropriation- Fuel Island Renovations – Construction Management

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### History

- On November 22, 2021, Troy City Council approved a contract with OHM Advisors to begin the Detail Design and assist in the bidding process for the fuel island renovations at the Department of Public Works and City Hall locations (**RESOLUTION #2021-11-176-J-4a**).
- On September 19, 2022, Troy City Council approved a contract with Phoenix Environmental and OHM Advisors to begin construction and construction phase services for fuel island renovations at the Department of Public Works and City Hall locations (**RESOLUTION #2022-09-137-J-4d**).
- During demolition of the fuel islands it was discovered that the existing underground fuel storage tanks and plumbing were leaking causing soil contamination at both construction sites; therefore, additional excavation, backfill material, soil testing, reporting and proper disposal of contaminated soil had to take place to prepare the sites for new construction and to follow Michigan Department of Environment, Great Lakes, and Energy (EGLE) compliance requirements.
- Troy City Council approved a total contingency amount of \$195,438 on September 19, 2022 through resolution 2022-09-137-J-4d.
- Through the project finalization phase, it was recognized the estimated contingency was not enough to process final invoices.
- City Administration is estimating an additional \$275,000 worth of change orders before the project is fully accepted.
- The required funds are available in the Fleet Maintenance Enterprise Fund.

### Purchasing

The additional site work required for the Department of Public Works and City Hall Fuel Island Renovations and Construction Management will use OHM Advisors and Phoenix Environmental current contracts through an administrative change order for approximately \$275,000.



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## **CITY COUNCIL AGENDA ITEM**

### **Financial**

Funds are currently appropriated and available in the Public Works Fleet Division Capital Fund with associated Project Number 2023C0101 and account number 661.571.565.981. Current approved contingency funds for this project will be re-appropriated to account 661.549.565.975.900 and Project Numbers 2022C0101 and 2023C0090 respectively.

### **Recommendation**

City Management requests authorization to re-appropriate contingency funds in the amount of \$275,000 from account number 661.571.565.981 to account number 661.549.565.975.900 to fund the unexpected contingency required to fully accept and complete the fuel island renovations at the Department of Public Works and City Hall locations. Additionally, Project Number 2023C0101 will be closed administratively and a new number will be assigned with the 2026 budget.





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J-04h

## CITY COUNCIL AGENDA ITEM

Date: June 11, 2024

To: Honorable Mayor and City Council Members

From: Robert J. Bruner, Acting City Manager  
Megan E. Schubert, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Beth Tashnick, Office Manager

Subject: Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2024 Michigan Municipal League Convention

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### **History**

In advance of conferences and workshops city council members have expressed interest, management prepares a standard purchasing resolution that will authorize the travel expenses that may be incurred.

### **Purchasing**

Administrative memo 1-PU-9 "Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel Requests – Standard Purchasing Resolution 10" requires approval by resolution of travel by council members.

### **Financial**

Registration for this event is \$595 (early bird discount) plus any additional activities selected (see registration worksheet attached). Airfare or mileage, car rental, lodging and food are additional expenses that may be incurred. Funds are available in the 2024/25 General Fund – City Council – Education and Training account.

### **Recommendation**

It is recommended that City Council authorize and approve the expenditure of funds on travel expenses for Council Members who wish to attendance this event.

(<https://blogs.mml.org/wp/events>)

# Registration Policies

[🏠](#) / [HOME \(HTTPS://BLOGS.MML.ORG/WP/EVENTS\)](https://blogs.mml.org/wp/events) / REGISTRATION POLICIES

## Registration Includes

- Admission to all educational sessions and Annual Business Meeting (MML Full Members only)
- Wednesday Welcome Reception
- Electronic access to all program materials

## Full Conference Registration Fees

### Early Bird Registration

On or before August 2, 2024

- MML Full & Associate Members/BAP Participants — \$595/person
- Nonmember Government Entities/MML Fund & Pool Program Members — \$950/person

### Regular Registration

On or before September 2, 2024

- MML Full & Associate Members/BAP Participants — \$695/person
- Nonmember Government Entities/MML Fund & Pool Program Members — \$950/person

### Onsite Registration

September 11-13

- MML Full & Associate Members/BAP Participants — \$745/person
- Nonmember Government Entities/MML Fund & Pool Program Members — \$1,000/person

## Add on Registration Fees

### Additional Attendees

Guest registration fee – \$250

College student – \$250

### Additional Meals/Activities

First Time Attendee Lunch — registration required

- Wednesday, September 11, 12–1 p.m.

Michigan Association of Mayors Affiliate Breakfast — registration required

- Thursday, September 12, 7:30–9 a.m.

Michigan Women in Municipal Government Affiliate Lunch — additional fee

- Thursday, September 12, 11:45 a.m.–1 p.m.

Michigan Black Caucus of Local Elected Officials Affiliate Breakfast/Annual Meeting — registration required

- Friday, September 13, 7:30–9 a.m.

*\*Note: For attendees staying at the Grand Hotel, breakfast and dinner, as well as lunch on September 11 and 12, are included with the cost of your room. For those staying off property, meal tickets can be purchased directly from the Grand Hotel for the main dining room. Rates for non-hotel guests are as follows: breakfast \$29.13, luncheon buffet \$37.76, and dinner \$85.23. This also applies to all conference and affiliate meals.*

## Registration Types

### Full, Associate and Business Alliance Program Member Rates

Full Member Rates are for full member cities, villages, urban townships, associate members, and Business Alliance Program (BAP) participants.

### MML Fund & Pool Program Member Rates

Limited Associate Rates fare for those entities who only belong to one of the League's insurance programs and is not a Full Member.

### Nonmember Government Entity Rates

Nonmember Government Entity Rates are for government-related entities only.

### University/College Student Rate

The University/College student rate is available for full-time undergrad or graduate students who are not municipal officials or employees or members of the Business Alliance Program.

### Guest Registration Fee

Guest registration includes the Wednesday Welcome Reception. See Convention registration form for additional fees.

*\*The guest/spouse fee is restricted to persons who are not city or public officials, are not related to any League partner or sponsor, and would have no professional reason to attend the conference.*

## Cancellation Policies

All cancellations must be submitted in writing by Monday, September 2, 2024, and are subject to a \$85.00 cancellation fee for regular Convention registrations and \$30.00 for guest registrations.

If you received a comped registration and need to cancel, please let us know at [registration@mml.org](mailto:registration@mml.org) (mailto:registration@mml.org). No cancellation fee will be charged.

No refunds will be given for cancellation requests received after Monday, September 2. Email cancellation requests to [registration@mml.org](mailto:registration@mml.org) (mailto:registration@mml.org).

If you are unable to attend, you may substitute a colleague for your entire registration. Sharing of registration is prohibited.

## Persons with Disabilities and Special Needs

If you require special arrangements, including a special diet, please check the Special Accommodations box on the registration form and indicate your request. Please contact registration at [registration@mml.org](mailto:registration@mml.org) (mailto:registration@mml.org) with any additional questions or requests by Monday, September 2, 2024.

## Anti-Discrimination Policy

The League will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, familial status, height, weight, disability, or political belief.

## Educational Credit Policy

If you arrive late for a program, must leave early, or do not participate in program activities, your educational (EOA) credits will be adjusted accordingly.

---

(<https://blogs.mml.org/wp/events>)

1675 GREEN ROAD, ANN ARBOR MI 48105 :: 734-662-3246 :: [INFO@MML.ORG](mailto:INFO@MML.ORG) (MAILTO:INFO@MML.ORG)

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 (<http://www.mml.org/MMLeague>)    (<http://www.twitter.com/MMLeague>)

 (<https://www.linkedin.com/company/mmleague>)    (<https://www.instagram.com/mmleague/>)



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

J-05

## CITY COUNCIL AGENDA ITEM

Date: June 24, 2024

To: Honorable Mayor and City Council

From: Meg Schubert, Assistant City Manager  
Dylan Clark, Assistant to the City Manager

Subject: City Manager Employment Agreement



---

### **Background**

At the June 10, 2024 City Council meeting, resolution #2024-06-078-J-7 was adopted and reads as follows:

*RESOLVED, that the Troy City Council hereby POSTPONES the presentation of the City Manager Employment Agreement to the June 24, 2024 meeting of Troy City Council.*

Additional time is needed to develop the Employment Agreement.

### **Recommendation**

City Management recommends council adopt the resolution provided, postponing the presentation of the Employment Agreement to the July 08, 2024 Troy City Council agenda.



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Troy, MI 48084  
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J-06

## CITY COUNCIL AGENDA ITEM



Date: June 13, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Jeanette Menig, Human Resources Director  
Jennifer Lee, Deputy Human Resources Director

Subject: Classified and Exempt Classification and Pay Plans

---

### History

The majority of the City's full-time employees are represented by one of six collective bargaining units; the remainder, approximately 155, are non-represented. These full-time non-union employees are subject to the personnel policies and procedures provided by Chapter 11 of the City Code.

Chapter 11 of the City Code establishes a civil service system that divides all officers and positions of the City into the "Classified" service and the "Exempt" service. "Classified" positions are full-time non-union positions subject to minimum wage and overtime pay provided by the Fair Labor Standards Act (FLSA). "Exempt" positions are full-time non-union positions exempt from minimum wage and overtime pay provided by the FLSA.

Additionally, Chapter 11 of the City Code provides that the City Manager or designee shall prepare a pay plan which may be amended from time to time as required.

The Personnel Board is also established by Chapter 11; the board advises the City Manager on matters of personnel and represent the public interest regarding Classified personnel. As such, the Personnel Board reviewed and approved the new plan for Classified positions on June 12, 2024 and recommended that the City Council adopt the plan. That plan and the classification plan for Exempt positions and the associated pay plan are now submitted for adoption by resolution of the City Council.

### Classification Plans

Changes indicated on the attached Classified and Exempt Classification Plans reflect positions that were added, removed or modified throughout the year and positions anticipated or planned in the future. We continue to use the job analysis tools from the 2018 consultant-led comprehensive evaluation of classifications and pay grades to determine internal equity by reviewing each new or modified position and assigning it to one of the 12 established pay grades.

It is important to note that several position titles have been added to the Exempt Classification Plan to allow for succession planning or flexibility in future recruitment, but they do not represent budgeted positions at this time. For example, the budgeted position of Planner has been replaced with a Planner I, Planner II and Planner III.

## Pay Plan

We reviewed the current (2023) Pay Plan utilizing the Inflation Rate Multiplier (IRM) determined annually by the State of Michigan, including looking back over the last five years of IRM. In previous years we made modest increases to the grade minimums while increasing the maximums more substantially. Therefore, the attached recommended Pay Plan reflects an increase of 10% to the grade minimums and 5% to the maximums, based on our analysis, to allow for competitive wage ranges.

Also, a consideration in developing the recommended Pay Plan is the impact of the announcement made earlier this year by the US Department of Labor regarding two rounds of changes to the Fair Labor Standards Act (effective July 1, 2024, and January 1, 2025). The changes address the criteria used to determine whether an employee can be considered exempt from overtime pay, specifically the “salary test” which sets a minimum salary threshold for that exemption. These new salary thresholds were considered in the evaluation of the recommended Pay Plan.

## **Financial**

There are limited direct costs associated with updates to the Pay Plan. Currently, five employees' salaries are below the proposed new minimum and will need to be adjusted to the new minimum of their assigned range. The total cost for these adjustments is \$8,061.

## **Recommendation**

City Management recommends approval of the Classified and Exempt Classification Plans and Classified and Exempt Pay Plan.



# Classification Plan - Classified Positions

Effective July 1, 2024

## Pay Grade 1

Administrative Aide  
Appraiser Technician  
Building Maintenance Technician  
Inventory Control Assistant  
Library Aide  
Marketing Associate  
Employed Police Recruit  
Transportation Driver

## Pay Grade 2

Accounts Payable Specialist  
Administrative Assistant  
Assistant Pool Manager  
Commercial Project Collaborator  
Human Resources Coordinator  
Legal Secretary  
Senior Permit Technician

## Pay Grade 3

Accountant I  
Building Maintenance Specialist I  
~~Building Maintenance Specialist II~~  
Cross Connection Inspector  
Election Specialist  
Engineering Assistant  
Legal Assistant I  
Librarian I  
PC Specialist  
~~Support Specialist~~

## Pay Grade 4

Building Maintenance Specialist II  
Housing and Zoning Inspector I  
Housing and Zoning Inspector II  
Legal Assistant II  
Office Manager  
Staffing and Support Specialist  
Support Specialist

## Pay Grade 5

Accountant II  
Appraiser  
Building Inspector/Plans Examiner  
Construction Supervisor  
Field Supervisor  
GIS Analyst  
Payroll Specialist  
Police IT Security Specialist  
Senior PC Specialist

## Pay Grade 6

Division Supervisor  
Cross Connection Supervisor

## Pay Grade 7

Inspector Supervisor





# Classification Plan - Exempt Positions

Effective July 1, 2024

## Pay Grade 3

~~Assistant to the City Manager~~

Associate Buyer

Librarian II

Management Analyst

Planner I

Pool Manager

Transportation Coordinator

## Pay Grade 4

Buyer

Marketing Coordinator

Planner II

## Pay Grade 5

Budget Analyst

Human Resources Specialist

~~Project Manager~~

Recreation Supervisor

## Pay Grade 6

Application Specialist

Circulation Supervisor

Civil Engineer

Computer Support Leader

Deputy Building Inspector

Deputy City Clerk

Land Surveyor

~~Project Manager~~

Senior Management Analyst

Technical Services Supervisor

## Pay Grade 7

Administrative Services Manager

Assistant City Attorney I

Chief Building Inspector

Commercial Plans Examiner

Community Affairs Director

Economic Development Manager

Librarian III

Planner III

Police Records Supervisor

Software Database Engineer

Zoning & Compliance Specialist

## Pay Grade 8

~~Assistant City Manager~~

Deputy Human Resources Director

Facilities & Grounds Operations Manager

Financial Compliance Manager

Fleet Operations Manager

GIS Administrator

Network Administrator

Police Information Technology Manager

Senior Accountant

Senior Civil Engineer

Senior Right of Way Representative

Streets & Drains Operations Manager

Water & Sewer Operations Manager

## Pay Grade 9

Assistant City Attorney II

~~Assistant City Manager~~

Assistant Library Director

Assistant Recreation Director

City Treasurer

Communication & Engagement Director

Deputy City Assessor

Deputy City Engineer

Deputy Public Works Director

Purchasing Manager

## Pay Grade 10

Building Official

City Clerk

Controller

Human Resources Director

Recreation Director

## Pay Grade 11

City Assessor

City Engineer

Community Development Director

Library Director

Public Works Director

## Pay Grade 12

Chief Financial Officer

Deputy City Manager

Fire Chief

Information Technology Director

Police Chief



## Pay Plan - Classified and Exempt Positions

Pay Plan - Effective July 1, 2024

<u>Grade</u>	<u>Minimum</u>	<u>Maximum</u>
1	\$48,336	\$67,319
2	\$53,171	\$74,049
3	\$58,485	\$81,455
4	\$64,334	\$89,602
5	\$66,461	\$92,563
6	\$71,446	\$99,504
7	\$76,803	\$106,968
8	\$82,565	\$114,991
9	\$93,652	\$130,430
10	\$103,015	\$143,473
11	\$113,317	\$157,819
12	\$124,649	\$173,602

Effective 07/01/2024 the FLSA salary threshold for overtime eligibility increases to \$844/wk (\$43,888 annualized)  
Effective 01/01/2025 the FLSA salary threshold for overtime eligibility increases to \$1,128/wk (\$58,656 annualized)



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J-07

## CITY COUNCIL AGENDA ITEM

Date: June 24, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Dee Ann Irby, Controller  
Kurt Bovensiep, Public Works Director  
Emily Frontera, Purchasing Manager  
G. Scott Finlay, City Engineer

Subject: Authorization for Grant Submittal – Michigan Shared Streets and Spaces Grant Program – Bike Repair Station Installation

---

### History

The Michigan Department of Transportation (MDOT) Fiscal Year 2024 budget includes a one-time appropriation of \$3.5 million intended to support quick-build projects with the purpose of making communities more walkable, bikeable and transit- and micro mobility-friendly. The appropriation funds the Shared Streets and Spaces Grant Program, which can award grants up to \$200,000 to each applicant. This program does not require any local match from the applicants.

A few years ago, the City's Department of Public Works (DPW) Department installed two (2) bike repair stations at Jaycee Park and the P. Terry & Barbara Knight Park as a pilot program using donated funds provided by the Troy Community Foundation. Based on observations made by the City's DPW department, these pilot repair stations have been received well by the public; the city has received no complaints, the stations get regular use, have held up well over time and still have all the original parts.

Given, these positive results, the DPW requested that a grant application be submitted for funds to install an additional twenty-four (24) bike repair stations at various locations throughout the city. These locations include city parks, the nature center, historic museum, community center, library, city hall, transit center, aquatic center and DPW building. The installation of these repair stations aligns with the goal to address the community's desire to invest in existing parks through the repair and maintenance of existing amenities and the addition of new ones as identified in the City's Parks & Recreation Master Plan.

The grant application was submitted on the due date, Friday, June 7<sup>th</sup>. At this time, the city intends on installing these bike repair stations if, and only if, the grant funding is awarded to the city.

Attached is an overall project map, indicating the proposed locations for these repair stations. A few photos of the existing repair station installed at the P. Terry & Barbara Knight Park has also been included for your reference.



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## **CITY COUNCIL AGENDA ITEM**

### **Financial**

The Shared Streets and Spaces Grant Program does not require any match from the submitting agency. If awarded, the funding would be available after August 2024. Based on the conceptual design, the total cost estimate for all twenty-four (24) locations is \$200,000 which would be covered entirely by the grant funds.

### **Recommendation**

City staff recommends the authorization to apply for and, if awarded, implement the grant provided by the Shared Streets and Spaces Grant Program to pursue the installation of twenty-four (24) bike repair stations throughout the city for a total estimated cost of \$200,000 of which will be covered entirely by the grant funding if awarded to the city.

A copy of the resolution shall be attached to the original Minutes of this meeting.

City of Troy  
STATE OF MICHIGAN

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING APPLICATION AND IMPLEMENTATION OF  
MICHIGAN SHARED STREETS AND SPACED GRANT

WHEREAS, the City of Troy is an incorporated municipality of the State of Michigan and therefore an eligible applicant to apply for the one-time appropriation of Shared Streets and Spaces Grant (SSSG) funding through the Michigan Department of Transportation, and

WHEREAS, the City of Troy strives for a more walkable, bikeable, and transit-friendly community, and is submitting an application for funding for the installation of Bike Repair Stations throughout various city parks and city-owned properties, and

WHEREAS, the City of Troy finds that this project uses *innovation* and forward-thinking project planning, design, and construction, considers *equity and accessibility* in the selection of the project, and meets program goals, and

WHEREAS, the City of Troy has worked across municipal departments to gain broader agency support and *coordination* for *ease of implementation* as desired by the program goals, and

WHEREAS, the City of Troy authorizes G. Scott Finlay, PE, City Engineer as representative on behalf of the city to sign a contract upon receipt of a grant funding award.

NOW, THEREFORE BE IT RESOLVED:

That the City of Troy hereby submits to the State of Michigan an application for the Shared Streets and Spaces Grant program for the project described herein, and commits to additional funding that may be required over and beyond the grant amount, and

That the City of Troy hereby agrees to the implementation and continued maintenance of the resulting Shared Streets and Spaces Grant project.

AYES:            NAYS:            ABSENT:

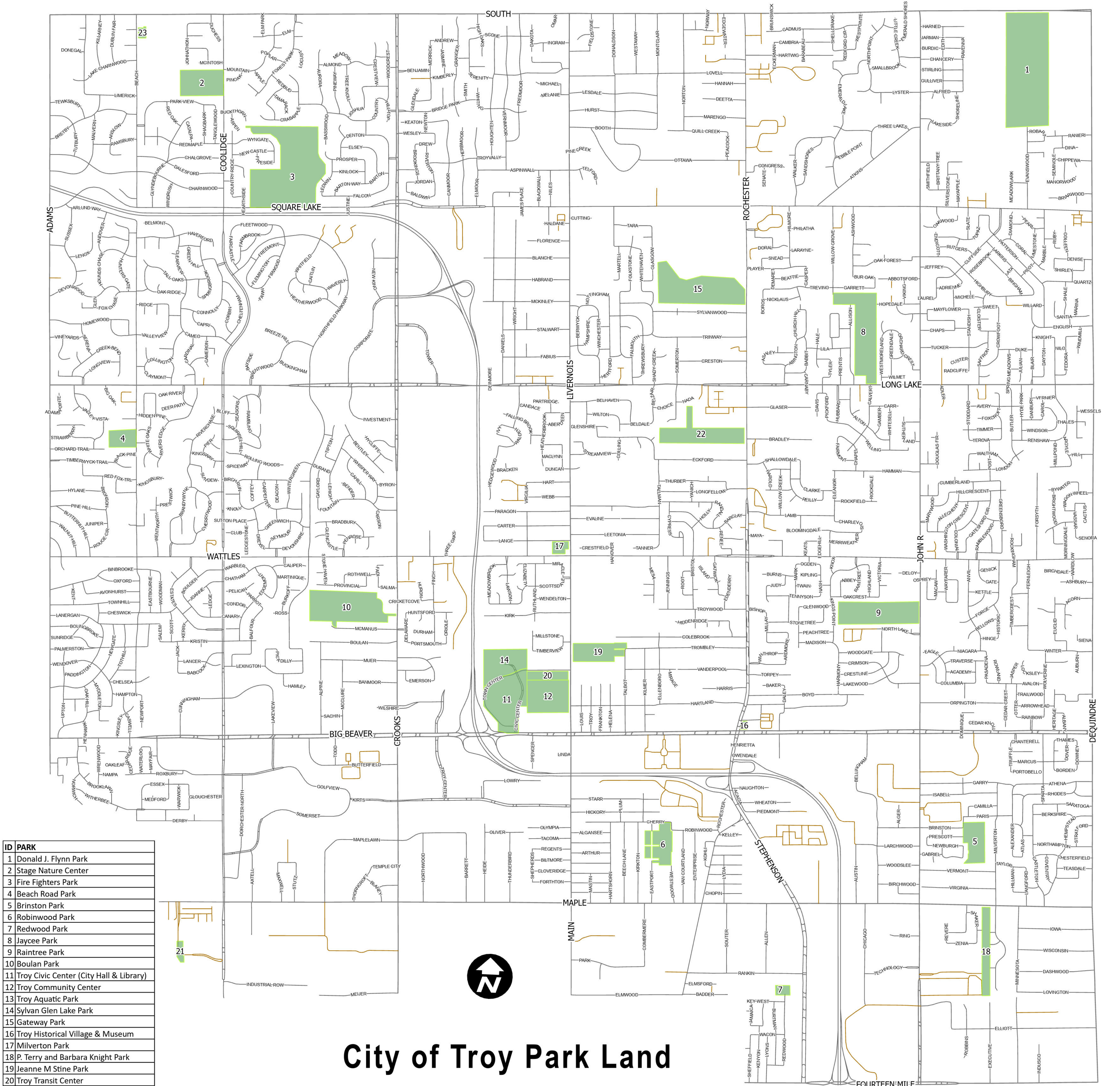
\_\_\_\_\_

\_\_\_\_\_  
Mayor Ethan Baker

\_\_\_\_\_  
M. Aileen Dickson, MMC, MiPCM II  
City Clerk



ID	PARK
1	Donald J. Flynn Park
2	Stage Nature Center
3	Fire Fighters Park
4	Beach Road Park
5	Brinston Park
6	Robinwood Park
7	Redwood Park
8	Jaycee Park
9	Raintree Park
10	Boulan Park
11	Troy Civic Center (City Hall & Library)
12	Troy Community Center
13	Troy Aquatic Park
14	Sylvan Glen Lake Park
15	Gateway Park
16	Troy Historical Village & Museum
17	Milverton Park
18	P. Terry and Barbara Knight Park
19	Jeanne M Stine Park
20	Troy Transit Center
21	Troy Department of Public Works
22	Troy Farm/Community Gardens



# City of Troy Park Land



**Photos of an Existing Repair Station –City Dog Park**





**2024 MICHIGAN SHARED STREETS AND SPACES GRANT PROGRAM**  
**PART E: Project Attachments**





**2024 MICHIGAN SHARED STREETS AND SPACES GRANT PROGRAM**  
**PART E: Project Attachments**





**2024 MICHIGAN SHARED STREETS AND SPACES GRANT PROGRAM**  
**PART E: Project Attachments**





500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-08

## CITY COUNCIL AGENDA ITEM

Date: June 18, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Dee Anne Irby, Controller  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Approval of a Purchase Agreement and Permanent Utility Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #86, Sidwell #88-20-11-301-016, Vicki L. Brown

---

### **History**

In connection with the proposed improvements to Rochester Road from Barclay to Trinway, Vicki L. Brown owner of the property identified by Sidwell #88-20-11-301-016 signed a conditional Agreement to Purchase Realty for Public Purposes. City staff negotiated a compensation amount of \$17,300.00.

The property owner also granted a Permanent Easement for Public Utilities and Public Service Facilities. The compensation amount is \$10,603.00.

The property is an improved residential parcel zoned R-1C, One Family Residential. It is located in the southwest ¼ of Section 11, north of Long Lake Road on the east side of Rochester Road .

### **Financial**

An appraisal report was prepared by Andrew Boettcher, a State of Michigan Certified Real Estate Appraiser and reviewed by Kimberly Harper, Deputy City Assessor and a State of Michigan Licensed Appraiser. Staff believes that a cumulative compensation amount of \$27,903.00 is justifiable for the needed right of way and permanent easement. Eighty percent of this cost will be reimbursed from Federal funds.

The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

### **Recommendation**

Staff recommends that City Council approve the Agreement to Purchase Realty for Public Purposes in the amount of \$17,300.00, and closing costs not exceed \$8,000.

Staff also recommends that City Council accept the permanent easement with a compensation amount of \$10,603.00.

### **Legal Review**


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





# GIS Online

Legend:

 Tax Parcel



Notes:

Sidwell #88-20-11-301-016  
Brown, Vicki L.  
RR, Parcel #86

Map Scale: 1=712

Created: June 18, 2024



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.

CITY OF TROY  
AGREEMENT TO PURCHASE REALTY  
FOR PUBLIC PURPOSES

The CITY OF TROY, a Michigan municipal corporation (the "Buyer"), agrees to purchase from Vicki L. Brown, survivor of herself and her deceased husband Michael A. Brown, whose death certificate is attached (the "Seller"), the following described premises (the "Property"):

SEE DESCRIPTIONS OF RIGHT OF WAY ACQUISITION ON ATTACHED  
EXHIBITS "A" AND "B"

for a public project within the City of Troy and to pay the sum of ~~Sixteen~~ <sup>SEVENTEEN</sup> Thousand, Three Hundred, and 00/100 dollars (~~\$16,300~~ <sup>\$17,300</sup>) under the following terms and conditions: PAP ~~WB~~

1. Seller shall assist Buyer in obtaining all releases necessary to remove all encumbrances from the property so as to vest a marketable title in Buyer.
2. Seller shall pay all taxes, prorated to the date of closing, including all special assessments, now due or which may become a lien on the property prior to the conveyance.
3. Seller shall deliver the Warranty Deed upon payment of the purchase money by check drawn upon the account of the City of Troy.
4. Buyer shall, at its own expense, provide title insurance information, and the Seller shall disclose any encumbrances against the property.
5. This Agreement is binding upon the parties and closing shall occur within ninety (90) days of the date that all liens have been released and encumbrances have been extinguished to the satisfaction of the Buyer, unless extended by agreement of the parties in writing. It is further understood and agreed that this period of time is for the preparation and authorization of purchase money.
6. Buyer shall notify the Seller immediately of any deficiencies encumbering marketable title, and Seller shall then proceed to remove the deficiencies. If the Seller fails to remove the deficiencies in marketable title to Buyer's approval, the Buyer shall have the option of proceeding under the terms of this Agreement to take title in a deficient condition or to render the Agreement null and void, and any deposit tendered to the Seller shall be returned immediately to the Buyer upon demand.
7. The City of Troy's sum paid for the property being acquired represents the property being free of all environmental contamination. Although the City of Troy will not withhold or place in escrow any portion of this sum, the City reserves its rights to bring Federal and/or State and/or local cost recovery actions against the present owners and any other potentially responsible parties, arising out of a release of hazardous substances at the property.
8. Seller acknowledges that this offer to purchase is subject to final approval by Troy City Council.
9. Seller grants to Buyer temporary possession and use of the property commencing on this date and continuing to the date of closing in order that the Buyer may proceed with the public project.
10. Additional conditions, if any:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SELLER HEREBY ACKNOWLEDGES THAT NO PROMISES WERE MADE EXCEPT AS  
CONTAINED IN THIS AGREEMENT.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this  
17TH day of JUNE, A.D. 2024.

In presence of:

CITY OF TROY, a Michigan municipal  
corporation (BUYER)

\_\_\_\_\_  
  
\_\_\_\_\_

Patricia A. Petitto  
\*Patricia A. Petitto  
Right of Way Consultant


SELLERS:

Vicki L. Brown  
\*Vicki L. Brown

2/15/2023 11:29 AM

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Piggott, Robert

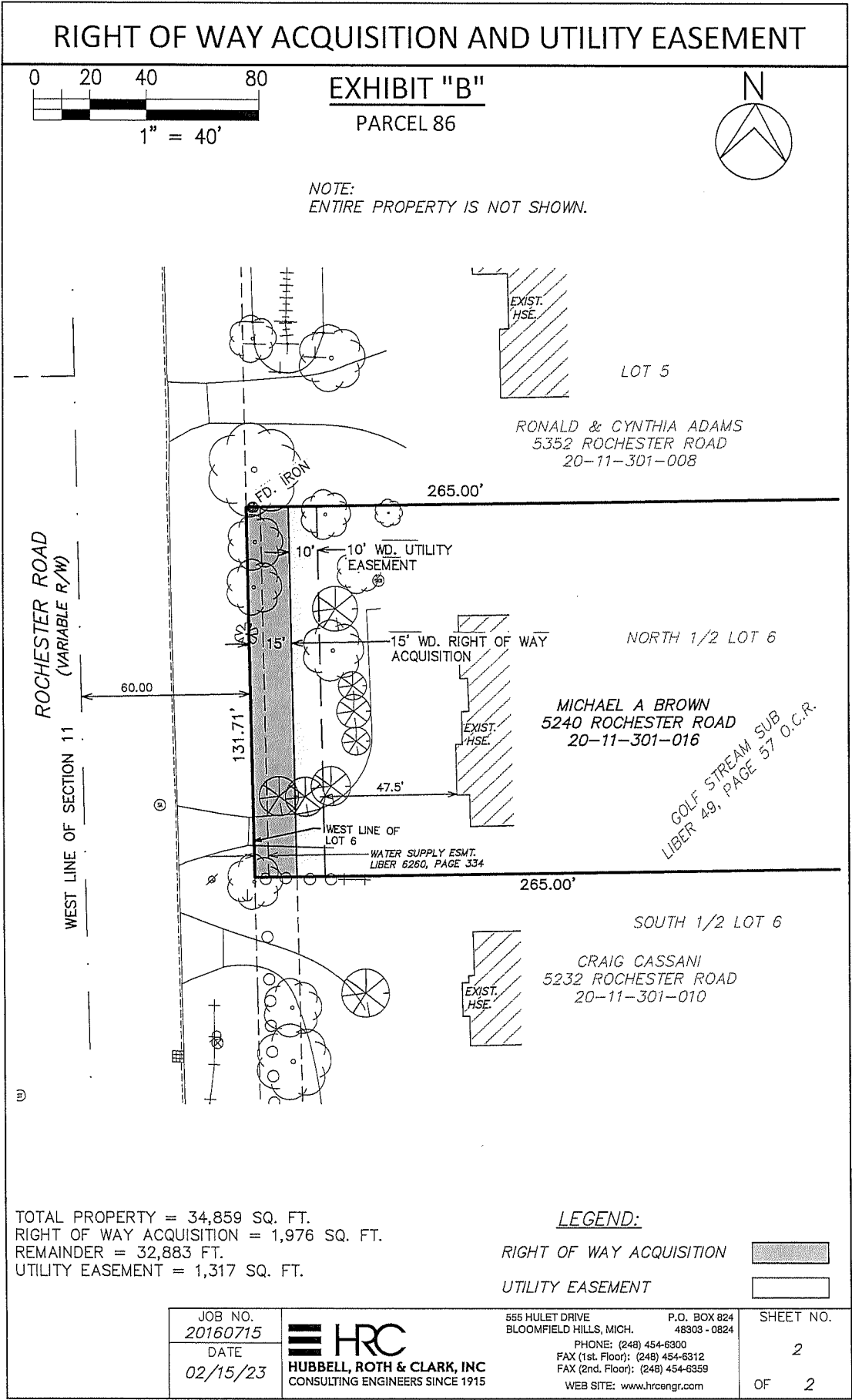
RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT			
EXHIBIT "A"			
PARCEL 86			
DESCRIPTION TAKEN FROM OAKLAND COUNTY RECORDS.			
PARENT PROPERTY DESCRIPTION			
PARCEL ID: 20-11-301-016			
PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS THE WEST 265 FEET OF THE NORTH HALF OF LOT 6 IN "GOLF STREAM SUB", AS RECORDED IN LIBER 49, PAGE 57, OAKLAND COUNTY RECORDS.			
SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.			
DESCRIPTION OF RIGHT OF WAY ACQUISITION			
THE WEST 15.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:			
PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS THE WEST 265 FEET OF THE NORTH HALF OF LOT 6 IN "GOLF STREAM SUB", AS RECORDED IN LIBER 49, PAGE 57, OAKLAND COUNTY RECORDS.			
CONTAINS 1,976 SQUARE FEET.			
DESCRIPTION OF UTILITY EASEMENT			
THE EAST 10.00 FEET OF THE WEST 25.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:			
PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS THE WEST 265 FEET OF THE NORTH HALF OF LOT 6 IN "GOLF STREAM SUB", AS RECORDED IN LIBER 49, PAGE 57, OAKLAND COUNTY RECORDS.			
CONTAINS 1,317 SQUARE FEET.			
JOB NO. 20160715 DATE 02/15/23	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48308 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	SHEET NO.  1  OF 2



2/15/2023 11:30 AM

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Piggott, Robert



PERMANENT EASEMENT  
FOR PUBLIC UTILITIES &  
PUBLIC SERVICE FACILITIES

Sidwell #88-20-11-301-016  
Resolution #

Vicki L. Brown, survivor of herself and her deceased husband Michael A. Brown, whose death certificate is attached, and whose address is 5240 Rochester Road, Troy, MI 48085 for and in consideration of the sum of: Ten Thousand, Six Hundred, Three and 00/100 Dollar (\$10,603) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE UTILITY EASEMENT DESCRIPTIONS ON EXHIBITS "A" AND "B" ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF

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

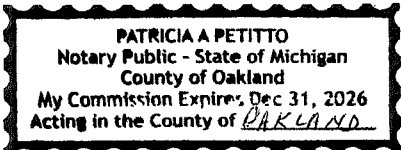
This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed HER signature(s)  
this 17TH day of JUNE, 2024.

Vicki L. Brown (L.S.)  
\* Vicki L. Brown

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 17TH day of JUNE, 2024, by Vicki L. Brown, survivor of herself and her deceased husband Michael A. Brown, whose death certificate is attached.



Patricia A. Petitto  
\* PATRICIA A. PETITTO  
Notary Public, OAKLAND County, Michigan  
My Commission Expires 12-31-2026  
Acting in OAKLAND County, Michigan

Prepared by: Patricia Petitto, SR/WA, RW-RAC  
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

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Piggott, Robert

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"  
PARCEL 86

DESCRIPTION TAKEN FROM OAKLAND COUNTY RECORDS.

PARENT PROPERTY DESCRIPTION  
PARCEL ID: 20-11-301-016

PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS THE WEST 265 FEET OF THE NORTH HALF OF LOT 6 IN "GOLF STREAM SUB", AS RECORDED IN LIBER 49, PAGE 57, OAKLAND COUNTY RECORDS.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE WEST 15.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS THE WEST 265 FEET OF THE NORTH HALF OF LOT 6 IN "GOLF STREAM SUB", AS RECORDED IN LIBER 49, PAGE 57, OAKLAND COUNTY RECORDS.


CONTAINS 1,976 SQUARE FEET.

DESCRIPTION OF UTILITY EASEMENT

THE EAST 10.00 FEET OF THE WEST 25.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS THE WEST 265 FEET OF THE NORTH HALF OF LOT 6 IN "GOLF STREAM SUB", AS RECORDED IN LIBER 49, PAGE 57, OAKLAND COUNTY RECORDS.

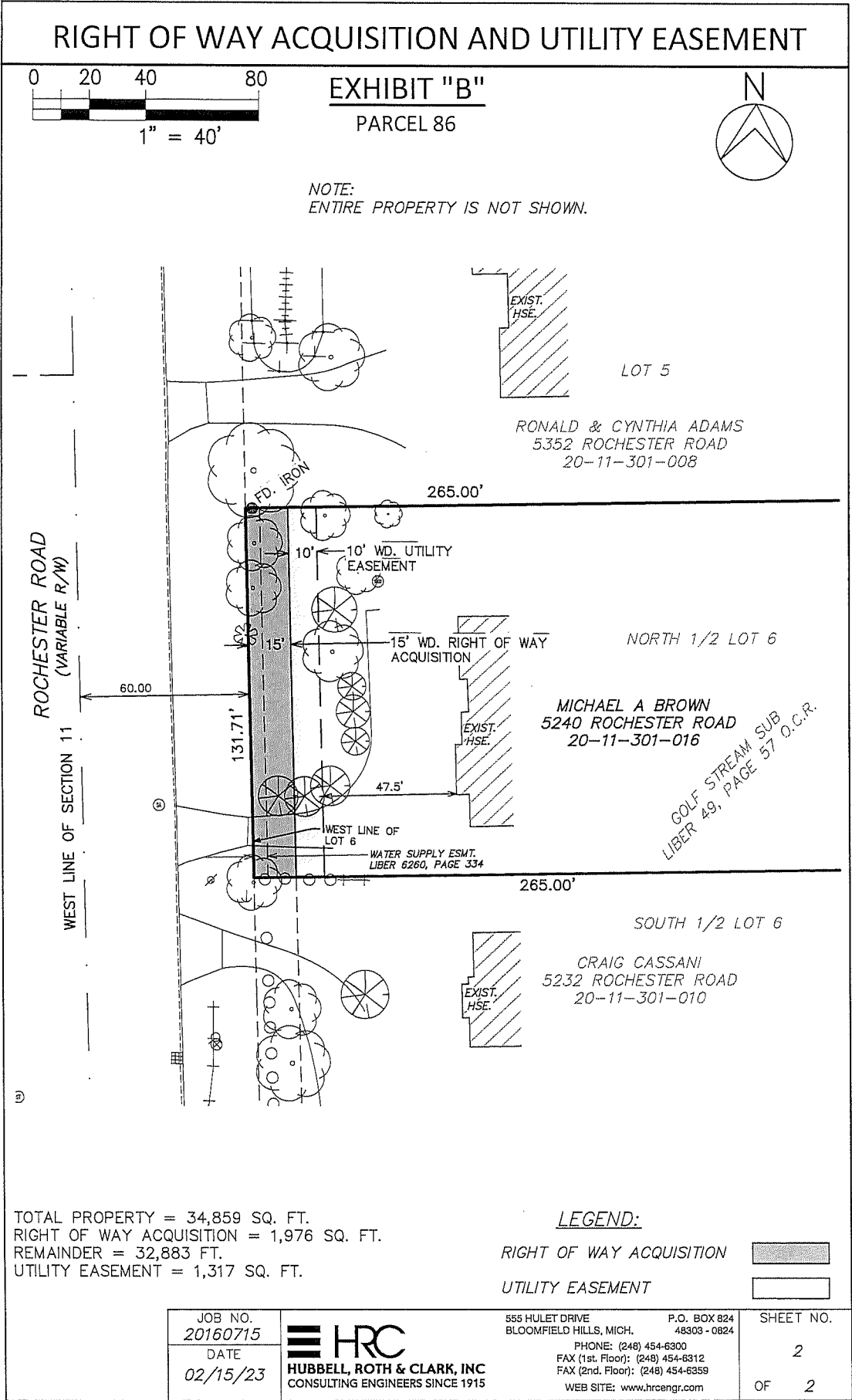
CONTAINS 1,317 SQUARE FEET.

JOB NO. 20160715	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcenr.com	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 02/15/23				1 OF 2

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Piggott, Robert





500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-09

## CITY COUNCIL AGENDA ITEM

Date: June 12, 2024

To: Troy City Council

From: Robert Bruner, Acting City Manager  
Lori Grigg Bluhm, City Attorney  
Megan E. Schubert, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Dee Anne Irby, Controller  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Authorization to make Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #79, Kreger-T, LLC, Sidwell #88-20-11-351-006, and a Request to Institute Court Action if Necessary

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### **History**

The plans for the federally funded Rochester Road (Barclay to Trinway) project require the acquisition of some right of way of private property owned by Kreger-T, LLC., parcel #88-20-11-351-006. The Engineering department has hired an independent appraiser, who has valued the right of way at \$181,070. The property owner was given a written purchase offer for this amount, which includes an amount for damages to the property caused by the acquisition.

As with any federally funded road project, there are tight time frames. As a result, although there have been discussions with the property owner and their attorney, this may be a situation where condemnation proceedings are necessary to acquire the right of way needed for the Rochester Road improvement.

### **Financial**

An appraisal report was prepared by Michael Kurschat, ASA, M.S.F., MAI, a State of Michigan Certified General Real Estate Appraiser. The report was reviewed by Andrew Boettcher, MBA, a State of Michigan Certified General Real Estate Appraiser. Eighty percent of this cost will be reimbursed from federal funds. The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

## **Recommendation**

City staff recommends that City Council authorize an unconditioned offer in the amount of \$181,070, plus closing costs not to exceed \$10,000.

Staff also requests that City Council authorize the City Attorney to institute a condemnation lawsuit if necessary and to expend any needed funds to acquire the right of way. In order to proceed with the process of condemnation, City Council will need to pass a resolution that declares that the eminent domain or condemnation action is for the Rochester Road Improvement project (Barclay to Trinway), which is a public purpose, and within the scope of the City's powers.

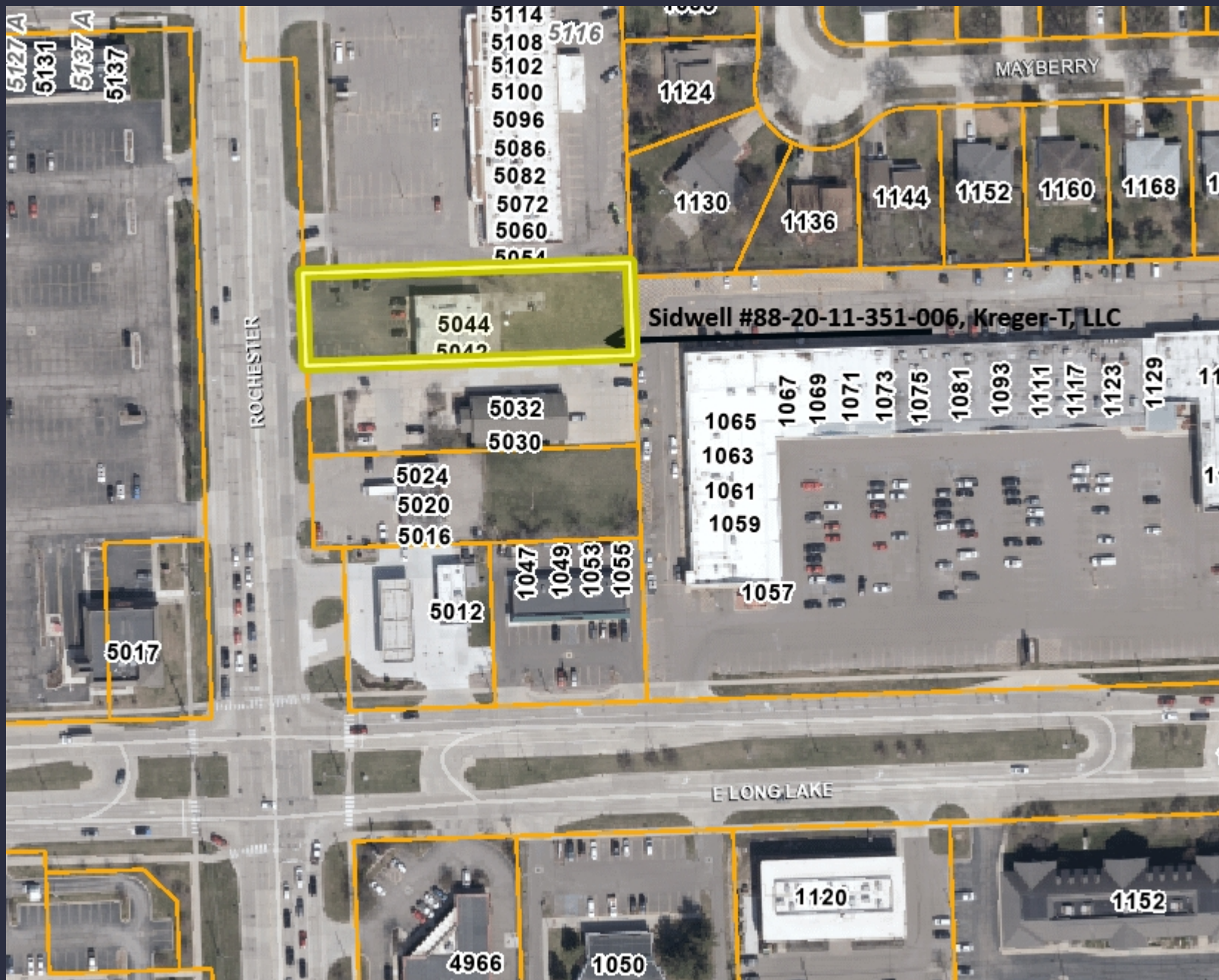
Proposed resolutions are attached for your consideration.





# GIS Online

Legend:



Notes:

88-20-11-351-006  
Kreger-T, LLC  
Rochester Road, Barclay to  
Trinway, #02.206.5

Map Scale: 1=178  
Created: June 14, 2024



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.

CITY OF TROY  
AGREEMENT TO PURCHASE REALTY  
FOR PUBLIC PURPOSES

The CITY OF TROY, a Michigan municipal corporation (the "Buyer"), agrees to purchase from Kreger-T, a Michigan Limited Liability Company (the "Sellers"), the following described premises (the "Property"):

SEE DESCRIPTIONS OF RIGHT OF WAY ACQUISITION ON ATTACHED  
EXHIBITS "A" AND "B"

for a public project within the City of Troy and to pay the sum of One Hundred Eighty-One Thousand, Seventy and 00/100 dollars (\$181,070) under the following terms and conditions:

1. Seller shall assist Buyer in obtaining all releases necessary to remove all encumbrances from the property so as to vest a marketable title in Buyer.
2. Seller shall pay all taxes, prorated to the date of closing, including all special assessments, now due or which may become a lien on the property prior to the conveyance.
3. Seller shall deliver the Warranty Deed upon payment of the purchase money by check drawn upon the account of the City of Troy.
4. Buyer shall, at its own expense, provide title insurance information, and the Seller shall disclose any encumbrances against the property.
5. This Agreement is binding upon the parties and closing shall occur within ninety (90) days of the date that all liens have been released and encumbrances have been extinguished to the satisfaction of the Buyer, unless extended by agreement of the parties in writing. It is further understood and agreed that this period of time is for the preparation and authorization of purchase money.
6. Buyer shall notify the Seller immediately of any deficiencies encumbering marketable title, and Seller shall then proceed to remove the deficiencies. If the Seller fails to remove the deficiencies in marketable title to Buyer's approval, the Buyer shall have the option of proceeding under the terms of this Agreement to take title in a deficient condition or to render the Agreement null and void, and any deposit tendered to the Seller shall be returned immediately to the Buyer upon demand.
7. The City of Troy's sum paid for the property being acquired represents the property being free of all environmental contamination. Although the City of Troy will not withhold or place in escrow any portion of this sum, the City reserves its rights to bring Federal and/or State and/or local cost recovery actions against the present owners and any other potentially responsible parties, arising out of a release of hazardous substances at the property.
8. Seller acknowledges that this offer to purchase is subject to final approval by Troy City Council.
9. Seller grants to Buyer temporary possession and use of the property commencing on this date and continuing to the date of closing in order that the Buyer may proceed with the public project.
10. Additional conditions, if any:

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SELLER HEREBY ACKNOWLEDGES THAT NO PROMISES WERE MADE EXCEPT AS  
CONTAINED IN THIS AGREEMENT.



IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

In presence of: CITY OF TROY, a Michigan municipal corporation (BUYER)

\_\_\_\_\_  
\*Patricia A. Petitto  
Right of Way Consultant

\_\_\_\_\_

SELLERS:  
Kreger-T LLC, a Michigan Limited Liability Company

\_\_\_\_\_  
\*Ernest R. Kreger, it's Managing Member

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Piggott, Robert

RIGHT OF WAY ACQUISITION

EXHIBIT "A"

PARCEL 79

DESCRIPTION TAKEN FROM OAKLAND COUNTY RECORDS.

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-11-351-006

PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 375.00 FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 85.00 FEET; THENCE EAST 350.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST 85.00 FEET; THENCE WEST 350.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THE WEST 48 FEET TAKEN FOR HIGHWAY.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE WEST 27.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF SOUTHWEST 1/4 OF SECTION 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 375.00 FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 85.00 FEET; THENCE EAST 350.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST 85.00 FEET; THENCE WEST 350.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THE WEST 48 FEET TAKEN FOR HIGHWAY.

SAID ACQUISITION CONTAINS 2,295 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 01/16/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com		1
			OF 2	

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Piggott, Robert

RIGHT OF WAY ACQUISITION

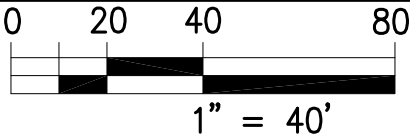
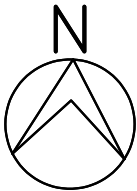
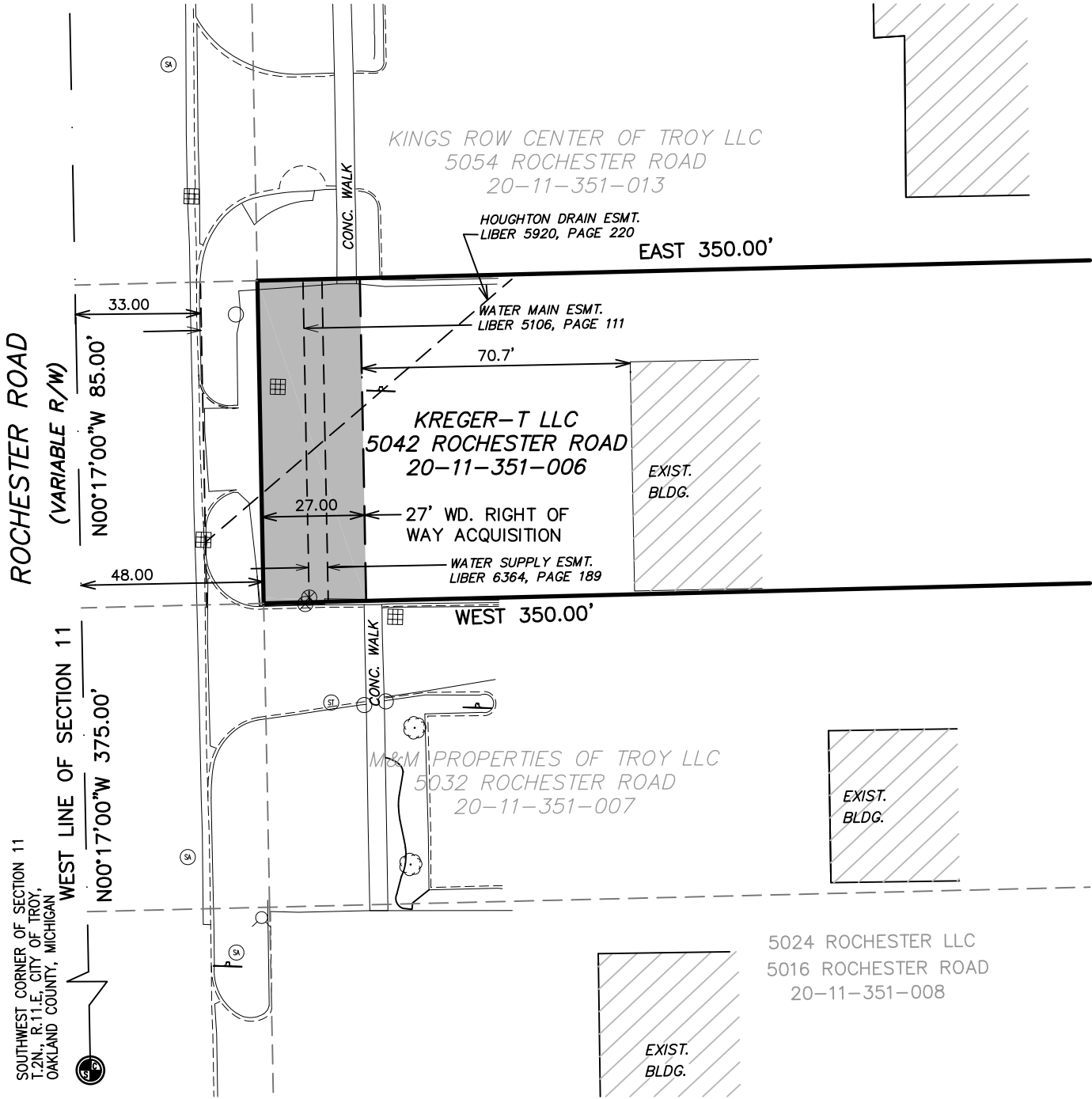


EXHIBIT "B"

PARCEL 79



NOTE:  
ENTIRE PROPERTY IS NOT SHOWN.



TOTAL PROPERTY = 25,670 SQ. FT.  
RIGHT OF WAY ACQUISITION = 2,295 SQ. FT.  
REMAINDER = 23,375 SQ. FT.

LEGEND:

RIGHT OF WAY ACQUISITION



JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 01/16/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com		2 OF 2

**\*APPROVED\***

AS NOTED:  
CITY OF TROY LAND SURVEYOR  
DATE: 02/07/2023



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-10

## CITY COUNCIL AGENDA ITEM

Date: June 12, 2024

To: Troy City Council

From: Robert Bruner, Acting City Manager  
Lori Grigg Bluhm, City Attorney  
Megan E. Schubert, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Dee Anne Irby, Controller  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Authorization to make Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #118, Rocky and Noor Denha, Sidwell #88-20-10-427-047, and a Request to Institute Court Action if Necessary

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### **History**

The plans for the federally funded Rochester Road (Barclay to Trinway) project require the acquisition of right of way, a permanent utility easement and temporary permit from Rocky and Noor Denha, owner of the property identifies by Sidwell #88-20-10-427-047. The Engineering department hired an independent appraiser, who has valued the right of way and needed property rights at \$190,000.00. The property owner was given a written purchase offer for this amount, which includes an amount for damages to the property caused by the acquisition.

Discussions with the property owners have not resulted in an agreement thus far. As with any federally funded road project, there are tight time frames. Staff is requesting these authorizations to ensure the project can be kept on schedule. In the event that an agreement cannot be reached it may be necessary to acquire the property rights by exercising our power of eminent domain.

### **Financial**

An appraisal report was prepared by Michael Kurschat, ASA, M.S.F., MAI, a State of Michigan Certified General Real Estate Appraiser. The report was reviewed by Andrew Boettcher, MBA, a State of Michigan Certified General Real Estate Appraiser. Staff believes the amount of \$190,000 is a justifiable compensation amount for the needed right of way, easement and permit.

Eighty percent of this cost will be reimbursed from federal funds. The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

## **Recommendation**

City staff recommends that City Council authorize an unconditioned offer in the amount of \$190,000.00, plus closing costs not to exceed \$10,000.

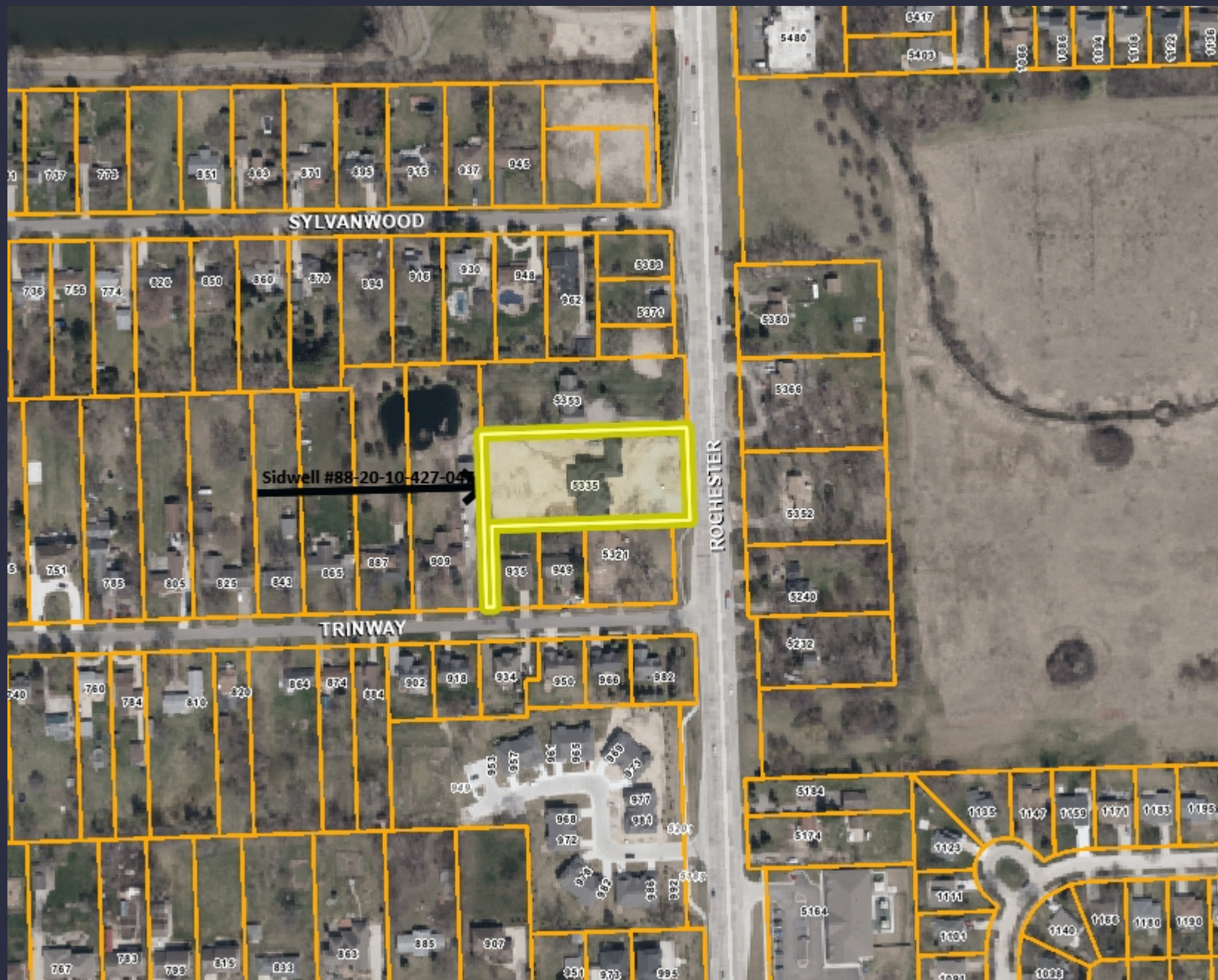
Staff also requests that City Council authorize the City Attorney to institute a condemnation lawsuit if necessary and to expend any needed funds to acquire the right of way. In order to proceed with the process of condemnation, City Council will need to pass a resolution that declares that the eminent domain or condemnation action is for the Rochester Road Improvement project (Barclay to Trinway), which is a public purpose, and within the scope of the City's powers.

Proposed resolutions are attached for your consideration.



# GIS Online

Legend:



Notes:

#88-20-10-427-047  
RR Parcel #118  
Denha, Rocky & Noor

Map Scale: 1=356

Created: June 17, 2024



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.



CITY OF TROY  
AGREEMENT TO PURCHASE REALTY  
FOR PUBLIC PURPOSES

The CITY OF TROY, a Michigan municipal corporation (the "Buyer"), agrees to purchase from Rocky Denha and Noor Denha, husband and wife (the "Sellers"), the following described premises (the "Property"):

SEE DESCRIPTIONS OF RIGHT OF WAY ACQUISITION ON ATTACHED  
EXHIBITS "A" AND "B"

for a public project within the City of Troy and to pay the sum of One Hundred and Eighty Thousand, Nine Hundred and 00/100 dollars (\$180,900.00) under the following terms and conditions:

1. Seller shall assist Buyer in obtaining all releases necessary to remove all encumbrances from the property so as to vest a marketable title in Buyer.
2. Seller shall pay all taxes, prorated to the date of closing, including all special assessments, now due or which may become a lien on the property prior to the conveyance.
3. Seller shall deliver the Warranty Deed upon payment of the purchase money by check drawn upon the account of the City of Troy.
4. Buyer shall, at its own expense, provide title insurance information, and the Seller shall disclose any encumbrances against the property.
5. This Agreement is binding upon the parties and closing shall occur within ninety (90) days of the date that all liens have been released and encumbrances have been extinguished to the satisfaction of the Buyer, unless extended by agreement of the parties in writing. It is further understood and agreed that this period of time is for the preparation and authorization of purchase money.
6. Buyer shall notify the Seller immediately of any deficiencies encumbering marketable title, and Seller shall then proceed to remove the deficiencies. If the Seller fails to remove the deficiencies in marketable title to Buyer's approval, the Buyer shall have the option of proceeding under the terms of this Agreement to take title in a deficient condition or to render the Agreement null and void, and any deposit tendered to the Seller shall be returned immediately to the Buyer upon demand.
7. The City of Troy's sum paid for the property being acquired represents the property being free of all environmental contamination. Although the City of Troy will not withhold or place in escrow any portion of this sum, the City reserves its rights to bring Federal and/or State and/or local cost recovery actions against the present owners and any other potentially responsible parties, arising out of a release of hazardous substances at the property.
8. Seller grants to Buyer temporary possession and use of the property commencing on this date and continuing to the date of closing in order that the Buyer may proceed with the public project.
9. Additional conditions, if any:

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SELLER HEREBY ACKNOWLEDGES THAT NO PROMISES WERE MADE EXCEPT AS  
CONTAINED IN THIS AGREEMENT.



IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

In presence of:

CITY OF TROY, a Michigan municipal corporation (BUYER)

\_\_\_\_\_

\_\_\_\_\_  
\*Patricia A. Petitto  
Right of Way Consultant

\_\_\_\_\_

SELLERS:

\_\_\_\_\_  
\*Rocky Denha

\_\_\_\_\_  
\*Noor Denha

## RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"

## PARCEL 118

## PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-10-427-047

PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

## DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE EAST 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID ACQUISITION CONTAINS 5,440 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

## DESCRIPTION OF UTILITY EASEMENT

THE WEST 15.00 FEET OF THE EAST 47.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING. EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID EASEMENT CONTAINS 2550 SQUARE FEET, OR 0.06 ACRES, MORE OR LESS.

## DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION PERMIT

THE WEST 20.00 FEET OF THE EAST 67.00 FEET OF THE NORTH 5.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID PERMIT CONTAINS 100 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 11/10/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: <a href="http://www.hrcengr.com">www.hrcengr.com</a>	1  2 OF	

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

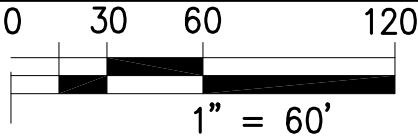
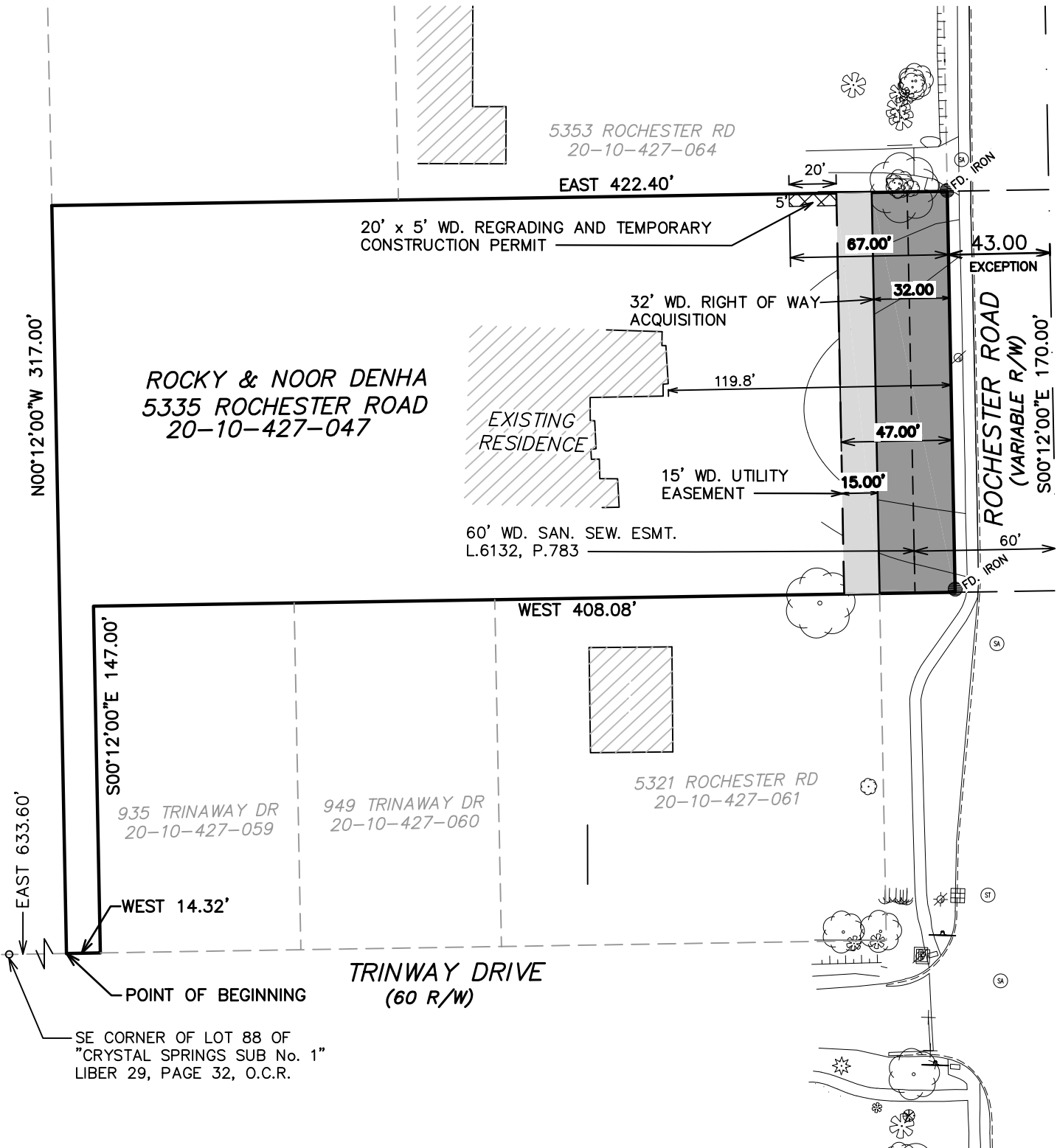


EXHIBIT "B"  
PARCEL 118



TOTAL PROPERTY = 66,602.6 SQ. FT.  
RIGHT OF WAY ACQUISITION = 5,440 SQ. FT.  
REMAINDER = 61,162.6 SQ. FT.  
UTILITY EASEMENT = 2,550 SQ. FT.  
REGRADING/TEMPORARY EASEMENT = 100 SQ. FT.

LEGEND:

- RIGHT OF WAY ACQUISITION
- UTILITY EASEMENT
- REGRADING AND TEMPORARY CONSTRUCTION PERMIT

JOB NO.	20160715
DATE	11/10/22



**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: www.hrcengr.com

SHEET NO.	2
OF	2

**\*APPROVED\***

**AS NOTED:  
CITY OF TROY LAND SURVEYOR  
DATE: 12/13/2022**

PERMANENT EASEMENT  
FOR PUBLIC UTILITIES &  
PUBLIC SERVICE FACILITIES

Sidwell #88-20-10-427-047  
Resolution #

Rocky Denha and Noor Denha, husband and wife, whose address is 2102 Denise Drive, Sterling Heights, MI 48310 for and in consideration of the sum of: Nine Thousand, and 00/100 Dollar (\$9,000) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE UTILITY EASEMENT DESCRIPTIONS ON EXHIBITS "A" AND "B" ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair, grading 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 \_\_\_\_\_ signature(s)  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_(L.S.)  
\* Rocky Denha

\_\_\_\_\_(L.S.)  
\* Noor Denha

STATE OF MICHIGAN )  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024,  
by Rocky Denha and Noor Denha, husband and wife.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Patricia Petitto, SR/WA, RW-RAC  
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

## RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"

## PARCEL 118

## PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-10-427-047

PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

## DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE EAST 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID ACQUISITION CONTAINS 5,440 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

## DESCRIPTION OF UTILITY EASEMENT


THE WEST 15.00 FEET OF THE EAST 47.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING. EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID EASEMENT CONTAINS 2550 SQUARE FEET, OR 0.06 ACRES, MORE OR LESS.

## DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION PERMIT

THE WEST 20.00 FEET OF THE EAST 67.00 FEET OF THE NORTH 5.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID PERMIT CONTAINS 100 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 11/10/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: <a href="http://www.hrcengr.com">www.hrcengr.com</a>	1  2 OF	

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

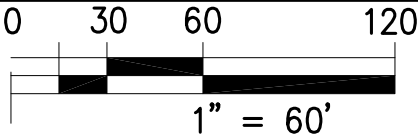
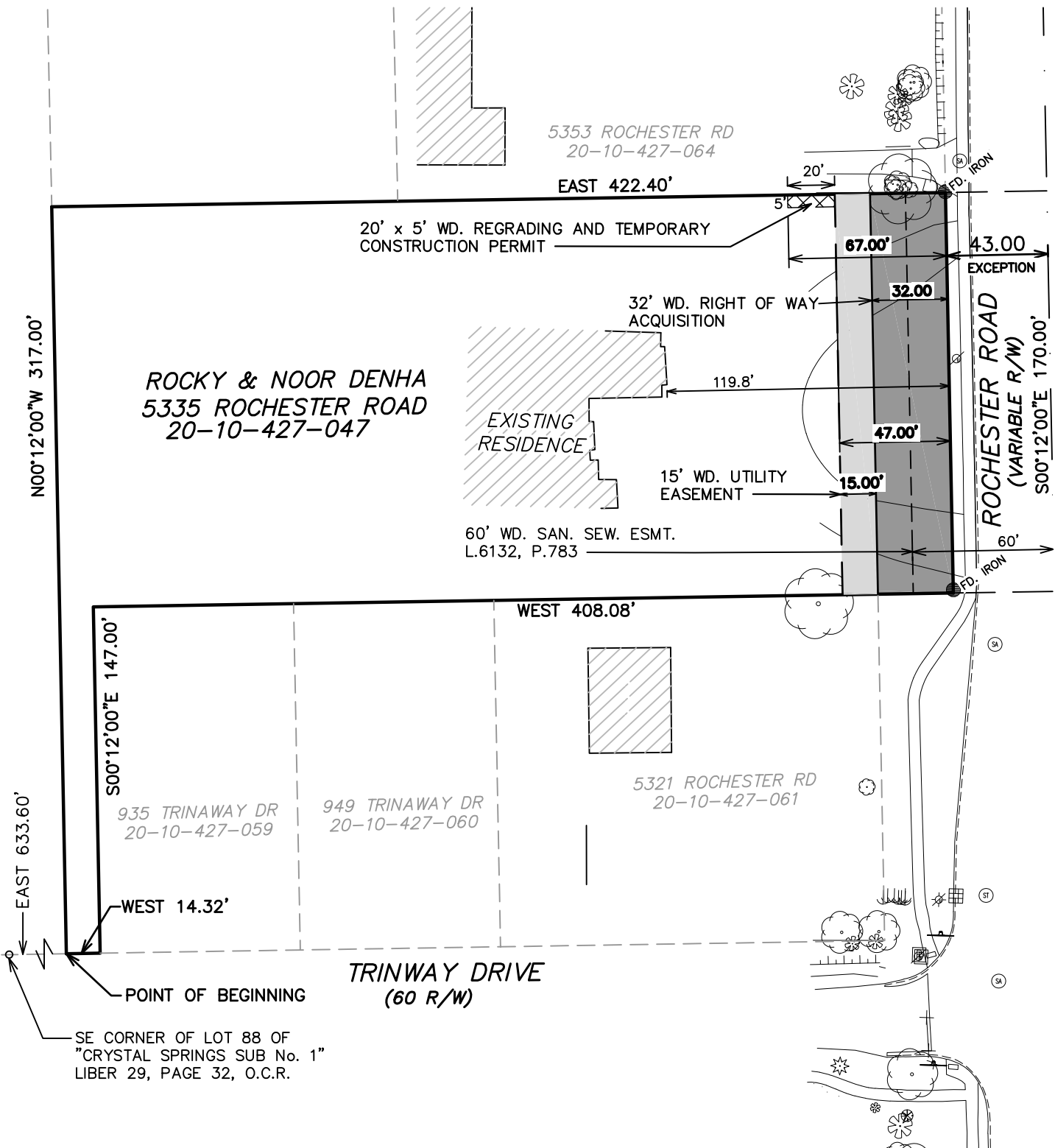
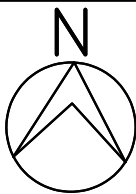


EXHIBIT "B"  
PARCEL 118



TOTAL PROPERTY = 66,602.6 SQ. FT.  
RIGHT OF WAY ACQUISITION = 5,440 SQ. FT.  
REMAINDER = 61,162.6 SQ. FT.  
UTILITY EASEMENT = 2,550 SQ. FT.  
REGRADING/TEMPORARY EASEMENT = 100 SQ. FT.

LEGEND:

- RIGHT OF WAY ACQUISITION
- UTILITY EASEMENT
- REGRADING AND TEMPORARY CONSTRUCTION PERMIT

JOB NO.	20160715
DATE	11/10/22

**HRC**  
**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: www.hrcengr.com

SHEET NO.	2
OF	2

REGRADING AND TEMPORARY CONSTRUCTION PERMIT

Sidwell # 88-20-10-427-047  
Project # 02.206.5  
Parcel #118

Rocky Denha and Noor Denha, husband and wife, Grantor(s), whose address is:5353 Rochester Road, Troy, MI 48085, for and in consideration of the sum of One Hundred and no/100 Dollars (\$100.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, hereinafter called the CITY, whose address is 500 West Big Beaver Road, Troy, Michigan, hereby grants to the CITY, during the construction of and for a period of six (6) Months after completion of Project #02.206.5, the right to move men, equipment, and materials on and through, and to store equipment, materials, and excavated matter on the following described property, located in the City of Troy, to-wit:

SEE DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION PERMIT ON ATTACHED EXHIBIT "A" AND EXHIBIT "B"

IN FURTHER CONSIDERATION, the premises so disturbed by reason of the exercise of any of the foregoing powers, shall be reasonably restored to its original condition by the City.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed \_\_\_\_\_ signatures(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
\*Rocky Denha  
\_\_\_\_\_(L.S.)  
\*Noor Denha

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by Rocky Denha and Noor Denha, husband and wife.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_

Prepared by: Patricia A. Petitto  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

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



## RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"

## PARCEL 118

## PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-10-427-047

PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

## DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE EAST 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID ACQUISITION CONTAINS 5,440 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

## DESCRIPTION OF UTILITY EASEMENT

THE WEST 15.00 FEET OF THE EAST 47.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING. EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID EASEMENT CONTAINS 2550 SQUARE FEET, OR 0.06 ACRES, MORE OR LESS.

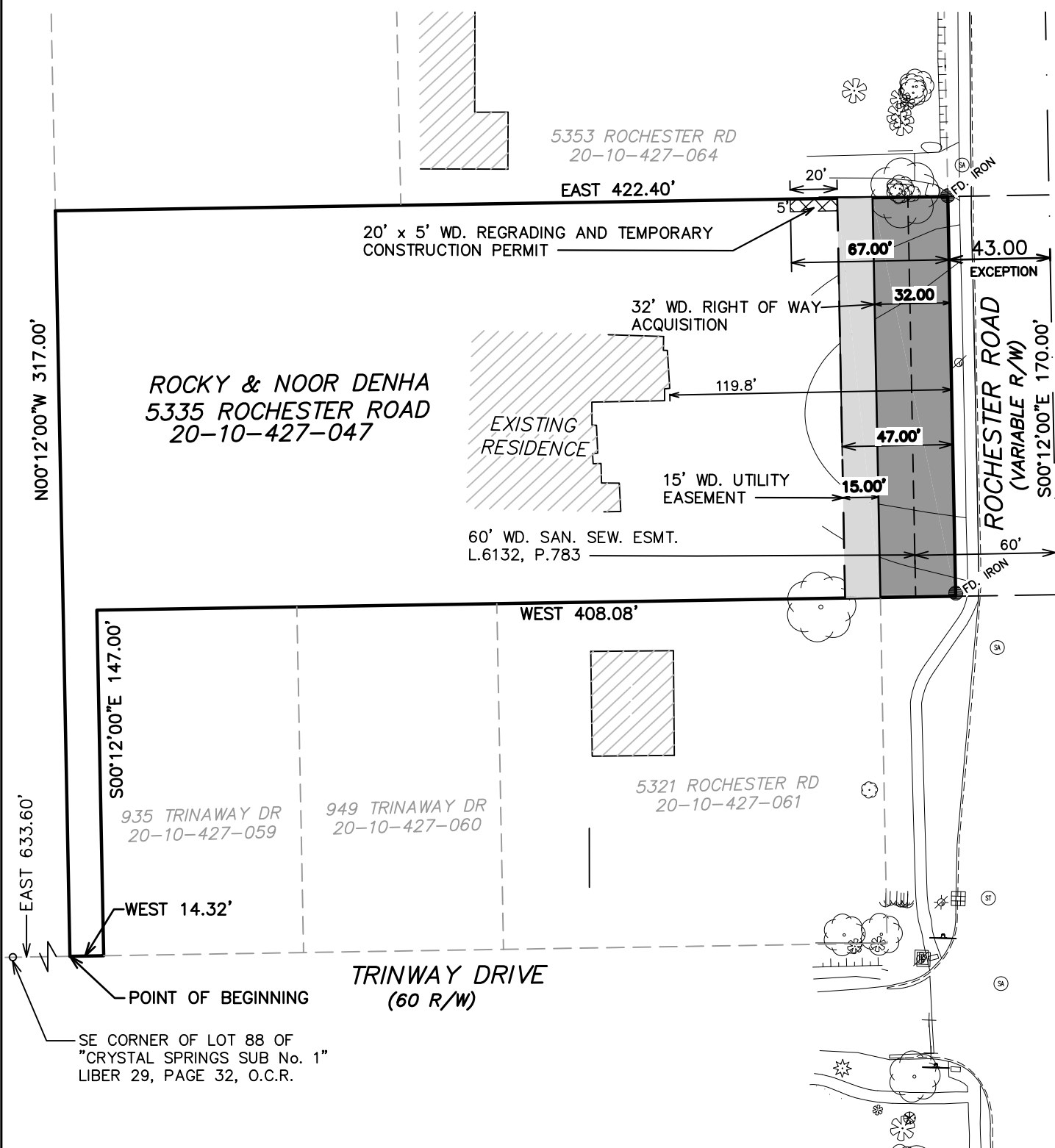
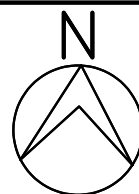
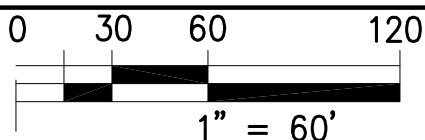
## DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION PERMIT

THE WEST 20.00 FEET OF THE EAST 67.00 FEET OF THE NORTH 5.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT EAST 633.60 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF "CRYSTAL SPRINGS SUB No. 1" (LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS); THENCE N00°12'00"W 317.00 FEET; THENCE EAST 422.40 FEET; THENCE S00°12'00"E 170.00 FEET; THENCE WEST 408.08 FEET; THENCE S00°12'00"E 147.00 FEET; THENCE WEST 14.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 43 FEET TAKEN FOR ROCHESTER ROAD.

SAID PERMIT CONTAINS 100 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 11/10/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: <a href="http://www.hrcengr.com">www.hrcengr.com</a>	1  2 OF	

EXHIBIT "B"  
PARCEL 118



555 HULET DRIVE P.O. BOX 824  
BLOOMFIELD HILLS, MICH. 48303 - 0824

PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359

WEB SITE: [www.hrcenar.com](http://www.hrcenar.com)

SHEET NO. 2 OF 2

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915
DATE 11/10/22	



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: June 18, 2024

To: Troy City Council

From: Robert Bruner, Acting City Manager  
Lori Grigg Bluhm, City Attorney  
Megan E. Schubert, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Dee Anne Irby, Controller  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Authorization to Make an Unconditioned Offer to Purchase Property, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #119 & #120, Sidwell #88-20-10-427-064 and #88-20-10-427-044, and a Request to Institute Court Action if Necessary

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### **History**

The plans for the federally funded Rochester Road (Barclay to Trinway) project require the acquisition of right of way, a permanent utility easement and temporary permit from Glenn David and Michell Potts, owners of the properties identified by Sidwell #88-20-10-427-047 and #88-20-427-044. The Engineering department hired an independent appraiser, who has valued the right of way and needed property rights at \$53,552.00. The property owner was given a written purchase offer for this amount.

Discussions with the property owners have not resulted in an agreement thus far. As with any federally funded road project, there are tight time frames. Staff is requesting these authorizations to ensure the project can be kept on schedule. In the event that an agreement cannot be reached it may be necessary to acquire the property rights by exercising our power of eminent domain.

### **Financial**

An appraisal report was prepared by Andrew Boettcher, a State of Michigan Certified Real Estate Appraiser and reviewed by Kimberly Harper, Deputy City Assessor and a State of Michigan Licensed Appraiser. Staff believes the amount of \$53,552.00 is a justifiable compensation amount for the needed right of way, permanent easements and temporary permit.

Eighty percent of this cost will be reimbursed from federal funds. The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

## **Recommendation**

City staff recommends that City Council authorize an unconditioned offer and cumulative compensation in the amount of \$53,552.00 for needed right of way, permanent easements and temporary permit, plus closing costs not to exceed \$10,000.

Staff also requests that City Council authorize the City Attorney to institute a condemnation lawsuit if necessary and to expend any needed funds to acquire the right of way. In order to proceed with the process of condemnation, City Council will need to pass a resolution that declares that the eminent domain or condemnation action is for the Rochester Road Improvement project (Barclay to Trinway), which is a public purpose, and within the scope of the City's powers.

Proposed resolutions are attached for your consideration.

CITY OF TROY  
AGREEMENT TO PURCHASE REALTY  
FOR PUBLIC PURPOSES

The CITY OF TROY, a Michigan municipal corporation (the "Buyer"), agrees to purchase from Glenn D. Potts and Michelle M. Potts, husband and wife (the "Sellers"), the following described premises (the "Property"):

SEE DESCRIPTIONS OF RIGHT OF WAY ACQUISITION ON ATTACHED  
EXHIBITS "A" AND "B"

for a public project within the City of Troy and to pay the sum of Forty-Two Thousand, Seven Hundred, Fifty-Two and 00/100 dollars (\$42,752) under the following terms and conditions:

1. Seller shall assist Buyer in obtaining all releases necessary to remove all encumbrances from the property so as to vest a marketable title in Buyer.
2. Seller shall pay all taxes, prorated to the date of closing, including all special assessments, now due or which may become a lien on the property prior to the conveyance.
3. Seller shall deliver the Warranty Deed upon payment of the purchase money by check drawn upon the account of the City of Troy.
4. Buyer shall, at its own expense, provide title insurance information, and the Seller shall disclose any encumbrances against the property.
5. This Agreement is binding upon the parties and closing shall occur within ninety (90) days of the date that all liens have been released and encumbrances have been extinguished to the satisfaction of the Buyer, unless extended by agreement of the parties in writing. It is further understood and agreed that this period of time is for the preparation and authorization of purchase money.
6. Buyer shall notify the Seller immediately of any deficiencies encumbering marketable title, and Seller shall then proceed to remove the deficiencies. If the Seller fails to remove the deficiencies in marketable title to Buyer's approval, the Buyer shall have the option of proceeding under the terms of this Agreement to take title in a deficient condition or to render the Agreement null and void, and any deposit tendered to the Seller shall be returned immediately to the Buyer upon demand.
7. The City of Troy's sum paid for the property being acquired represents the property being free of all environmental contamination. Although the City of Troy will not withhold or place in escrow any portion of this sum, the City reserves its rights to bring Federal and/or State and/or local cost recovery actions against the present owners and any other potentially responsible parties, arising out of a release of hazardous substances at the property.
8. Seller grants to Buyer temporary possession and use of the property commencing on this date and continuing to the date of closing in order that the Buyer may proceed with the public project.
9. Additional conditions, if any:

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SELLER HEREBY ACKNOWLEDGES THAT NO PROMISES WERE MADE EXCEPT AS  
CONTAINED IN THIS AGREEMENT.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this  
\_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

In presence of:

CITY OF TROY, a Michigan municipal corporation (BUYER)

\_\_\_\_\_

\_\_\_\_\_  
\*Patricia A. Petitto  
Right of Way Consultant

\_\_\_\_\_

SELLERS:

\_\_\_\_\_  
\*Glenn D. Potts

\_\_\_\_\_  
\*Michelle M. Potts

11/7/2022 3:55 PM

V:\201607\20160715\F\Property\Easements\20160715\_Parcel 119.dwg

Piggott, Robert

# RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

## EXHIBIT "A" PARCEL 119

### PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-10-427-064

PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

### DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE EAST 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION" , PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID ACQUISITION CONTAINS 4,376 SQUARE FEET, OR 0.100 ACRES, MORE OR LESS.

### DESCRIPTION OF UTILITY EASEMENT

THE WEST 15.00 FEET OF THE EAST 47.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 2,051 SQUARE FEET, OR 0.047 ACRES, MORE OR LESS.

### DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION PERMIT

THE WEST 20.00 FEET OF THE EAST 67.00 FEET OF THE SOUTH 30.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION" PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID PERMIT CONTAINS 600 SQUARE FEET, OR 0.014 ACRES, MORE OR LESS.

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	SHEET NO.  1  OF 2
DATE 11/07/22			

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"  
PARCEL 120

PARENT PROPERTY DESCRIPTION  
PARCEL ID: 20-10-427-044

LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST QUARTER OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

CONTAINS 8,272.76 SQUARE FEET, MORE OR LESS.

RIGHT OF WAY ACQUISITION DESCRIPTION

THE EAST 15.00 FEET OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST QUARTER OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS.

SAID ACQUISITION CONTAINS 863 SQUARE FEET, OR 0.020 ACRES, MORE OR LESS.

UTILITY EASEMENT DESCRIPTION

THE WEST 15.00 FEET OF THE EAST 30.00 FEET OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST QUARTER OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS.

SAID EASEMENT CONTAINS 867 SQUARE FEET, OR 0.020 ACRES, MORE OR LESS.

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 11/07/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com		1  OF 2



RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

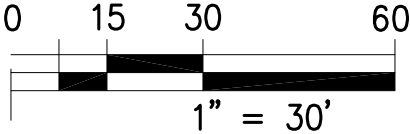
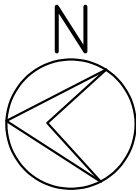
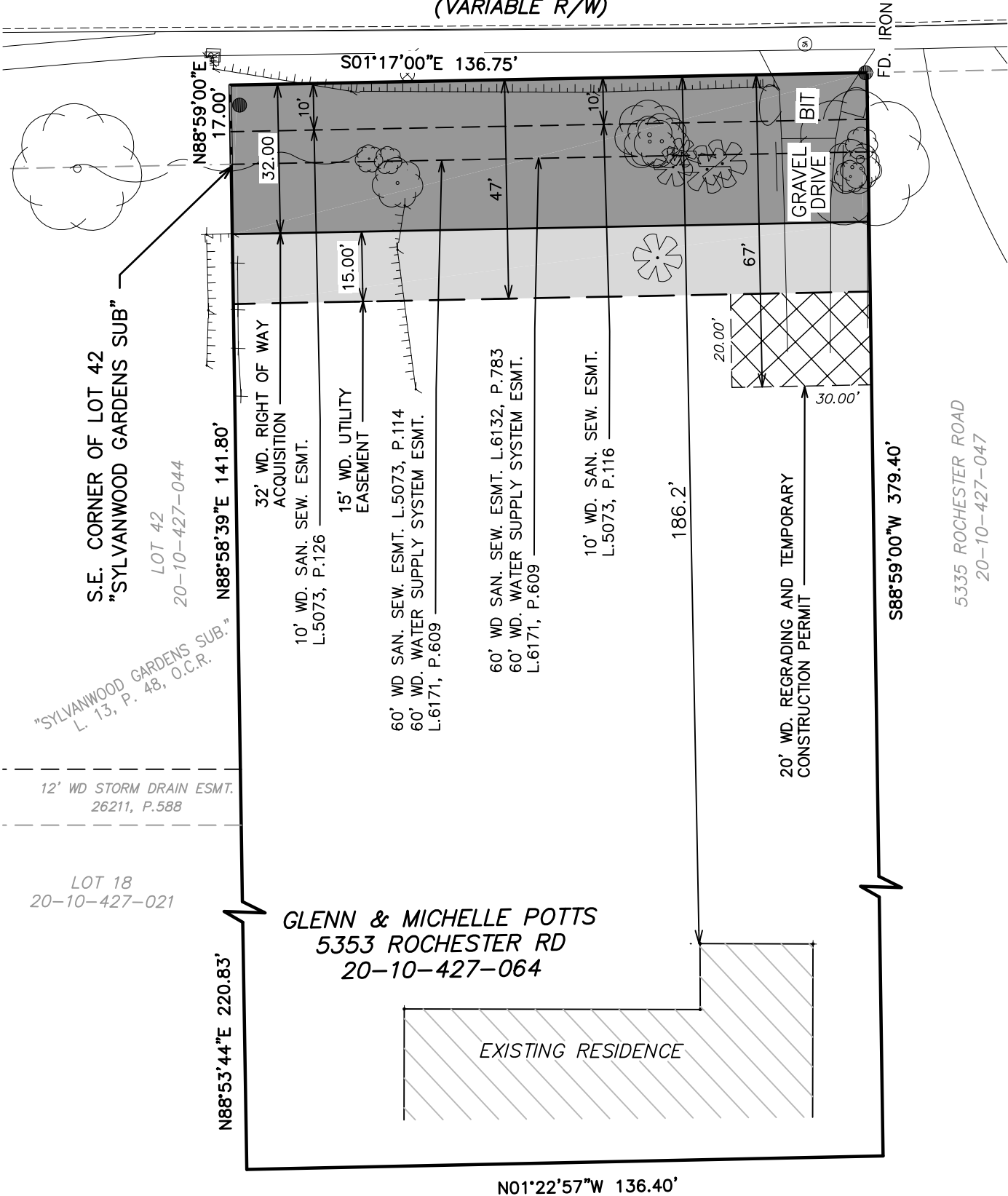


EXHIBIT "B"

PARCEL 119



ROCHESTER ROAD  
(VARIABLE R/W)



TOTAL PROPERTY = 51,863 SQ. FT.  
RIGHT OF WAY ACQUISITION = 4,376 SQ. FT.  
REMAINDER = 47,487 SQ. FT.  
UTILITY EASEMENT = 2,051 SQ. FT.  
REGRADING/TEMPORARY EASEMENT = 600 SQ. FT.

LEGEND:

- RIGHT OF WAY ACQUISITION
- UTILITY EASEMENT
- REGRADING AND TEMPORARY CONSTRUCTION PERMIT

JOB NO. 20160715
DATE 11/07/22



**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE  
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SHEET NO.
2
OF 2

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

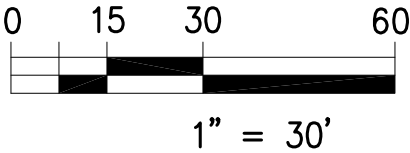
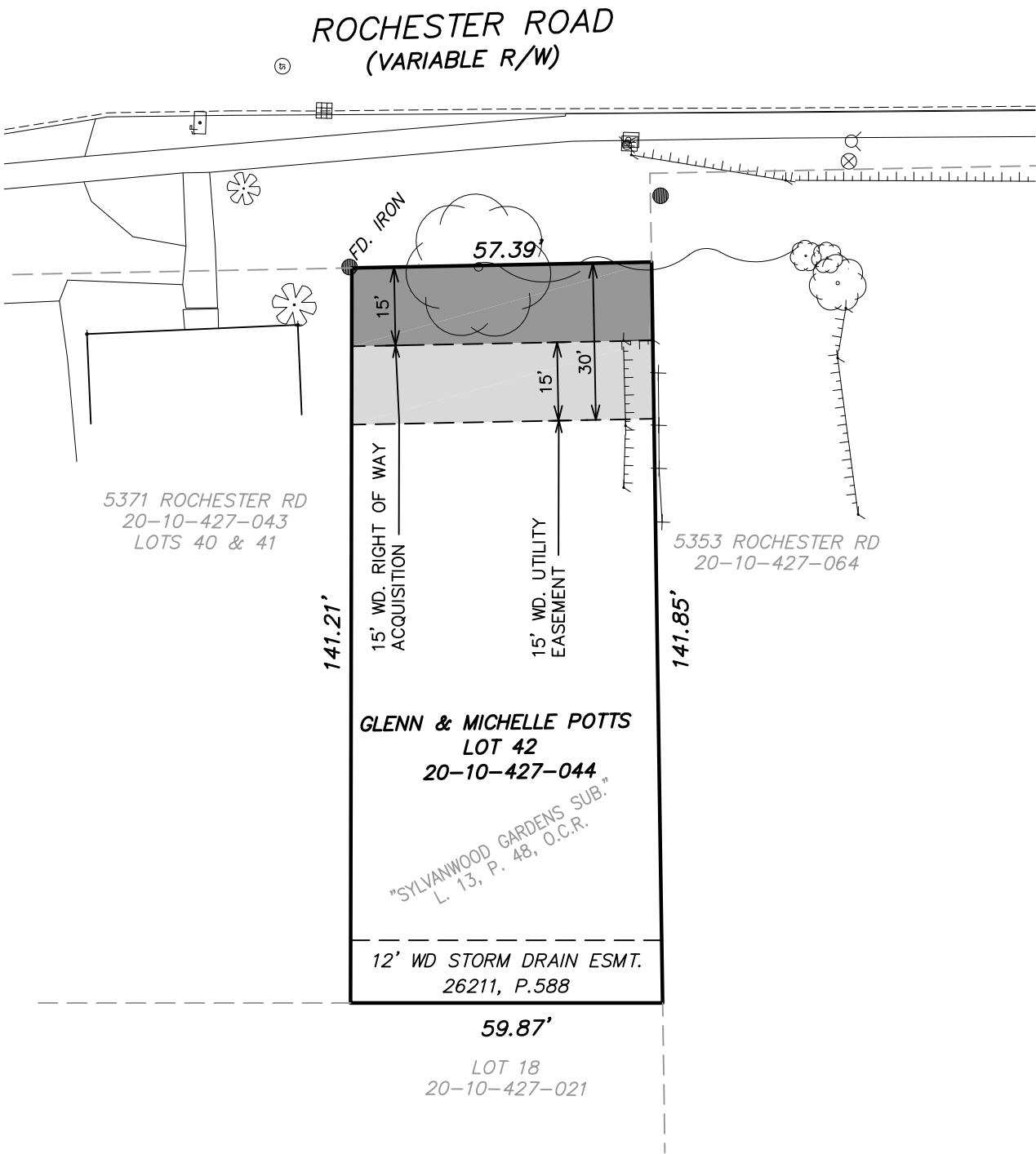
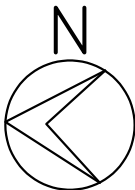


EXHIBIT "B"  
PARCEL 120



LEGEND:

- RIGHT OF WAY ACQUISITION
- UTILITY EASEMENT

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 11/07/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com		2  OF 2

**PERMANENT EASEMENT  
FOR PUBLIC UTILITIES &  
PUBLIC SERVICE FACILITIES**

Sidwell #88-20-10-427-064 & #88-20-10-427-044  
Resolution #

Glenn D. Potts and Michelle M. Potts, husband and wife, whose address is 5353 Rochester Road, Troy, MI 48085 for and in consideration of the sum of: Ten Thousand, Three Hundred, and 00/100 Dollar (\$10,300) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE UTILITY EASEMENT DESCRIPTIONS ON EXHIBITS "A" AND "B" ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair, grading 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 \_\_\_\_\_ signature(s)  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_(L.S.)  
\* **Glenn D. Potts**

\_\_\_\_\_(L.S.)  
\* **Michelle M. Potts**

STATE OF MICHIGAN            )  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
by Glenn D. Potts and Michelle M. Potts, husband and wife.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by:    Patricia Petitto, SR/WA, RW-RAC  
                    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

11/7/2022 3:55 PM

V:\201607\20160715\F\Property\Easements\20160715\_Parcel 119.dwg

Piggott, Robert

# RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

## EXHIBIT "A" PARCEL 119

### PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-10-427-064

PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

### DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE EAST 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION" , PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID ACQUISITION CONTAINS 4,376 SQUARE FEET, OR 0.100 ACRES, MORE OR LESS.

### DESCRIPTION OF UTILITY EASEMENT

THE WEST 15.00 FEET OF THE EAST 47.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 2,051 SQUARE FEET, OR 0.047 ACRES, MORE OR LESS.

### DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION PERMIT

THE WEST 20.00 FEET OF THE EAST 67.00 FEET OF THE SOUTH 30.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION" PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID PERMIT CONTAINS 600 SQUARE FEET, OR 0.014 ACRES, MORE OR LESS.

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	P.S. BOX 824 48303 - 0824	SHEET NO.  1
DATE 11/07/22				OF 2

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"  
PARCEL 120

PARENT PROPERTY DESCRIPTION  
PARCEL ID: 20-10-427-044

LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST QUARTER OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

CONTAINS 8,272.76 SQUARE FEET, MORE OR LESS.

RIGHT OF WAY ACQUISITION DESCRIPTION

THE EAST 15.00 FEET OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST QUARTER OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS.

SAID ACQUISITION CONTAINS 863 SQUARE FEET, OR 0.020 ACRES, MORE OR LESS.

UTILITY EASEMENT DESCRIPTION

THE WEST 15.00 FEET OF THE EAST 30.00 FEET OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST QUARTER OF SECTION 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS.

SAID EASEMENT CONTAINS 867 SQUARE FEET, OR 0.020 ACRES, MORE OR LESS.

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 11/07/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com		1  OF 2

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

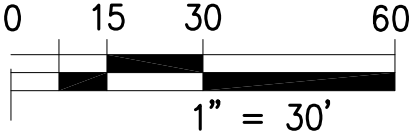
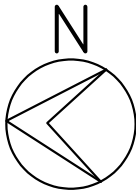
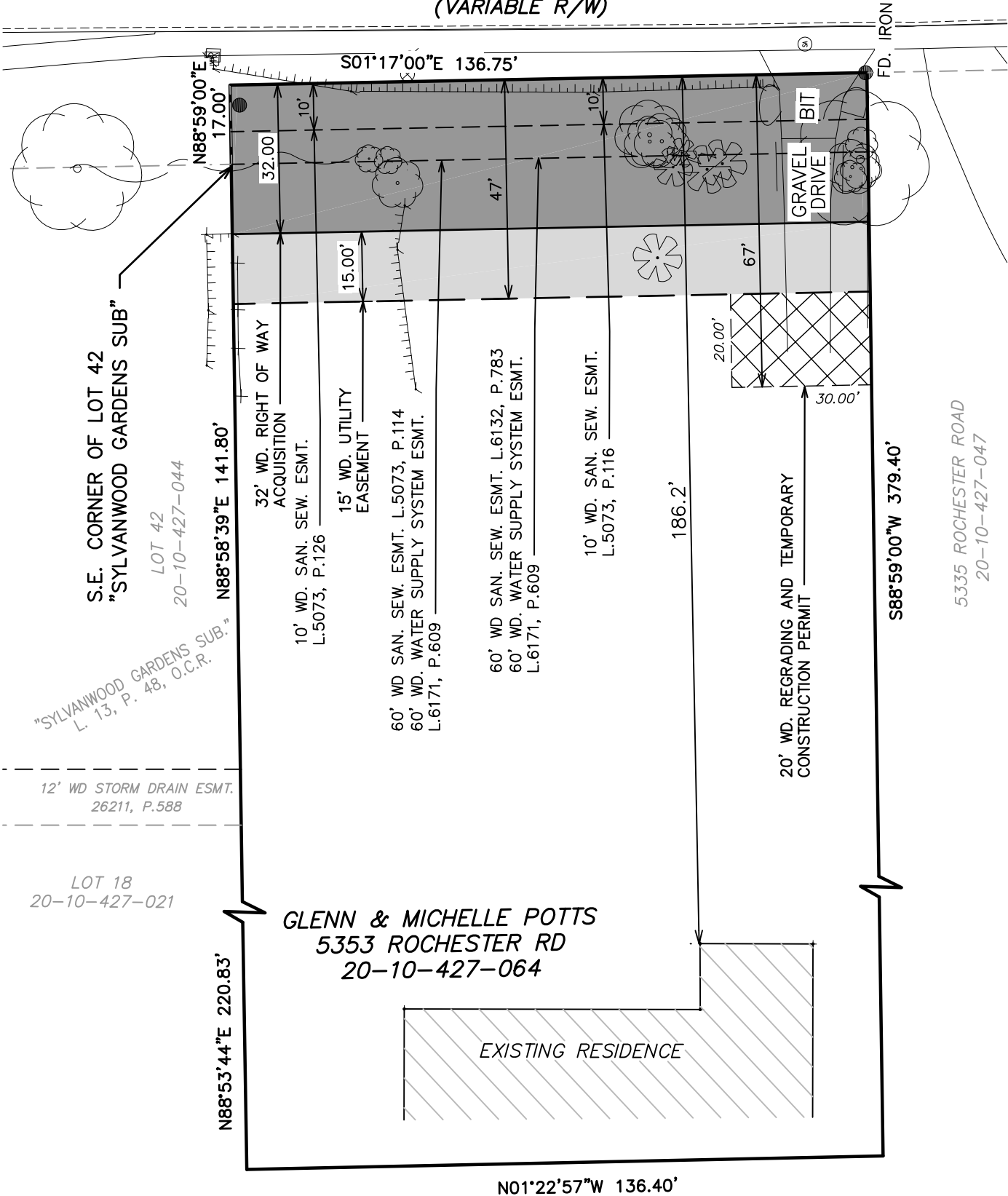


EXHIBIT "B"

PARCEL 119



ROCHESTER ROAD  
(VARIABLE R/W)



TOTAL PROPERTY = 51,863 SQ. FT.  
RIGHT OF WAY ACQUISITION = 4,376 SQ. FT.  
REMAINDER = 47,487 SQ. FT.  
UTILITY EASEMENT = 2,051 SQ. FT.  
REGRADING/TEMPORARY EASEMENT = 600 SQ. FT.

LEGEND:

- RIGHT OF WAY ACQUISITION
- UTILITY EASEMENT
- REGRADING AND TEMPORARY CONSTRUCTION PERMIT

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 11/07/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com		2 OF 2

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

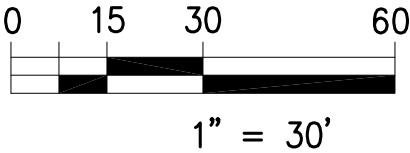
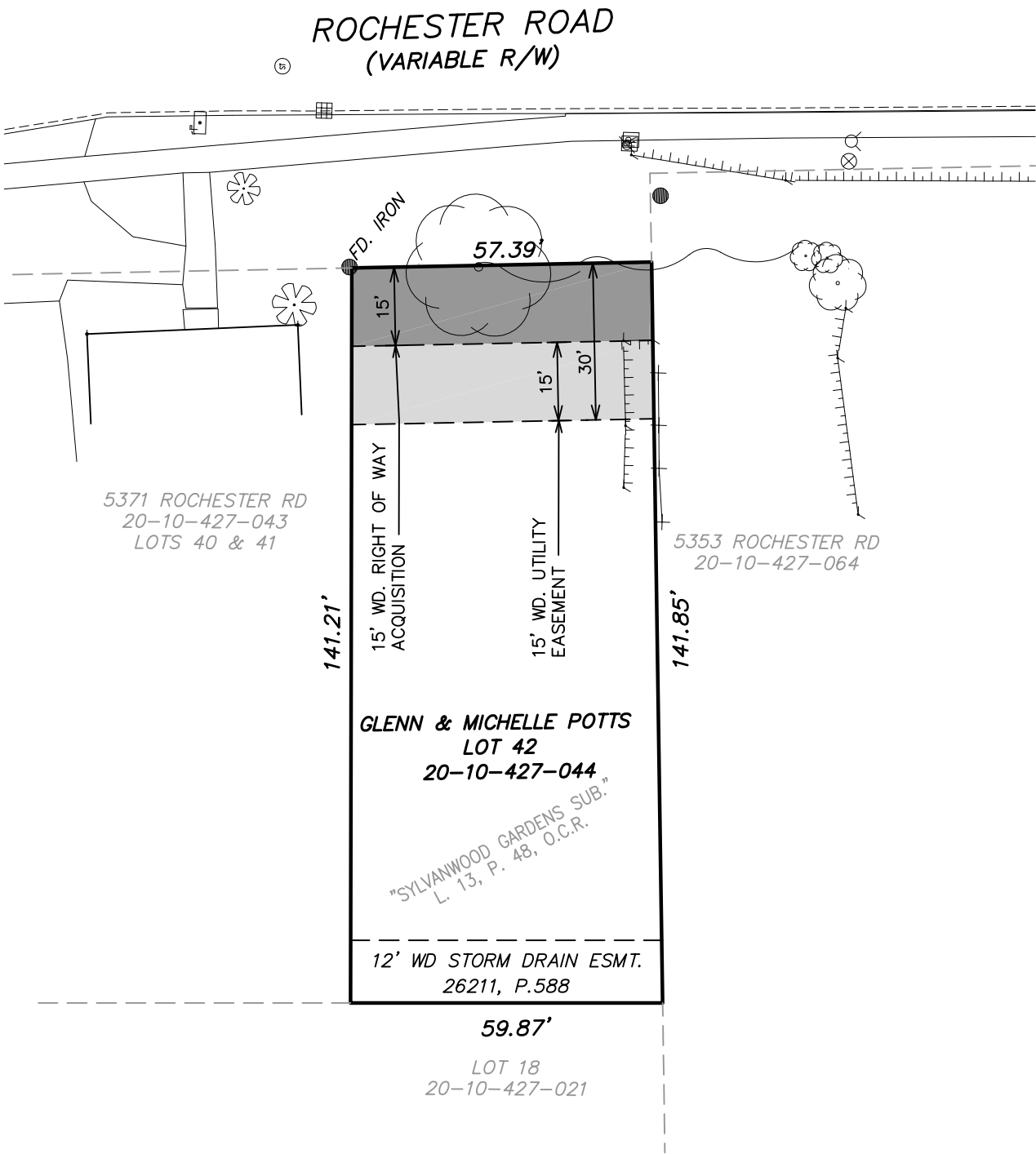
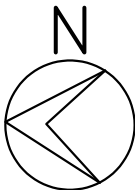


EXHIBIT "B"  
PARCEL 120



LEGEND:

- RIGHT OF WAY ACQUISITION [shaded gray box]
- UTILITY EASEMENT [light gray box]

JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 11/07/22		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com		2  OF 2



REGRADING AND TEMPORARY CONSTRUCTION PERMIT

Sidwell # 88-20-10-427-064 & #88-20-10-427-044  
Project # 02.206.5  
Parcel #119 & #120

Glenn D. Potts and Michelle M. Potts, husband and wife, Grantor(s), whose address is:5353 Rochester Road, Troy, MI 48085, for and in consideration of the sum of Five Hundred and no/100 Dollars (\$500.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, hereinafter called the CITY, whose address is 500 West Big Beaver Road, Troy, Michigan, hereby grants to the CITY, during the construction of and for a period of six (6) Months after completion of Project #02.206.5, the right to move men, equipment, and materials on and through, and to store equipment, materials, and excavated matter on the following described property, located in the City of Troy, to-wit:

SEE DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION PERMIT ON  
ATTACHED EXHIBIT "A" AND EXHIBIT "B"

IN FURTHER CONSIDERATION, the premises so disturbed by reason of the exercise of any of the foregoing powers, shall be reasonably restored to its original condition by the City.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed \_\_\_\_\_ signatures(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
\*Glenn D. Potts

\_\_\_\_\_(L.S.)  
\*Michelle M. Potts

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023, by  
Glenn D. Potts and Michelle M. Potts, husband and wife.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_

Prepared by: Patricia A. Petitto  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

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

4/25/2023 1:41 PM

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Piggott, Robert

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"  
PARCEL 119

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-10-427-064

PART OF THE EAST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE EAST 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID ACQUISITION CONTAINS 4,376 SQUARE FEET, OR 0.100 ACRES, MORE OR LESS.

DESCRIPTION OF UTILITY EASEMENT

THE WEST 15.00 FEET OF THE EAST 47.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION", PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 2,051 SQUARE FEET, OR 0.047 ACRES, MORE OR LESS.

DESCRIPTION OF REGRADING AND TEMPORARY CONSTRUCTION PERMIT

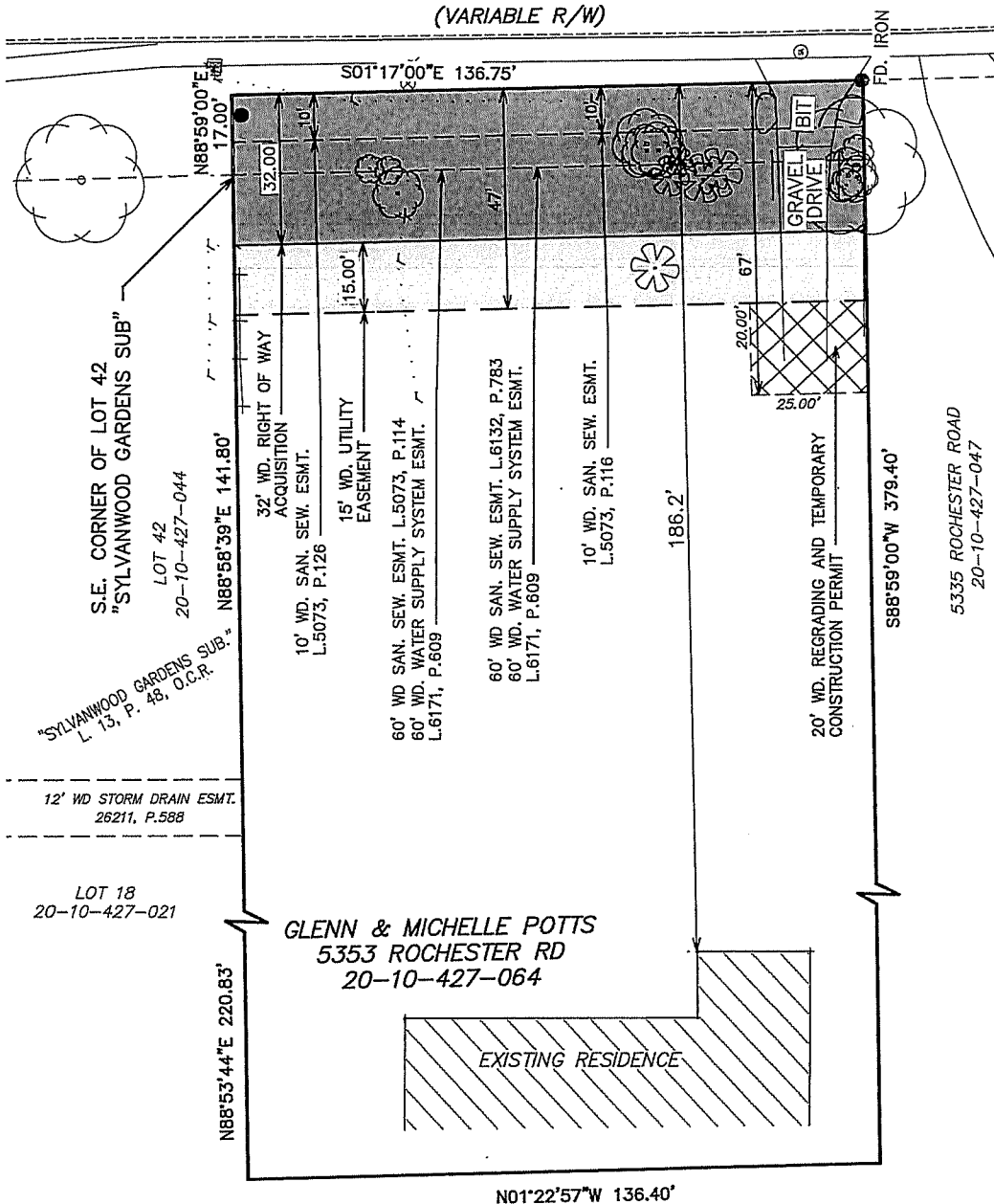
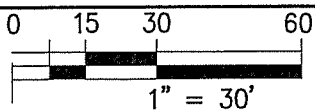
THE WEST 20.00 FEET OF THE EAST 67.00 FEET OF THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 OF "SYLVANWOOD GARDENS SUBDIVISION" PART OF THE SOUTHEAST ¼ OF SECTION 10, T2N, R11E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS; THENCE N88°59'00"E 17.00 FEET; THENCE S01°17'00"E 136.75 FEET; THENCE S88°59'00"W 379.40 FEET; THENCE N01°22'57"W 136.40 FEET; THENCE N88°53'44"E 220.83 FEET; THENCE N88°58'39"E 141.80 FEET TO THE POINT OF BEGINNING.

SAID PERMIT CONTAINS 500 SQUARE FEET, OR 0.012 ACRES, MORE OR LESS.

REV. 04/25/23	JOB NO. 20160715	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	SHEET NO.  1  OF 2
	DATE 11/07/22			

## PARCEL 119

ROCHESTER ROAD  
(VARIABLE R/W)



TOTAL PROPERTY = 51,863 SQ. FT.  
RIGHT OF WAY ACQUISITION = 4,376 SQ. FT.  
REMAINDER = 47,487 SQ. FT.  
UTILITY EASEMENT = 2,051 SQ. FT.  
REGRAIDING/TEMPORARY EASEMENT = 500 SQ. FT.

LEGEND:

### RIGHT OF WAY ACQUISITION

### UTILITY EASEMENT

REGRADING AND TEMPORARY  
CONSTRUCTION PERMIT

555 HULET DRIVE P.O. BOX 824  
BLOOMFIELD HILLS, MICH. 48303 - 0824

PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: [www.hrcenr.com](http://www.hrcenr.com)

P.O. BOX 824  
48303 - 0824

SHEET NO.

2

OF 2

REV. 04/25/23

JOB NO.  
20160715  
DATE  
11/07/22



**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-12

## CITY COUNCIL AGENDA ITEM

Date: June 11, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Dee Anne Irby, Controller  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Sidwell #88-20-14-151-020, Ali Saad & Albertine Salami

---

### **History**

In connection with the proposed improvements to Rochester Road from Barclay to Trinway, Ali Saad and Albertine Salami, owners of the property identified by Sidwell #88-20-14-151-020, granted a Permanent Easement for Public Utilities and Public Service Facilities. The compensation amount is \$11,322.00.

The property is an improved residential parcel zoned R-1C, One Family Residential. It is located in the northwest ¼ of Section 14, on the north corner of Rochester and Shallowdale roads.

### **Financial**

An appraisal report was prepared by Andrew Boettcher, a State of Michigan Certified Real Estate Appraiser. The report was reviewed by Kimberly Harper, Deputy City Assessor and a State of Michigan Licensed Appraiser. Staff believes the amount of \$11,322.00 is a justifiable compensation amount for the permanent easement. Eighty percent of this cost will be reimbursed from Federal funds.

The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

### **Recommendation**

Staff recommends that City Council accept the permanent easement with a compensation amount of \$11,322.00 and to approve costs associated with recording not to exceed \$2,000.

### **Legal Review**

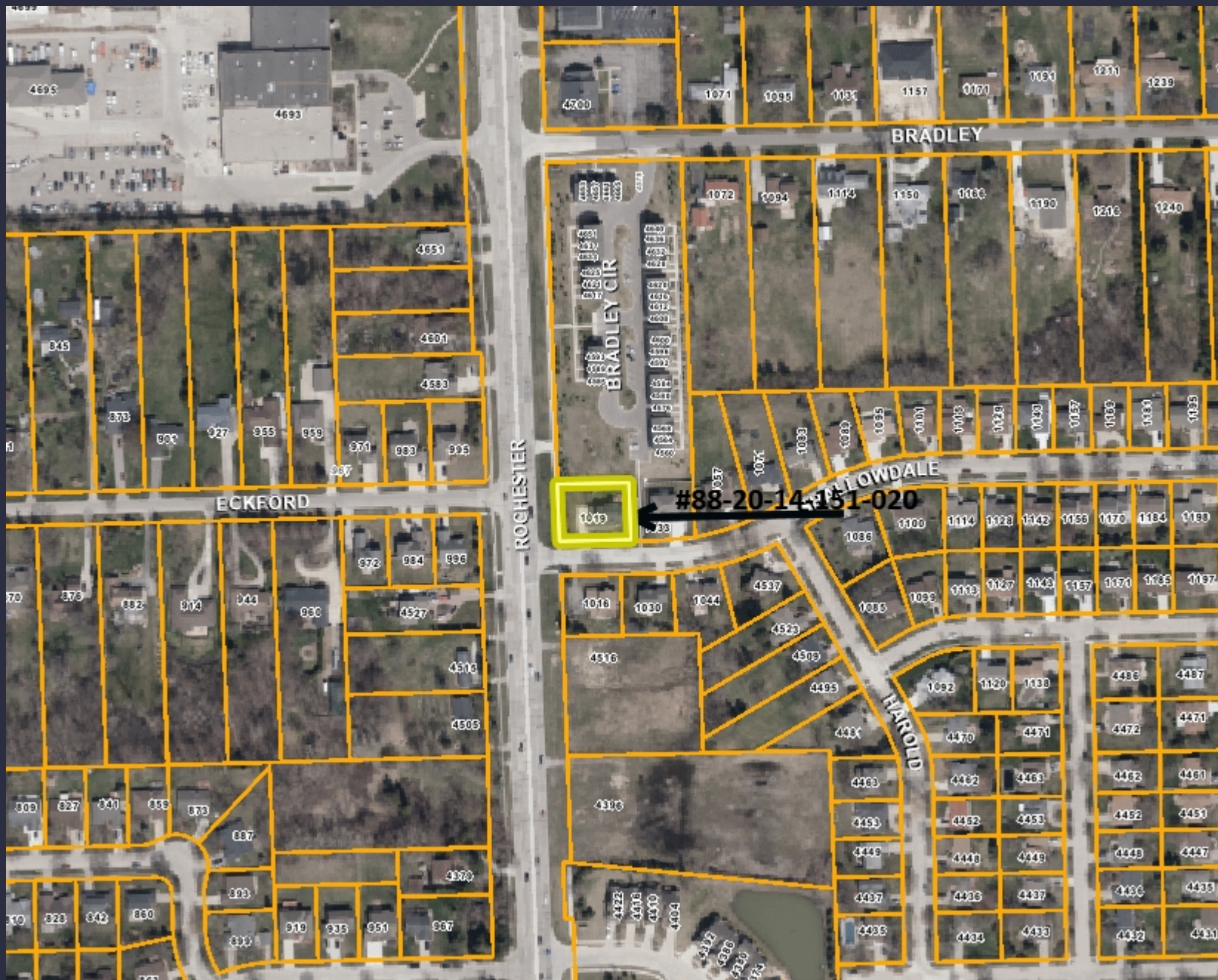
This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.





# GIS Online

Legend:



Notes:

#88-20-14-151-020  
1019 Rochester Road,  
RR Parcel #60

Map Scale: 1=356

Created: June 12, 2024



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 PUBLIC UTILITIES &  
PUBLIC SERVICE FACILITIES

Sidwell #88-20-14-151-020  
Resolution #

Ali Saad and Albertine Salami, husband and wife, whose address is 1019 Shallowdale, Troy, MI 48085 for and in consideration of the sum of: Eleven Thousand, Three Hundred, Twenty-Two and 00/100 Dollar (\$11,322) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:


SEE UTILITY EASEMENT DESCRIPTIONS ON EXHIBITS "A" AND "B" ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair, grading 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 THEIR signature(s)  
this 8TH day of JUNE, 2024.

 (L.S.)  
\* Ali Saad

 (L.S.)  
\* Albertine Salami

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 8TH day of JUNE, 2024,  
by Ali Saad and Albertine Salami, husband and wife.

  
\* PATRICIA A. PETITTO  
Notary Public, OAKLAND County, Michigan  
My Commission Expires DECEMBER 31, 2026  
Acting in OAKLAND County, Michigan

Prepared by: Patricia Petitto, SR/WA, RW-RAC  
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

4/12/2023 10:37 AM

HRC\_OLW.ctb

V:\201607\20160715\F\Property\Easements\20160715\_Parcel60\_2014151020.dwg

Piggott, Robert

UTILITY EASEMENT

EXHIBIT "A"  
PARCEL 60

DESCRIPTION TAKEN FROM TITLE WORK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2208632 AND DATED JUNE 24, 2022.


PARENT PROPERTY DESCRIPTION  
PARCEL ID: 20-14-151-020

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN  
PART OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SECTION 14, SAID POINT OF BEGINNING BEING DISTANT NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 392 FEET AS MEASURED ALONG THE SAID WEST LINE OF SECTION 14, FROM THE WEST ONE-QUARTER CORNER RUNNING THENCE FROM SAID POINT BEGINNING SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG A LINE WHICH IS PARALLEL TO THE EAST AND WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 207.43 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 105 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 207.43 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SECTION 14 A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING EXCEPTING THE WESTERLY 75 FEET DEEDED TO THE CITY OF TROY FOR HIGHWAY PURPOSES.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF UTILITY EASEMENT  
THE WEST 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN  
PART OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SECTION 14, SAID POINT OF BEGINNING BEING DISTANT NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 392 FEET AS MEASURED ALONG THE SAID WEST LINE OF SECTION 14, FROM THE WEST ONE-QUARTER CORNER RUNNING THENCE FROM SAID POINT BEGINNING SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG A LINE WHICH IS PARALLEL TO THE EAST AND WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 207.43 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 105 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 207.43 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SECTION 14 A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING EXCEPTING THE WESTERLY 75 FEET DEEDED TO THE CITY OF TROY FOR HIGHWAY PURPOSES.  
  
CONTAINS 1,050 SQUARE FEET.

JOB NO. 20160715	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 04/12/23				1  OF 2



UTILITY EASEMENT

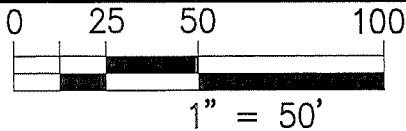
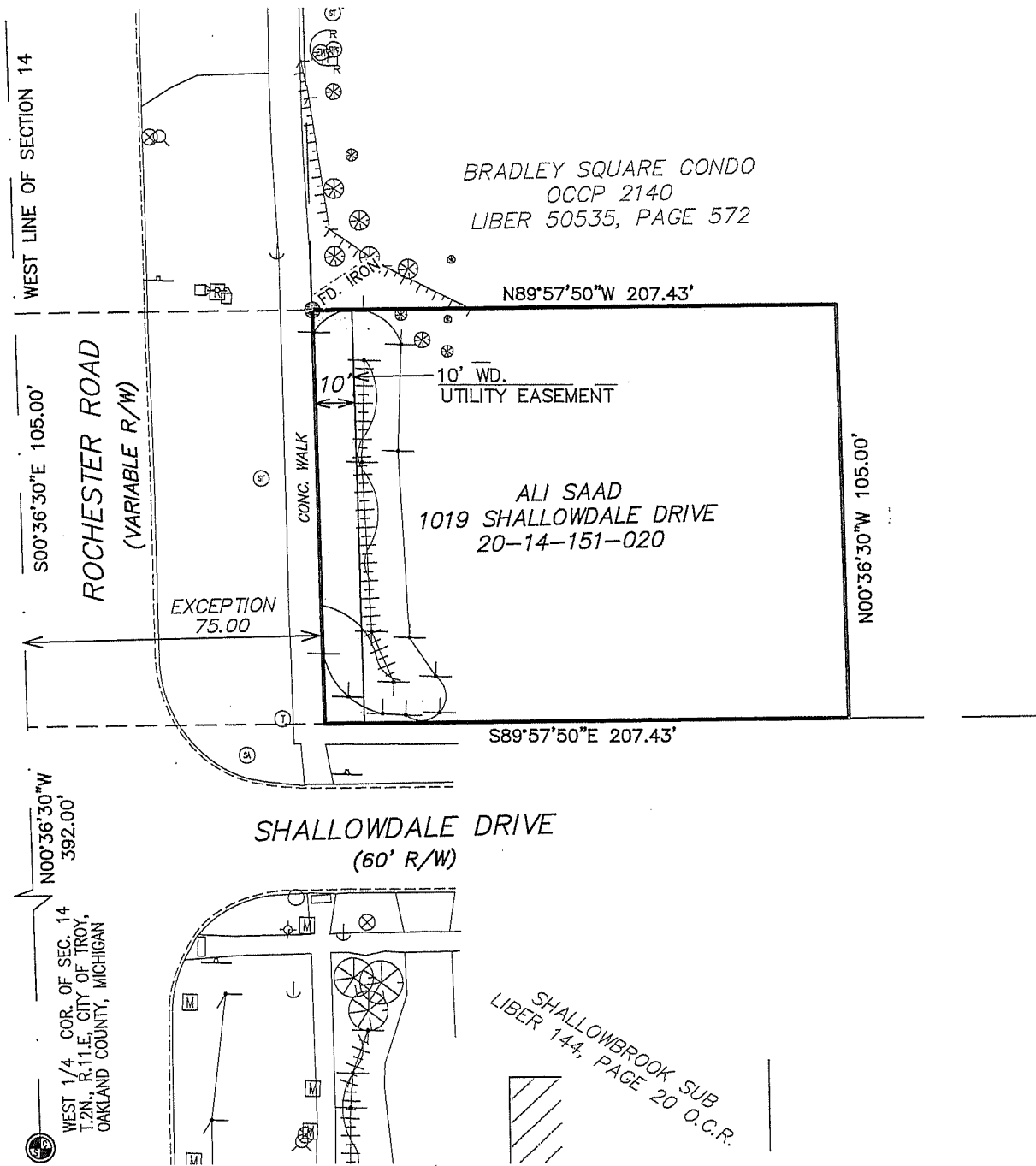


EXHIBIT "B"  
PARCEL 60



TOTAL PROPERTY = 13,904 SQ. FT.  
UTILITY EASEMENT = 1,050 SQ. FT.

LEGEND:

UTILITY EASEMENT

JOB NO.  
20160715  
DATE  
04/12/23

**HRC**  
**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: www.hrcengr.com

SHEET NO.  
2  
OF 2



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-13

## CITY COUNCIL AGENDA ITEM

Date: June 17, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Todd L. Bossenberger and Marcia K. Bossenberger, Sidwell #88-20-03-302-025

---

### **History**

To relieve a drainage issue affecting multiple properties the City of Troy received a permanent easement for storm sewers and surface drainage, from Todd L. Bossenberger and Marcia K. Bossenberger, owners of the property having Sidwell #88-20-03-301-025. The property is zoned R-1B, One Family Residential and is located in the southwest ¼ of Section 3, east of Livernois Road on Ottawa Drive.

### **Financial**

The consideration amount on this document is \$1.00.

### **Recommendation**

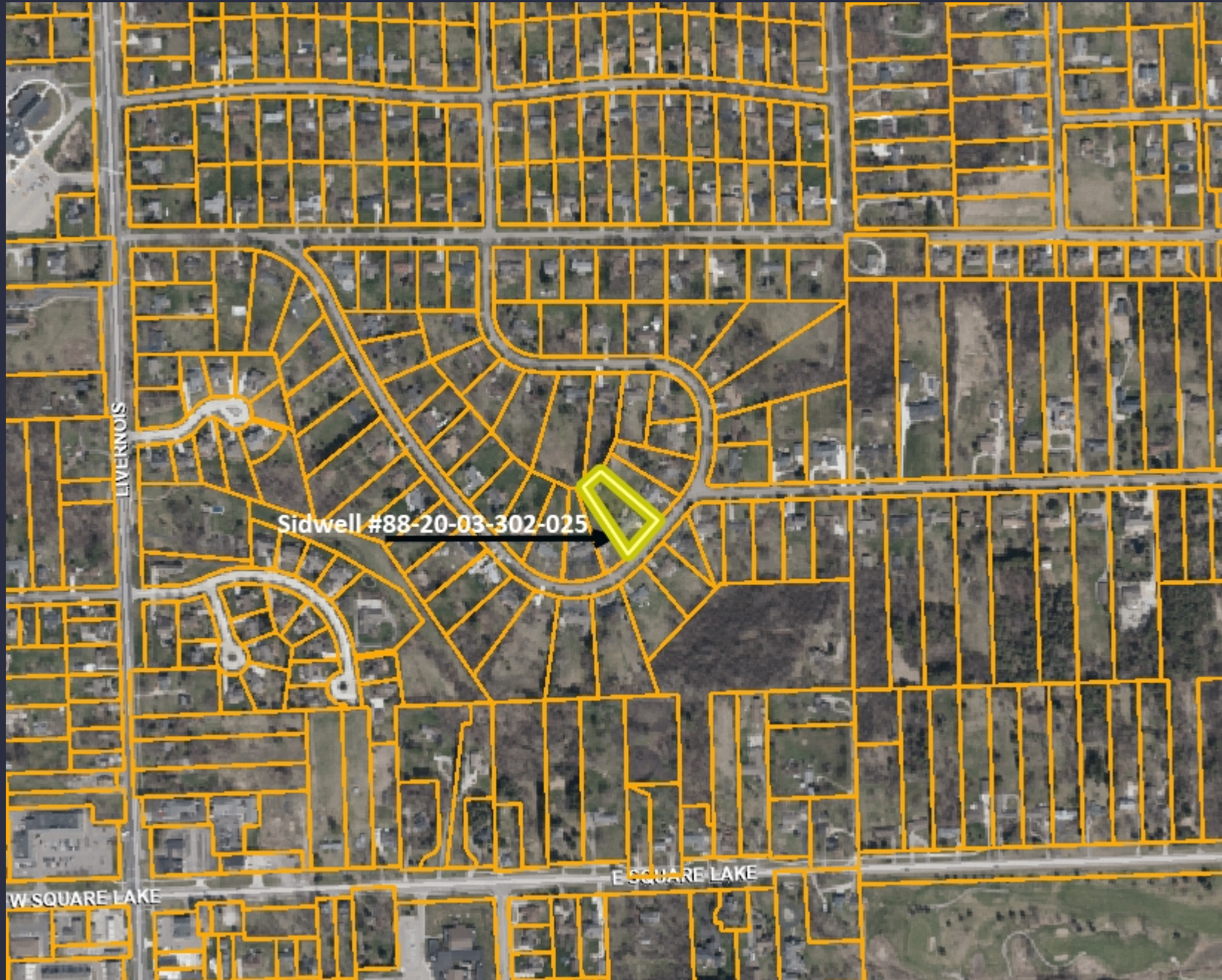
City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for improvement purposes.



# GIS Online

Legend:

 Tax Parcel



Notes:

Sidwell #88-20-03-302-025  
Bossenberger, Todd & Marcia  
Storm Sewer & Surface  
Drainage Easement

Map Scale: 1=712

Created: June 18, 2024



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 #88-20-03-302-025 (pt)

**Todd L. Bossenberger and Marcia K. Bossenberger**, husband and wife, Grantor(s), whose address is 369 Ottawa, 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, Michigan, 48084 grant(s) 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:

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.

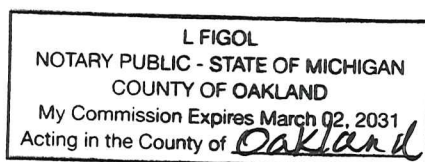
IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signature(s)  
this 10 day of June A.D. 2024.

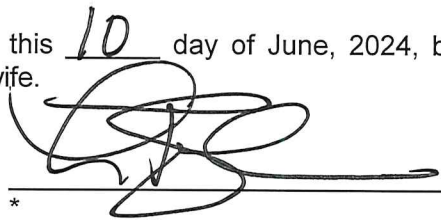
By  (L.S.)  
Todd L. Bossenberger

By  (L.S.)  
Marcia K. Bossenberger

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10 day of June, 2024, by Todd L. Bossenberger and Marcia K. Bossenberger, husband and wife.



  
\*  
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"

Monday, June 3, 2024

Section 3, Variable Width  
Storm Sewer and Surface  
Drainage Easement  
Parcel: 88-20-03-302-025  
Owner: Todd L. & Marcia K. Bossenberger

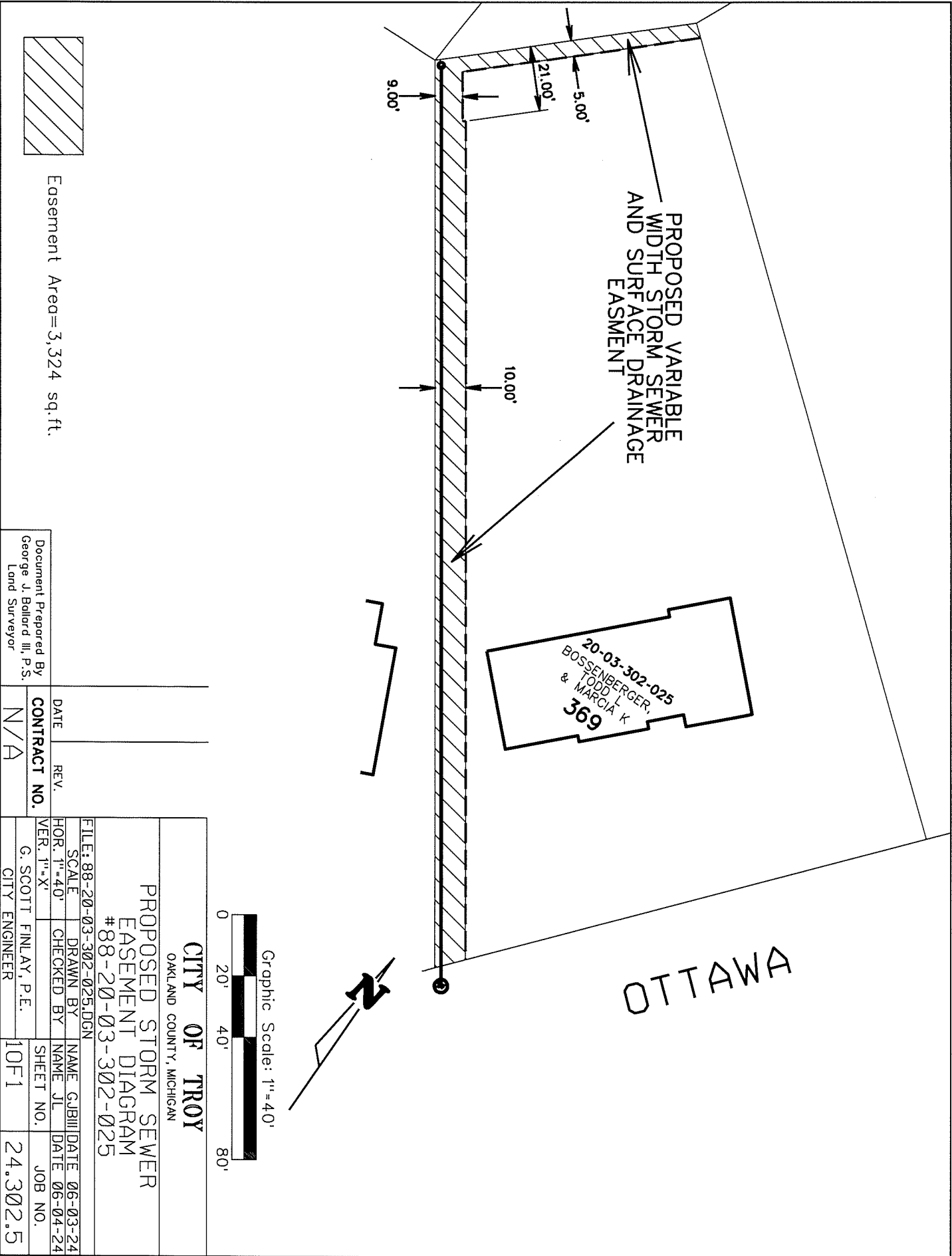
**Description of Parcel (Taken from Tax Description):**

Lot 38 of, "Troy Villas", as recorded in Liber 77, Page 26, being Part of the Southwest ¼ of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan records.

**Description of Variable Width Easement for Storm Sewer & Surface Drainage:**

The Northerly 5.00 feet, the Westerly 9.00 feet of the Northerly 21.00 feet, and the Westerly 10.00 feet except the Northerly 21.00 feet of the following described property:

Lot 38 of, "Troy Villas", as recorded in Liber 77, Page 26, being Part of the Southwest ¼ of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan records. Containing 3,324 square feet or 0.076 acres, more or less.





500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-14

## CITY COUNCIL AGENDA ITEM

Date: June 17, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from GFA Development, Inc., Sidwell #88-20-11-276-013

---

### **History**

As part of the redevelopment of a residential property zoned R-1C, One Family Residential, the City of Troy received a permanent easement for storm sewers and surface drainage, from GFA Development, Inc., owner of the property having Sidwell #88-20-11-276-013. The property is located in the northeast  $\frac{1}{4}$  of Section 11, west of John R Road at Abbotsford and Holm streets.

### **Financial**

The consideration amount on this document is \$1.00.

### **Recommendation**

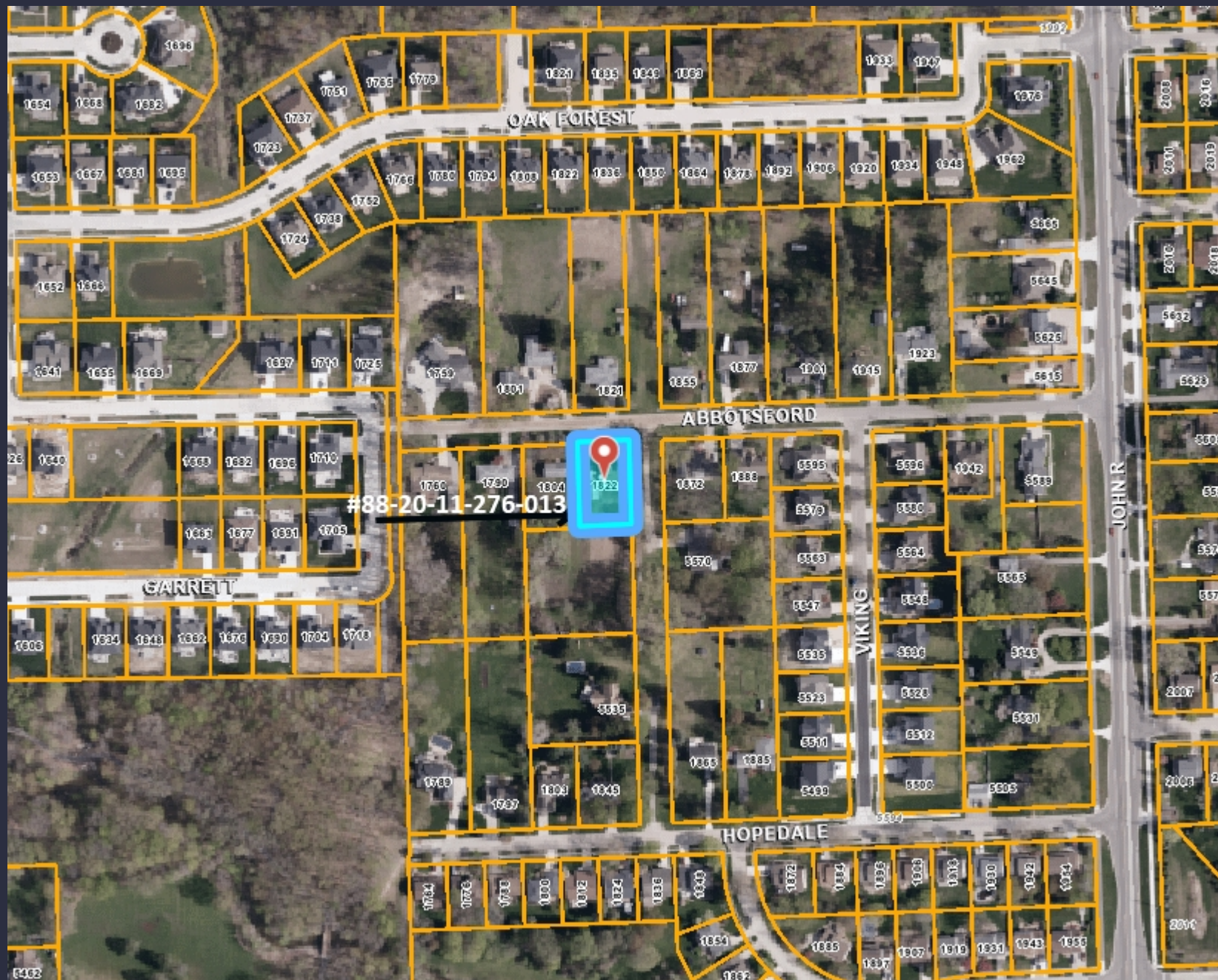
City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for improvement and development purposes.





# GIS Online

Legend:



Notes:

#88-20-11-276-013  
GFA Development, Inc.

Map Scale: 1=356  
Created: June 18, 2024



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 #88-20-11-276-013

**GFA DEVELOPMENT, INC.**, a Michigan corporation, Grantor, whose address 3301 Mirage Drive, 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 **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The South 10.00 feet of the following described parcel:

The East 95.00 feet of the North 155.00 feet of Lot 16 of "Eyster's John R. Farms", as recorded in Liber 48, Page 12 of Oakland County, Michigan records.

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.

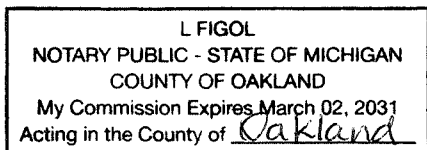
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)  
this 11 day of June A.D. 2024.

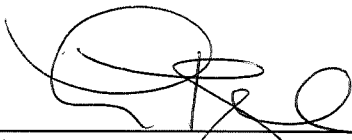
GFA Development, Inc.,  
a Michigan corporation

By  (L.S.)  
Gary Abitheira  
Its: President

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2024, by Gary Abitheira, President of GFA Development, Inc., a Michigan corporation, on behalf of the corporation.



  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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 4808



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-15

## CITY COUNCIL AGENDA ITEM

Date: June 17, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Stacy Ann Green,  
Sidwell #88-20-03-302-031

---

### **History**

To relieve a drainage issue affecting multiple properties the City of Troy received a permanent easement for storm sewers and surface drainage, from Stacy Ann Green, owner of the property having Sidwell #88-20-03-302-031. The property is zoned R-1B, One Family Residential and is located in the southwest ¼ of Section 3, east of Livernois Road on Ottawa Drive.

### **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 improvement purposes.

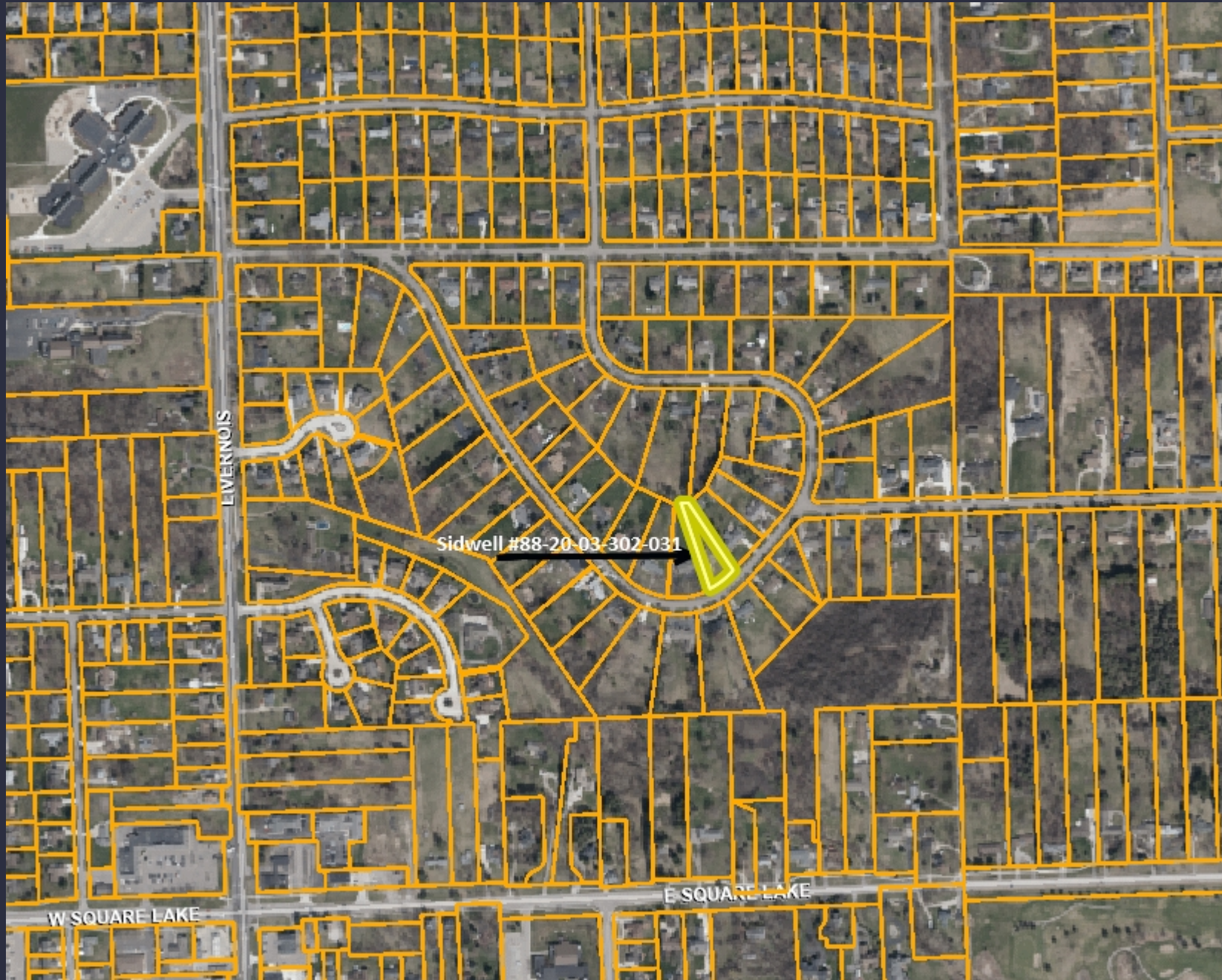




# GIS Online

Legend:

 Tax Parcel



Notes:

#88-20-03-302-031  
Green, Stacy Ann  
Storm Sewer & Surface  
Drainage Easement

Map Scale: 1=712

Created: June 18, 2024



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 #88-20-03-302-031 (pt)

Stacy Ann Green, Grantor(s), whose address is 351 Ottawa, 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, Michigan, 48084 grant(s) 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:

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 10 day of June A.D. 2024.

By Stacy Ann Green (L.S.)  
Stacy Ann Green

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 10 day of June, 2024, by Stacy Ann Green.

L FIGOL  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires March 02, 2031  
Acting in the County of Oakland

\*  
[Signature]  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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



EXHIBIT "A"

Monday, June 3, 2024

Section 3, Variable Width  
Storm Sewer & Surface  
Drainage Easement  
Parcel: 88-20-03-302-031  
Owner: Stacy Ann Green

**Description of Parcel (Taken from Tax Description):**

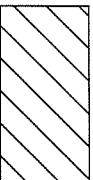
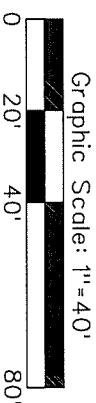
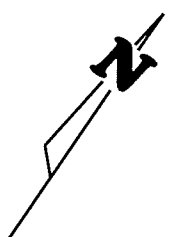
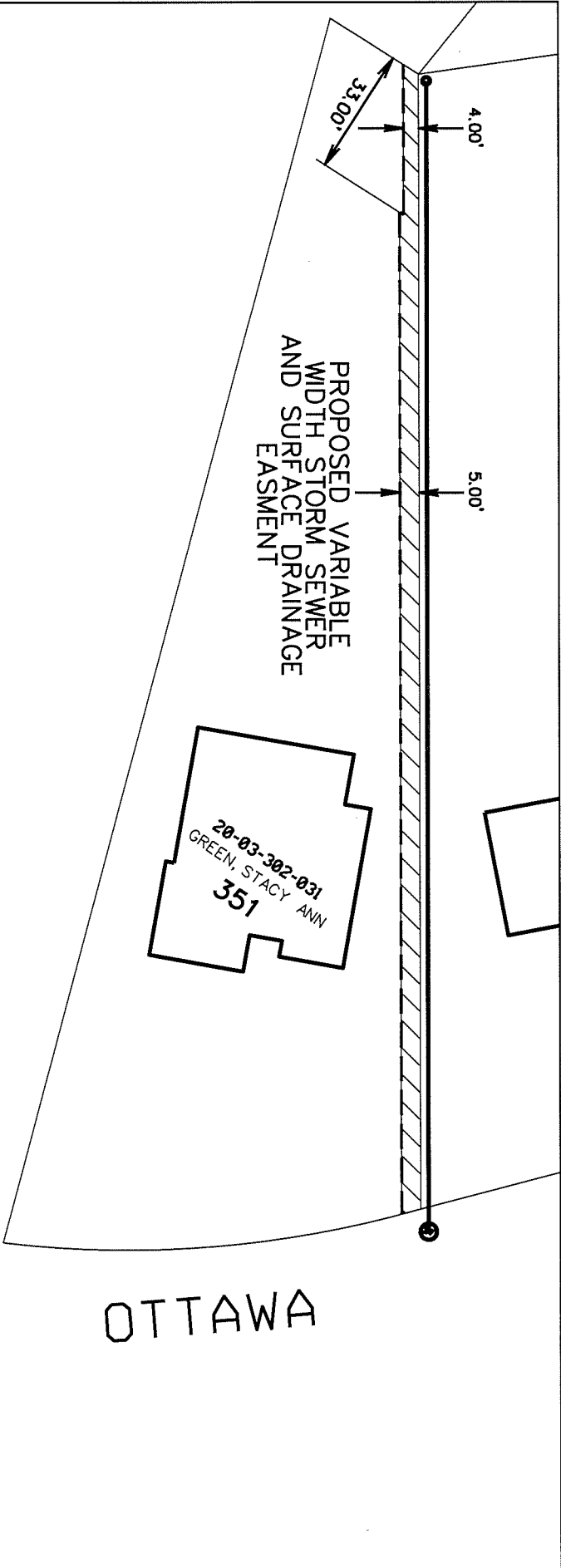
Part Lot 39 of, "Troy Villas", as recorded in Liber 77, Page 26, being Part of the Southwest  $\frac{1}{4}$  of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan records. Beginning at the Southeast Corner of said lot; thence along a curve to the right, having a radius of 273.55 feet, a chord bearing and distance of South 54 degrees 44 minutes 50 seconds West 108.69 feet, and an arc length of 109.41 feet; thence North 16 degrees 12 minutes 06 seconds West 334.40 feet; thence South 85 degrees 16 minutes 58 seconds East 27.21 feet; thence South 31 degrees 10 minutes 03 seconds East 299.36 feet to the Point of Beginning.

**Description of Variable Width Easement for Storm Sewer & Surface Drainage:**

The Easterly 4.00 feet of the Northerly 33.00 feet and the Easterly 5.00 feet, except the Northerly 33.00 feet of the following described property:

Part Lot 39 of, "Troy Villas", as recorded in Liber 77, Page 26, being Part of the Southwest  $\frac{1}{4}$  of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan records. Beginning at the Southeast Corner of said lot; thence along a curve to the right, having a radius of 273.55 feet, a chord bearing and distance of South 54 degrees 44 minutes 50 seconds West 108.69 feet, and an arc length of 109.41 feet; thence North 16 degrees 12 minutes 06 seconds West 334.40 feet; thence South 85 degrees 16 minutes 58 seconds East 27.21 feet; thence South 31 degrees 10 minutes 03 seconds East 299.36 feet to the Point of Beginning, said easement contains 1,454 square feet or 0.033 acres, more or less.

File: H:/Descriptions/Easement Descriptions/88-20-03-302-031.doc



Easement Area=1,454 sq.ft.

Document Prepared By  
George J. Ballard III, P.S.  
Land Surveyor

CITY OF TROY			
OAKLAND COUNTY, MICHIGAN			
PROPOSED STORM SEWER EASEMENT DIAGRAM # 88-20-03-302-031			
FILE: 88-20-03-302-031.DGN			
SCALE		DRAWN BY	
HOR. 1"=40'		CHECKED BY	
VER. 1"=X'		NAME	
G. SCOTT FINLAY, P.E.		JL	
CITY ENGINEER		DATE	
10F1		06-03-24	
		DATE 06-04-24	
		JOB NO.	
DATE		REV.	
CONTRACT NO.			
N/A			

CITY OF TROY  
OAKLAND COUNTY, MICHIGAN  
PROPOSED STORM SEWER  
EASEMENT DIAGRAM  
#88-20-03-302-031





500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-16

## CITY COUNCIL AGENDA ITEM

---

Date: June 24, 2024

To: Robert Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
G. Scott Finlay, City Engineer  
Emily Ause, Senior Civil Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements  
Holm Street Extension - Project No. 23.917.3

---

### **History**

GFA Development, Inc proposes to develop the Holm Street Extension located off of Abbotsford west of John R.

Road 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 GFA Development, Inc on behalf of the City of Troy including: Water Main, Sanitary Sewer, Storm Sewer, and Asphalt Pavement. The required fees and refundable escrow deposits in the form of a Check, that will assure completion of the municipal improvements, have been provided by GFA Development, Inc (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.: **23.917.3**

Project Location: **NE 1/4 Section 11**

Resolution No: \_\_\_\_\_

Date of Council Approval: \_\_\_\_\_

This Contract, made and entered into this 24 day of June, 2024 by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and GFA Development, Inc whose address is 986 Elmsford Drive, Troy, MI 48083 and whose telephone number is (248) 840-2828 hereinafter referred to as "Owners", provides as follows:

**FIRST:** That the City agrees to permit the installation of Water Main, Sanitary Sewer, Storm Sewer, and Asphalt Pavement in accordance with plans prepared by PEA Group whose address is 1849 Pond Run, Auburn Hills, MI 48326 and whose telephone number is (248) 528-7352 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 \$ 161,467.00. This amount will be deposited with the City in the form of (check one):

Cash/Check ☒

Certificate of Deposit & 10% Cash ☐

Irrevocable Bank Letter of Credit & 10% Cash ☐

Performance Bond & 10% Cash ☐

☒

☐

☐

☐

10% Cash \_\_\_\_\_

Refundable cash deposit in the amount of \$ 34,496.00. This amount will be deposited with the City in the form of (check one):

Cash ☐

Check ☒

Non-refundable cash fees in the amount of \$ 1,488.58. This amount will be paid to the City in the form of (check one):

Cash ☐

Check ☒

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 12<sup>th</sup> day of June, 2024.

OWNERS

By:



\*  
Its: President

Please Print or Type

\*  
Its: \_\_\_\_\_

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 12<sup>th</sup> day of JUNE, A.D. 2024, before me personally appeared Gary Abiathira / GFA 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, Macomb, Michigan

My commission expires: Apr 25, 2029  
Acting in Oakland County, Michigan

**Merissa Clark**  
**Notary Public - State of Michigan**  
**County of Macomb**  
**My Commission Expires April 25, 2029**  
**Acting in the County of Oakland**

**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





# Project Construction

**Permit No: PPC23.917.3**

Engineering Department

**TO SCHEDULE INSPECTION CALL**  
**INSPECTION LINE: (248) 680-7221**

500 W. Big Beaver Road

Troy, Michigan 48084

Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838

www.troymi.gov

**NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.**

Location		Permittee/Owner	
68-20-00-000-001	Lot:	City of Troy	
Subdivision:		500 W Big Beaver	
Project No:		Troy	MI 48084
		(248) 524 3383	
Issued:		Applicant	
Expires:		GFA DEVELOPMENT INC	
<i>FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383</i>		985 ELMSFORD	
		TROY	MI 48083
		(248) 840 2828	

**Work Description:** Holm Street Extension  
Section 11

**Stipulations:** [No Detention Required](#)

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Cash Deposits (Refundable)	Construction Engineering (CE)	170,282.00
Cash Deposits (Refundable)	ROW Restoration	2,800.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	2,500.00
Cash Deposits (Refundable)	Punchlist & Restoration	170,282.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	365.00
Escrow Deposits	Sanitary Sewers	15,195.00
Escrow Deposits	Water Mains	66,215.00
Escrow Deposits	Storm Sewers	22,247.00
Escrow Deposits	Pavement	65,625.00
Escrow Deposits	Temporary Access Road	1,000.00
Cash Fees (Non-Refundable)	Signs	4.00
Cash Fees (Non-Refundable)	Markers - Full Range	10.00
Escrow Deposits	Sanitary Sewers	15,195.00
Escrow Deposits	Water Mains	66,215.00
Escrow Deposits	Storm Sewers	10,932.00
Escrow Deposits	Pavement	65,625.00
Escrow Deposits	Grading	2,500.00
Escrow Deposits	Temporary Access Road	1,000.00
Cash Deposits (Refundable)	Construction Engineering (CE)	157,967.00
Cash Deposits (Refundable)	ROW Restoration	800.00

Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	157,967.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	365.00
Cash Fees (Non-Refundable)	Signs	5.00
Cash Fees (Non-Refundable)	arkers - Full Range	2.00

Amount Due:	<b>0.00</b>
<b>PAID IN FULL</b>	





# Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
  - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
  - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
  - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
  - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

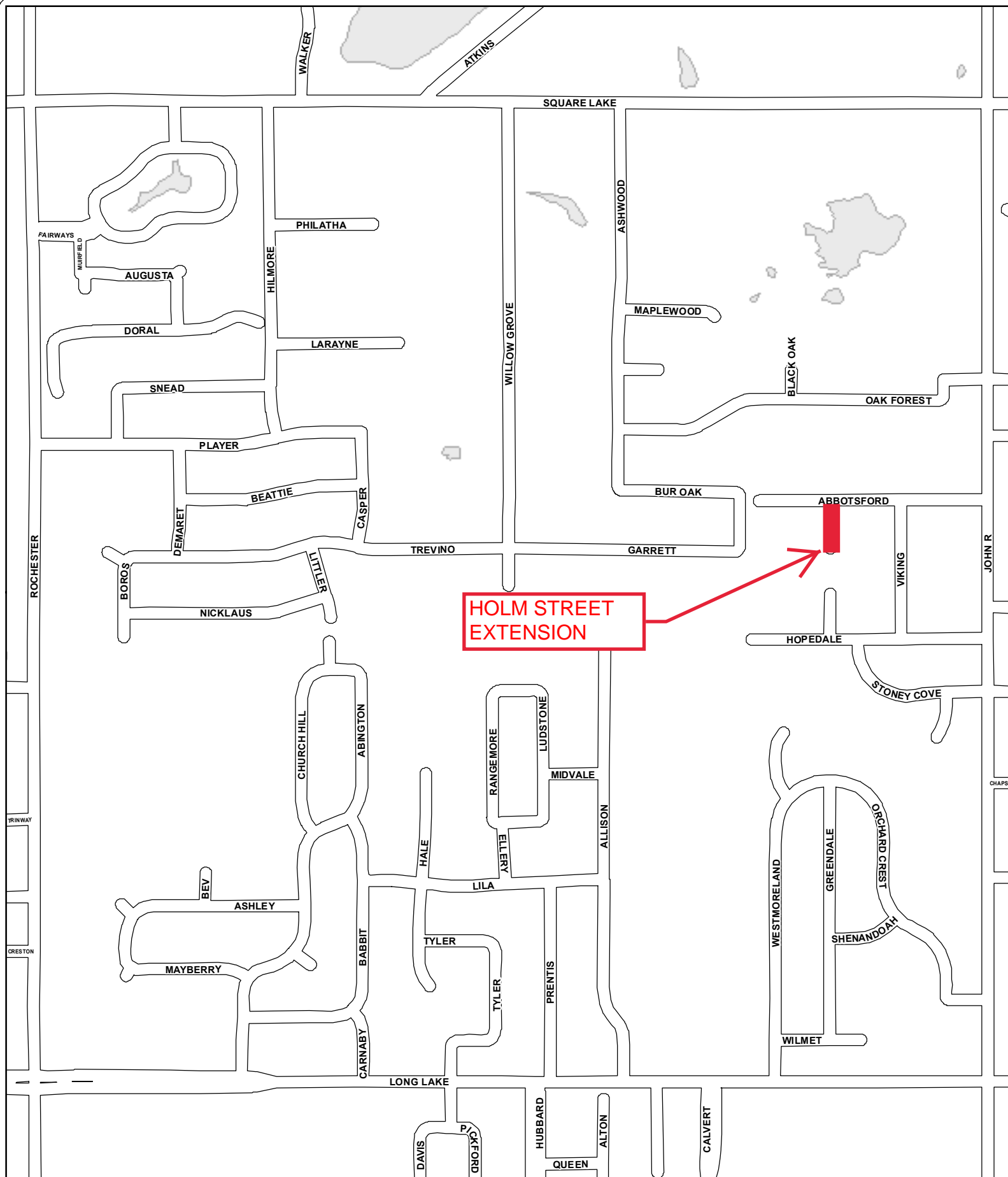
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved sand or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.





500 West Big Beaver  
Troy, MI 48084  
troymi.gov



J-17

## CITY COUNCIL AGENDA ITEM

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Date: June 24<sup>th</sup>, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
R. Brent Savidant, Community Development Director  
G. Scott Finlay, City Engineer  
Emily Ause, Senior Civil Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements  
Westington Phase II & Hills West - Project No. 23.912.3

---

### **History**

Troy Westington LLC proposes to develop the Westington Phase II & Hills West Development located in the southeast corner of the Crooks and Wattles intersection.

Troy Planning Commission granted preliminary site plan approval on August 24<sup>th</sup>, 2023.

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 Troy Westington LLC on behalf of the City of Troy including: Water Main, Sanitary Sewer, Storm Sewer, Underground Detention Storage, Concrete Pavement & Sidewalk. 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 Troy Westington LLC (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.: **23.912.3**

Project Location: **nW 1/4 Section 21**

Resolution No:

Date of Council Approval: **June 24, 2024**

This Contract, made and entered into this **24th** day of **June, 2024** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **Troy Westington LLC** whose address is **1612 Muer Drive, Troy, MI 48084** and whose telephone number is **(24) 890-8621** hereinafter referred to as "Owners", provides as follows:

**FIRST:** That the City agrees to permit the installation of **Water Main, Sanitary Sewer, Storm Sewer, Underground Detention Storage, Concrete Pavement & Sidewalk** in accordance with plans prepared by **PEA Group** whose address is **1849 Pond Run, Auburn Hills, MI 48326** and whose telephone number is **(844) 813-2949** 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 \$ **487,006.00**. This amount will be deposited with the City in the form of (check one):

Cash/Check	<input type="checkbox"/>	} 10% Cash <u>\$48,700.60</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 \$ **98,657.00**. This amount will be deposited with the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
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Non-refundable cash fees in the amount of \$ **1,137.19**. This amount will be paid to the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
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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 18 day of June, 2024.

OWNERS


By: Arban Stafa



\*  
Its: \_\_\_\_\_

Please Print or Type

Hills West LLC



\*  
Its: Arban Stafa, member

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 18 day of June, A.D. 2024, before me personally appeared Arban Stafa 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, Macomb, Michigan

My commission expires: 6/22/2028  
Acting in Oakland County, Michigan

<b>ROBERT TESSMAN</b> NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF MACOMB My Commission Expires June 22, 2028 Acting in the County of <u>Oakland</u>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------



**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





# Project Construction

**Permit No: PPC23.912.3**

Engineering Department  
**TO SCHEDULE INSPECTION CALL**  
**INSPECTION LINE: (248) 680-7221**

500 W. Big Beaver Road  
Troy, Michigan 48084  
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838  
www.troymi.gov

**NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.**

**Location**  
870 BARILANE  
88-20-21-101-009 Lot:  
Subdivision: Acreage  
Project No:

**Permittee/Owner**  
STAFSA, ARBAN  
1612 MUER  
TROY MI 48084  
(248) 890 8621

Issued: 09/21/2023 Expires:

FOR INFORMATION REGARDING THE ISSUANCE OF THIS  
PERMIT, CONTACT THE CITY OF TROY ENGINEERING  
DEPARTMENT AT (248) 524-3383

**Applicant**  
1612 MUER  
TROY MI 48084  
(248) 890 8621

**Work Description:** Westington Phase 2 & Hills West  
lots 2 (separate parcels)  
Section 21

**Stipulations:** private underground detention

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	23,340.00
Escrow Deposits	Water Mains	129,800.00
Escrow Deposits	Storm Sewers	127,420.00
Escrow Deposits	Pavement	10,034.00
Escrow Deposits	Grading	1,000.00
Escrow Deposits	Detention Basin	155,710.00
Escrow Deposits	Temporary Access Road	1,000.00
Escrow Deposits	Deceleration and/or Passing Lane	23,702.00
Escrow Deposits	Street Lights	15,000.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	667.00
Cash Fees (Non-Refundable)	arkers - Full Range	11.00
Cash Deposits (Refundable)	Construction Engineering (CE)	487,006.00
Cash Deposits (Refundable)	Sidewalks	2,413.00
Cash Deposits (Refundable)	ROW Restoration	723.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	487,006.00

Amount Due: **0.00**  
**PAID IN FULL**



# Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
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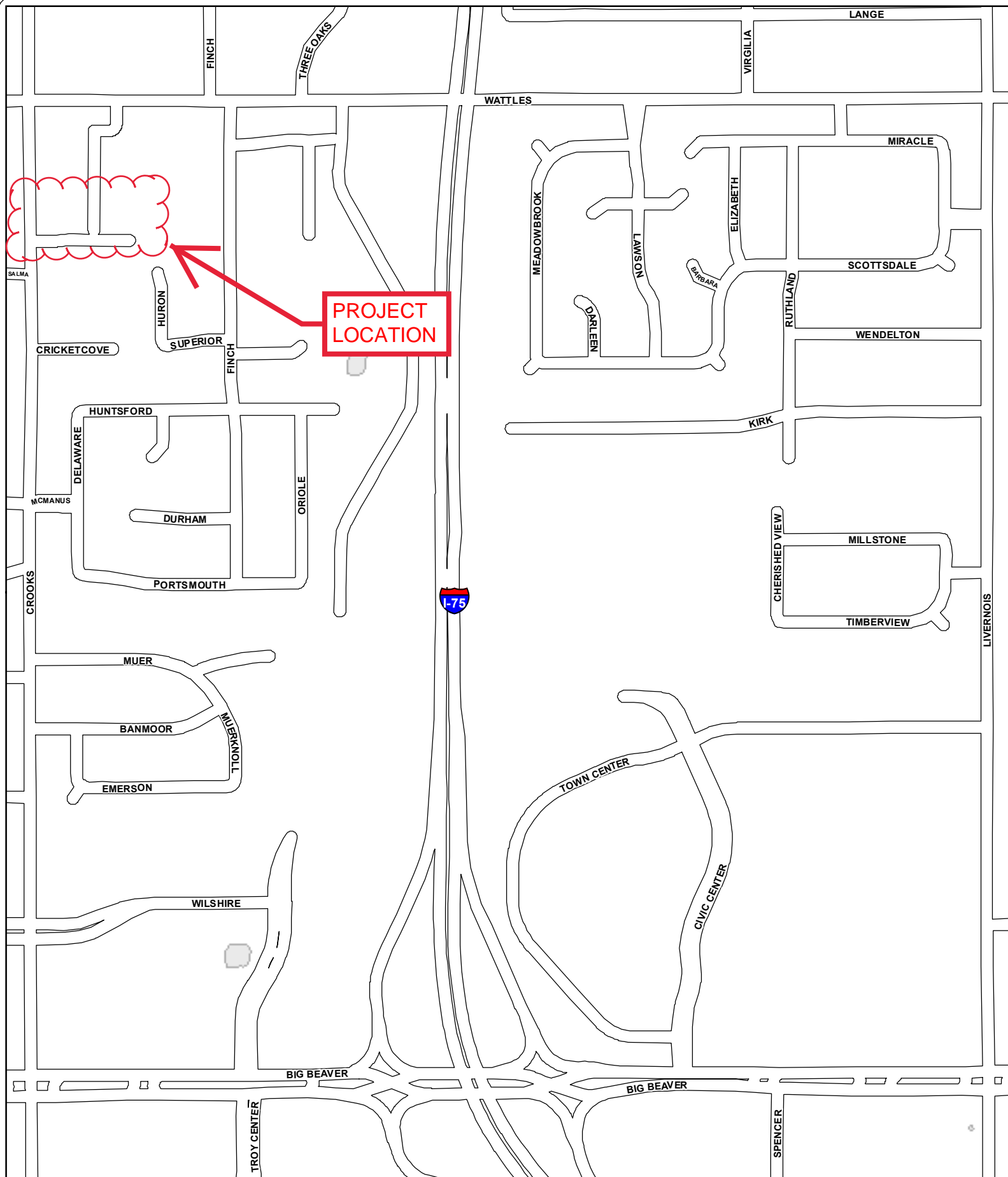
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- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.



Final Minutes Troy Brownfield Redevelopment Authority  
Meeting – October 17, 2023

---

The meeting of the Troy Brownfield Redevelopment Authority, in the Council Boardroom at Troy City Hall, was called to order at 3:00p.m. by Chair Joseph Vassallo.

Members Present: Joseph Vassallo, Chair  
Joseph Beyer, Vice Chair  
Rosemary Kornacki  
Carolina Noguez-Ortiz  
Steve Gottlieb

Members Absent: Rami Sweidan

Also Present: Lori Grigg Bluhm, City Attorney  
Mark Adams, Secretary/Treasurer  
Robert Maleszyk, Chief Financial Officer  
Meg Schubert, Assistant City Manager  
Kelly Timm, City Assessor

**APPROVAL OF MINUTES FROM APRIL 26, 2023 MEETING**

Resolution # BRA 2023-10-01  
Moved by: Joseph Beyer  
Seconded by: Rosemary Kornacki

RESOLVED, that the Troy Brownfield Redevelopment Authority approve the minutes of the April 26, 2023 meeting.

Yeas: 5  
Nays: 0

**APPROVAL OF MINUTES FROM May 24, 2023 SPECIAL MEETING**

Resolution # BRA 2023-10-02  
Moved by Joseph Beyer  
Seconded by Carolina Noguez-Ortiz

RESOLVED, that the Troy Brownfield Redevelopment Authority approve the minutes of the May 24, 2023 Special Meeting.

Yeas: 5  
Nays: 0

# Final Minutes Troy Brownfield Redevelopment Authority Meeting – October 17, 2023

---

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### A. Brownfield Updates

Mark Adams, Economic Development Manager, provided an overview of our existing Brownfields:

- TCF Bank Property, Somerset and Uptown Square are all actively receiving reimbursement checks.
- Regency Manor has not submitted any invoices for reimbursement and its some outstanding issues with their Brownfield Plan
- Harrison Poolside has not broken ground and is currently working on some outstanding issues involving permitting and financing.
- The Village of Troy is proceeding nicely. Its constant truck traffic and we should see structures going up soon.

### B. 2022 Regular Meeting Schedule

2024 Brownfield Redevelopment Authority meetings are scheduled for April 16 and October 15 at 3:00 pm. Additional special meetings may be called by the chair. Meetings are held in the Council Boardroom at Troy City Hall unless otherwise indicated.

Resolution # BRA 2022-10-03

Moved by: Steve Gottlieb

Seconded by: Carolina Noguez-Ortiz

RESOLVED, that the Troy Brownfield Redevelopment Authority adopts the 2023 Regular Meeting Schedule.

Yeas: 5

Nays: 0

## **BOARD MEMBER COMMENT**

Final Minutes Troy Brownfield Redevelopment Authority  
Meeting – October 17, 2023

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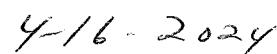

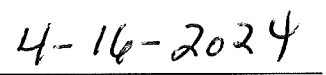
General discussion took place about potential new developments within Troy.

**PUBLIC COMMENT**

None

Meeting was adjourned at 3:23 pm.

**The next scheduled meeting is April 16, 2024**

	
<b>Chairperson:</b> Joseph Vassallo	<b>Date</b>
	
<b>Secretary:</b> Mark Adams, Economic Development Manager	<b>Date</b>

A regular meeting of the Troy Traffic Committee was held Wednesday, April 17, 2024 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

### **1. Roll Call**

Present: Shama Kenkre  
Cindy Nurak  
Al Petrulis  
Abi Swaminathan  
Pete Ziegenfelder

Absent: Deputy Fire Chief, Michael Koehler  
Sgt. Brian Warzecha, Police Department  
Angela Zhou, Student Representative

Also present: G. Scott Finlay, City Engineer  
Merissa Clark, Administrative Assistant

### **2. Minutes – March 20, 2024 Traffic Committee**

Resolution # 2024-04-09  
Moved by Swaminathan  
Seconded by Kenkre

To approve the March 20, 2024 minutes as printed.

Yes: Kenkre, Nurak, Petrulis, Swaminathan, Ziegenfelder  
No: None  
Absent: None

### **MOTION CARRIED**

### **PUBLIC HEARINGS**

#### **3. No Public Hearing**

### **REGULAR BUSINESS**

#### **4. Request for Traffic Control – West Troy Meadows**

*West Troy Meadows Site Condominiums has been completed. All intersections within this development were reviewed for intersection control. OHM provided a detailed study attached and makes the following recommendations: OHM recommends implementing STOP sign on the Harlow Drive approach at Blakely Court and YIELD signs on the Harlow Drive approach at Audley Court, the Webb Avenue approach at Virgilia Drive, and the Blakely Court approach at Virgilia Drive.*



Pete Ziegenfelder stated he is in favor of stop signs at all intersections.

Shama Kenkre agreed.

Cindy Nurak is not a fan of stop signs being installed at all intersections because she thinks it causes more rolling stops, and accidents/injuries can happen.

Al Petrulis stated that yields can be changed to stops if need be in the future.

**MOTION CARRIED**

Resolution # 2024-04-10

Moved by Nurak

Seconded by Petrulis

Yes: Kenkre, Nurak, Petrulis, Swaminathan, Ziegenfelder

No: None

Absent: None

RESOLVED, that the Harlow Drive Approach at Blakely Court be modified from UNCONTROLLED, to STOP CONTROLLED.

BE IT FURTHER RESOLVED, that the Harlow Drive Approach at Audley Court be modified from UNCONTROLLED, to YIELD CONTROLLED

BE IT FURTHER RESOLVED, that the Webb Avenue Approach at Virgilia Drive be modified from UNCONTROLLED, to YIELD CONTROLLED

BE IT FINALLY RESOLVED, that the Blakely Court Approach at Virgilia Drive be modified from UNCONTROLLED, to YIELD CONTROLLED

**5. Public Comment**

No public comment.

**6. Other Business**

I.D. Badges were discussed for Traffic Committee members, new badges are needed.

**7. Adjourn**

The meeting adjourned at 7:45 PM.



Pete Ziegenfelder -Chairperson



G. Scott Finlay, City Engineer/Traffic Engineer

**2024**

**CITY of TROY**

**Assessment Roll**

**&**

**Board of Review**

**Report**

**City of Troy**

**Board of Review**

**ANNUAL REPORT**

**2024 ASSESSMENT ROLL**

**2024 Board of Review:**

**John Howard Adams, Chairman**  
**Michele Shoan**  
**Karen Greenwood**

**Submitted by: Kelly M. Timm, City Assessor**

June 24, 2024

TO: The Honorable Mayor and City Council

FROM: Kelly M. Timm, City Assessor

RE: 2024 Assessment Roll Report and Board of Review Minutes

It is my pleasure to present to you the 2024 Assessment Roll Report and Board of Review Minutes for the City of Troy. The goal of the Assessing Department is to promote and maintain public trust in the assessment services provided. Our department provides the highest quality assessment services of real and personal property. We strive for the highest quality of professionalism and communication skills to ensure public trust in assessment administration practices. We continuously examine best practices to ensure proper administration of land division, property tax exemptions and record retention policies. The Assessing Department continues to share useful parcel data information to the public through the internet.

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 to service the community.

The **2024 City of Troy Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
8,825,951,610	6,606,965,990	4,422,115,610	1,372,140,290	445,619,610	367,090,833

The Assessed Value for 2024 reflects an **8.45%** increase from 2023. This year, the **Taxable Value** increased **6.65%**.

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

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2024	8,825,951,610	687,662,640	8.44	6,606,965,990	412,003,340	6.65
2023	8,138,288,970	630,862,100	8.40	6,194,962,650	440,724,490	7.66
2022	7,507,426,870	351,192,140	4.90	5,754,238,160	375,665,490	6.98
2021	7,156,234,730	240,053,260	3.50	5,378,572,670	112,788,250	2.10
2020	6,916,181,470	379,817,300	5.80	5,265,784,420	179,789,310	3.30

The Consumer Price Index in Michigan for the 2024 Taxable Values was **5.0%**, a multiplier of 1.050 (5.0% for 2023). The inflation rate was 5.1%, however, Proposal A capped the rate at 5.0%.

The following chart details the **Ratio of Taxable Value to Market Value** (two 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
2024	8,825,951,610	6,606,965,990	37.42	367,090,830	35.34
2023	8,138,288,970	6,194,962,650	38.06	364,598,800	35.82
2022	7,507,426,870	5,754,238,160	38.32	368,284,690	32.55
2021	7,156,234,730	5,378,572,670	37.58	365,554,540	36.91
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	5,459,779,936	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 2024 is \$367,090,833 representing an increase of \$2,492,030 or .68%. This is due to new businesses moving into the City. Also, the Small Business Taxpayer Exemption for Personal Property was increased 2 years ago from \$80,000 to \$180,000.

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

5 Year Personal Property History			
Year	Assessed/Taxable Value	Change	% +,-
2024	367,090,830	2,492,030	.68
2023	364,598,800	(3,685,890)	(1.00)
2022	368,284,690	2,730,150	.74
2021	365,554,540	(15,268,040)	(4.00)
2020	380,822,580	(5,359,730)	(1.40)

The **Industrial Facilities Tax Roll** has an increase of \$18,790 or 1.71%. 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	% +,-
2024	1,116,900	18,790	1.71
2023	1,098,110	(2,204,610)	(66.75)
2022	3,302,720	(1,477,780)	(30.91)
2021	4,780,500	(2,965,300)	(38.28)
2020	7,745,800	(433,630)	(5.30)

As you recall, the **Downtown Development Authority (DDA)** was reconfigured and the debt was refinanced for the 2022 year. The history of the DDA is 10 years at this point.

The following chart details the **10-year history of the DDA**:

<b>DDA History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL DDA Taxable Value</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+,-</b>
<b>2024</b>	501,858,390	417,155,510	84,702,880	192,666,120	11.33
<b>2023</b>	482,246,130	397,576,080	84,670,050	173,053,860	17.87
<b>2022</b>	456,004,500	365,085,100	90,919,400	146,812,230	48.69
<b>2021</b>	407,929,380	320,436,970	87,492,410	98,737,110	(11.78)
<b>2020</b>	421,121,610	323,435,390	97,686,220	111,929,340	0.20
<b>2019</b>	420,883,490	321,085,080	99,798,410	111,691,220	11.16
<b>2018</b>	409,667,440	309,325,190	100,342,250	100,475,170	26.85
<b>2017</b>	388,398,470	287,767,050	100,631,420	79,206,200	6.59
<b>2016</b>	383,504,400	283,344,760	100,159,640	74,312,130	6.18
<b>2015</b>	379,177,070	277,522,820	101,654,250	69,984,800	(2.34)

The DDA taxable capture value for 2024 increased 11.33% due to new construction, uncapping, and the consumer price index.



The City of Troy currently has **5 active Brownfield Redevelopment Authorities (BRA)**, **TCF Bank, Somerset Shoppes, Troy Senior Leasing (Regency at Troy), Harrison Poolside Troy Apartments and Village of Troy.**

The **TCF Bank BRA** is in its 18th year. The 2024 Taxable Value is \$1,084,410, a decrease of \$22,970 or 2.07% from the 2024 value, the capture decreased 2.52% from the previous year. The decrease is due to Personal Property that has depreciated.

TCF BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2024	1,084,410	843,320	241,090	886,470	(2.52)
2023	1,107,380	803,170	304,210	909,440	54.22
2022	787,630	787,630	0	589,690	236.70
2021	373,080	373,080	0	175,140	3.0
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 **Somerset Shoppes BRA** is in its 7th year. It has a 2024 captured Taxable Value of \$1,396,240. This represents an increase of 25.16% due to new businesses moving into the Somerset Shoppes.

Somerset Shoppes BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2024	3,234,590	2,233,040	1,001,550	1,396,240	25.16
2023	2,953,890	2,126,710	827,180	1,115,540	2.62
2022	2,930,290	2,025,440	904,850	1,087,040	13.65
2021	2,735,700	1,960,740	774,960	956,480	40.61
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 (Regency at Troy) BRA** is in its 2nd year. The 2024 taxable value represents the full assessment on the property as construction was completed as of December 31, 2023.

<b>Troy Senior Leasing (MSC) BRA History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL BRA</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+, -</b>
<b>2024</b>	9,224,270	9,224,270	0	8,344,430	11.55
<b>2023</b>	8,360,270	8,360,270	0	7,480,430	
<b>2022</b>	738,480	738,480	0	0	
<b>2021</b>	695,500	695,500	0	0	
<b>2020</b>	685,900	685,900	0	0	
<b>2019</b>	893,400	893,400	0	13,560	

The **Harrison Poolside Troy (HPT) BRA** had zero captured Taxable Value for 2024.

<b>Midtown Apartments (MTA) BRA History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL BRA</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+, -</b>
<b>2024</b>	182,540	182,540	0	0	
<b>2023</b>	173,850	173,850	0	0	
<b>2022</b>	165,580	165,580	0	0	
<b>2021</b>	160,300	160,300	0	0	
<b>2020</b>	160,300	160,300	0	0	
<b>2019</b>	377,460	377,460	0	8,840	

The **Village of Troy BRA** is in its first year of capture. The 2024 taxable value is \$8,096,530

<b>Midtown Apartments (MTA) BRA History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL BRA</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+, -</b>
<b>2024</b>	8,096,530	8,096,530	0	7,545,120	

This is the 21<sup>st</sup> year for the **Smart Zone (SZ), or LDFA** in the City of Troy. The Smart Zone is located near the southwest corner of E. Big Beaver and John R. The SmartZone has a positive capture for 2024.

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

SmartZone Totals					
Year	TOTAL SZ	Real	Personal	Capture	Capture %+,-
<b>2024</b>	24,048,600	19,000,950	5,047,650	9,601,220	29.78
<b>2023</b>	21,845,200	18,096,180	3,749,020	7,397,820	22.42
<b>2022</b>	20,490,250	17,330,750	3,159,500	6,042,870	(18.16)
<b>2021</b>	21,831,400	16,777,140	5,054,260	7,384,020	16.62
<b>2020</b>	20,779,280	16,545,550	4,233,730	6,331,900	9.26
<b>2019</b>	20,242,700	16,226,360	4,016,340	5,795,320	27.60
<b>2018</b>	18,989,235	14,277,910	4,711,325	4,541,855	(44.50)
<b>2017</b>	22,626,490	14,767,100	7,859,390	8,179,110	13.30
<b>2016</b>	21,666,445	13,301,350	8,365,095	7,219,065	(14.09)
<b>2015</b>	22,850,510	13,261,600	9,588,910	8,403,130	29.75
<b>2014</b>	20,923,395	13,052,800	7,870,595	6,476,015	6.10
<b>2013</b>	20,546,380	13,126,260	7,420,120	6,099,000	(6.80)
<b>2012</b>	20,096,250	12,118,900	7,977,350	6,546,350	14.27
<b>2011</b>	20,097,510	13,907,950	6,189,560	5,650,130	(46.09)
<b>2010</b>	24,927,370	17,102,270	7,825,100	10,479,990	(10.99)
<b>2009</b>	26,221,980	19,630,100	6,591,880	11,774,600	12.14
<b>2008</b>	24,947,540	18,428,290	6,519,250	10,500,160	(0.69)
<b>2007</b>	25,725,320	18,164,810	7,560,510	11,277,940	25.89
<b>2006</b>	23,405,930	16,888,080	6,517,850	8,958,550	11.50
<b>2005</b>	22,482,220	16,372,300	6,109,920	8,034,840	48.22
<b>2004</b>	19,867,910	15,089,770	4,778,140	5,420,530	

For the 2024 Assessment Year, there are **27,742** residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$213,048 and an average Market Value of \$426,096. The average Taxable Value (T/V) for residential parcels is \$159,401.

There were **734** valid single-family residential sales in the 2023 calendar year. The total sale price was \$344,937,229, with an **average sale price of \$469,942**. The lowest recorded residential sale was \$95,000 and the highest recorded residential sale in 2023 was \$1,850,470.

There were also **173** sales of residential condominiums in 2023. They totaled \$56,012,590, with an **average sale price of \$323,772**. The lowest recorded condominium sale was \$117,000 and the highest recorded condominium sale in 2023 was \$810,000.

There were approximately **2,046 deeds** processed by the Assessing Office Staff in 2023. The vast majority of these lead to the filing of a Property Transfer Affidavit that is also processed by this

department. In addition, we process approximately the same amount of Principal Residence Exemption Affidavits annually.

There are currently **1,947** Commercial/Industrial classed parcels in the City of Troy. These parcels encompass 5,583 businesses that file Personal Property returns in the City. The filing deadline is February 20<sup>th</sup>, 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 valuable 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 Economic Condition Factors.** This report indicates the parcel count along with the percent change from the previous year.

**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 praise 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 reviews and changes dozens of Assessments, on top of the many that they each reviewed and were unable to change. In spite of the multitude of citizens we spoke with by telephone, 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 2024 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,

*Kelly M. Timm*

Kelly M. Timm, City of Troy Assessor

**2024 March Board of Review  
2024 Assessment Roll Summary**

Type	Count	Assessed Value	Taxable Value
Commercial Real	1,056	1,879,842,750	1,372,140,290
Industrial Real	918	668,641,490	445,619,260
Residential Real	27,742	5,910,376,540	4,422,115,610
<b>Total Real</b>	<b>29,716</b>	<b>8,458,860,780</b>	<b>6,239,875,160</b>
Commercial Personal	5,190	254,807,080	254,807,080
Industrial Personal	374	33,665,360	33,665,360
Utility Personal	19	78,618,390	78,618,390
Deletes	0		
<b>Total Personal</b>	<b>5,583</b>	<b>367,090,830</b>	<b>367,090,830</b>
<b>Total of Roll</b>	<b>35,299</b>	<b>8,825,951,610</b>	<b>6,606,965,990</b>

**Percent Changes by Class**

Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	10.46%	Residential	7.50%
Commercial	4.30%	Commercial	5.09%
Industrial	7.69%	Industrial	8.41%
Personal	0.68%	Personal	0.68%
<b>Overall A/V</b>	<b>8.45%</b>	<b>Overall T/V</b>	<b>6.65%</b>

**Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)**

	A/V %	T/V %		A/V %	T/V %
Residential	66.97	66.93	Real	95.84	94.44
Commercial	21.30	20.77	Personal	4.16	5.56
Industrial	7.58	6.74			
Personal	4.16	5.56			
<b>Total</b>	<b>100.00</b>	<b>100.00</b>	<b>Total</b>	<b>100.00</b>	<b>100.00</b>

**Averages**

	Sale Price	Market Value	Assessed Value	Taxable Value
<b>Residential</b>	469,942			
734 Sales @ \$344,937,229	High Sale	1,850,470	Low Sale	95,000
	Price	M/V	A/V	T/V
<b>Condo</b>	323,772			
173 Sales @ \$56,012,590	High Sale	810,000	Low Sale	117,000
	Price	M/V	A/V	T/V
<b>Combined Residential &amp; Condo</b>	442,062			
907 Sales @ \$400,949,819	High Sale	1,850,470	Low Sale	95,000

**2024 March Board of Review  
2024 Assessment Roll Summary**

**Ratio of Taxable Value to Market Value**

Total Market Value (including Personal Property)	17,651,903,220
Total Taxable Value (including Personal Property)	13,213,931,980
<b>Ratio of T/V to M/V (including Personal Property) %</b>	<b>37.43</b>
Total Market Value (No Personal Property)	16,917,721,560
Total Taxable Value (No Personal Property)	12,479,750,320
<b>Ratio of T/V to M/V (No Personal Property) %</b>	<b>36.88</b>

**By Type (No Personal Property)**

	<b>Assessed Value</b>	<b>Market Value</b>	<b>Taxable Value</b>	<b>Ratio</b>
Commercial	1,879,842,750	3,759,685,500	1,372,140,290	36.50
Industrial	668,641,490	1,337,282,980	445,619,260	33.32
Residential	5,910,376,540	11,820,753,080	4,422,115,610	37.41

**DDA Statistics**

	<b>Base</b>	<b>2024 T/V</b>	<b>2024 Capture</b>
<b>Total</b>	309,192,270	501,858,390	192,666,120

**Troy Brownfield #4 - TCF Bank Statistics**

	<b>Base</b>	<b>2024 T/V</b>	<b>2024 Capture</b>
<b>Total</b>	197,940	1,084,410	886,470

**Troy Brownfield #7 - Troy Senior Leasing (Regency at Troy) Statistics**

	<b>Base</b>	<b>2024 T/V</b>	<b>2024 Capture</b>
<b>Total</b>	879,840	9,224,270	8,344,430

**Troy Brownfield #8 - Somerset Shoppes Statistics**

	<b>Base</b>	<b>2024 T/V</b>	<b>2024 Capture</b>
<b>Total</b>	1,838,350	3,234,590	1,396,240

**Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics**

	<b>Base</b>	<b>2024 T/V</b>	<b>2024 Capture</b>
<b>Total</b>	368,620	182,540	0

**Troy Brownfield #11 - Village of Troy Statistics**

	<b>Base</b>	<b>2024 T/V</b>	<b>2024 Capture</b>
<b>Total</b>	551,410	8,096,530	7,545,120

**Troy Smart Zone (SZ) Statistics**

	<b>Base</b>	<b>2024 T/V</b>	<b>2024 Capture</b>
<b>Total</b>	14,447,380	24,048,600	9,601,220

**2023 Millage Rates (2024 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	29.6363	6.7768	36.4131	37.3242	14.4648	51.7890
63070	Avondale	28.7568	5.8974	34.6542	37.8468	14.9874	52.8342
63010	Birmingham	31.0600	4.4312	35.4912	37.5943	10.8969	48.4912
63080	Bloomfield	28.9987	6.1418	35.1405	35.4973	12.6380	48.1353
63280	Lamphere	32.9692	10.1101	43.0793	35.2357	12.3765	47.6122
63040	Royal Oak	29.0203	1.8069	30.8272	46.0783	1.8069	47.8852
50230	Warren	34.4538	1.8877	36.3415	48.7610	1.8877	50.6487

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

**Top Twenty Taxpayers - 2024**

Rank	Name	2024 A/V	2024 T/V	# of Parcels	Business Activity	% of Total T/V
1	Somerset Collection	68,837,600	67,116,100	5	Mall - Retail	1.02%
2	DTE Electric Co.	51,771,170	51,339,510	17	Utility	0.78%
3	Lithia Real Estate Inc	50,353,690	46,054,000	19	Automotive Dealer	0.70%
4	Troy Apts I-IV LLC	108,705,940	35,555,440	25	Apartments	0.54%
5	Zen Troy LLC	33,125,470	32,286,660	2	Apartments	0.49%
6	Midtown Place Troy LLC	30,492,600	30,070,050	2	Apartments	0.46%
7	Pentrecentre LLC	27,970,810	27,222,180	2	Office Leasing	0.41%
8	Consumers Energy	24,006,100	23,794,460	12	Utility	0.36%
9	GLF Troy Office LLC	21,393,460	20,595,470	2	Office Leasing	0.31%
10	Wilshire Plaza MI LP	19,604,110	19,077,200	3	Office Leasing	0.29%
11	MK Oakland Mall LLC	24,460,430	18,637,730	6	Mall - Retail	0.28%
12	755 Tower Assoc LLC	24,196,770	17,103,330	2	Office Leasing	0.26%
13	Bostick	23,069,790	16,477,870	27	Commercial/Indust	0.25%
14	Troy Beaver Realty LLC	16,626,660	16,418,410	2	Corp HQ	0.25%
15	Regents Park of Troy	22,628,780	16,043,810	3	Apartments	0.24%
16	Mich Troy Technology	17,344,270	15,335,790	5	Office Leasing	0.23%
17	Marriott	15,158,840	14,991,360	1	Hotel	0.23%
18	Troy KS Development	15,348,540	14,888,570	8	Office/Apartment	0.23%
19	LREH Michigan LLC	15,665,280	13,593,440	5	Office Leasing	0.21%
20	CC Troy Associates I LLC	19,032,140	13,067,690	3	Office Leasing	0.20%

629,792,450      509,669,070      151      7.71%



City of Troy - Assessing Department					
2024 Commercial/Industrial ECF's					
Neighborhood	Count	2023 ECF	2024 ECF	% Change	Business Description
APT1	79	1.311	1.005	-23.34%	Apartments (Income Approach)
AUTO	18	1.464	1.436	-1.9%	Auto Dealer
BANK	30	1.161	0.935	-19.47%	Bank
BBS	7	1.069	1.069	0.00%	Barber Beauty Shops
BOWL	4	0.247	0.247	0.00%	Bowling (alleys have n/v)/Movie/Rink
CH	6	0.434	0.434	0.00%	Clubhouse
CW	8	1.439	1.794	24.67%	Car Wash
DCC	15	0.853	0.819	-3.99%	Day Care Centers
DISTW	17	1.298	1.345	3.62%	Distribution Warehouse
ENG	72	0.784	0.795	1.40%	Engineering
GAS	20	0.740	0.968	30.81%	Gas/Service Station/Convenience
HC	3	0.200	0.200	0.00%	Health Club
Hosp	2	0.874	0.874	0.00%	Hospital Surgical Center
HTL	16	0.514	0.400	-22.18%	Hotel/Motel
ILM	672	0.958	1.049	9.50%	Industrial LM
LOFT	39	0.694	0.786	13.26%	Loft
MED	91	0.802	0.819	2.12%	Medical Office
MINIW	13	1.402	1.285	-8.35%	Mini Warehouse
MKT	20	0.891	1.107	24.24%	Market
MORT	2	0.641	0.641	0.00%	Mortuary-Funeral Home
MSC	8	2.000	1.250	-37.50%	Multiple Senior Citizen
OFF	256	0.816	0.778	-4.66%	Office
RHCOM	23	1.118	0.762	-31.84%	Row Houses Commercial
RST	52	1.260	0.965	-23.41%	Restaurant Sit Down
RSTFF	29	1.036	0.801	-22.68%	Restaurant Fast Food
RTL	63	0.647	0.624	-3.55%	Retail
SCN	83	0.983	1.615	64.29%	Shopping Center Neighborhood
SCR	4	0.641	0.543	-15.29%	Shopping Center Regional (Somerset & Oakland Malls)
SG	39	1.439	1.559	8.34%	Garage/Service Garage
VET	4	1.144	1.637	43.09%	Veterinary
C3501	7	2.082	1.868	-10.28%	Oakland Mall 14 Mile & John R Condos

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

2023 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2023 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	9.6011	Southfield Twp	0.6000
Auburn Hills	13.0702	Groveland Twp	4.4557
Berkley	15.7698	Rose Twp	4.4590
Beverly Hills Village	13.7310	Oakland Twp	5.0155
Bingham Farms Village	9.0000	Novi Twp	5.6764
Birmingham	13.3164	Holly Twp	6.4408
Bloomfield Hills	10.9600	Leonard Village	7.0000
Bloomfield Twp	12.5448	Milford Village	7.5969
Brandon Twp	11.3232	Lyon Twp	7.6364
Clarkston	15.2529	Ortonville Village	8.0000
Clawson	21.5341	Springfield Twp	8.0811
Commerce Twp	8.4583	Highland Twp	8.2960
Farmington	19.7084	Orchard Lake Village (City)	8.3600
Farmington Hills	17.9937	Commerce Twp	8.4583
Fenton	13.3426	Independence Twp	8.7864
Ferndale	24.5064	Franklin Village	8.9151
Franklin Village	8.9151	Bingham Farms Village	9.0000
Groveland Twp	4.4557	Wolverine Lake Village	9.5730
Hazel Park	37.2157	Addison Twp	9.6011
Highland Twp	8.2960	Orion Twp	9.7413
Holly Twp	6.4408	<b>** Troy **</b>	<b>9.8966</b>
Holly Village	11.6506	Milford Twp	9.8978
Holly Village (RH)	16.1096	White Lake Twp	10.1971
Huntington Woods	24.1258	Rochester Hills	10.4573
Independence Twp	8.7864	Novi	10.5483
Keego Harbor	15.1053	Bloomfield Hills	10.9600
Lake Angelus	11.1547	Oxford Village	11.1200
Lake Orion Village	12.6756	Lake Angelus	11.1547
Lathrup Village (City)	24.1266	Brandon Twp	11.3232
Leonard Village	7.0000	Oxford Twp	11.5490
Lyon Twp	7.6364	West Bloomfield Twp	11.6475
Madison Heights	25.5288	Holly Village	11.6506
Milford Twp	9.8978	Bloomfield Twp	12.5448
Milford Village	7.5969	Lake Orion Village	12.6756
Northville	16.4728	Rochester	12.8514
Novi	10.5483	Wixom	12.9487
Novi Twp	5.6764	Waterford Twp	13.0115
Oak Park	31.9151	Auburn Hills	13.0702
Oakland Twp	5.0155	Royal Oak Twp	13.0818

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

2023 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2023 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)	8.3600	Birmingham	13.3164
Orion Twp	9.7413	Fenton	13.3426
Ortonville Village	8.0000	Beverly Hills Village	13.7310
Oxford Twp	11.5490	Keego Harbor	15.1053
Oxford Village	11.1200	Clarkston	15.2529
Pleasant Ridge	21.9147	Berkley	15.7698
Pontiac	18.9957	Holly Village (RH)	16.1096
Rochester	12.8514	Northville	16.4728
Rochester Hills	10.4573	Sylvan Lake	17.3260
Rose Twp	4.4590	Royal Oak	17.6187
Royal Oak	17.6187	Farmington Hills	17.9937
Royal Oak Twp	13.0818	South Lyon	18.0813
South Lyon	18.0813	Pontiac	18.9957
Southfield	27.5579	Walled Lake	19.3412
Southfield Twp	0.6000	Farmington	19.7084
Springfield Twp	8.0811	Clawson	21.5341
Sylvan Lake	17.3260	Pleasant Ridge	21.9147
<b>** Troy **</b>	<b>9.8966</b>	Huntington Woods	24.1258
Walled Lake	19.3412	Lathrup Village (City)	24.1266
Waterford Twp	13.0115	Ferndale	24.5064
West Bloomfield Twp	11.6475	Madison Heights	25.5288
White Lake Twp	10.1971	Southfield	27.5579
Wixom	12.9487	Oak Park	31.9151
Wolverine Lake Village	9.5730	Hazel Park	37.2157

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

2023 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2023 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	3.5861
Armada Village	14.6680	Richmond Twp	3.8362
Bruce Twp	7.4886	Macomb Twp	6.0547
Center Line	28.2672	Lenox Twp	6.5041
Chesterfield Twp	9.3390	Armada Twp	6.5312
Clinton Twp	15.5728	Washington Twp	7.2592
Eastpointe	25.4088	Bruce Twp	7.4886
Fraser	23.0210	Chesterfield Twp	9.3390
Grosse Pointe Shores	18.0201	Harrison Twp	9.5000
Harrison Twp	9.5000	<b>** Troy **</b>	<b>9.8966</b>
Lenox Twp	6.5041	New Baltimore	11.9658
Macomb Twp	6.0547	Shelby Twp	12.4057
Memphis	18.2621	New Haven Village	13.7500
Mount Clemens	23.8928	Armada Village	14.6680
New Baltimore	11.9658	Clinton Twp	15.5728
New Haven Village	13.7500	Richmond	15.6637
Ray Twp	3.5861	Sterling Heights	16.3800
Richmond	15.6637	Romeo Village (Bruce)	16.5272
Richmond Twp	3.8362	Romeo Village (Washington)	16.5272
Romeo Village (Bruce)	16.5272	Grosse Pointe Shores	18.0201
Romeo Village (Washington)	16.5272	Memphis	18.2621
Roseville	29.7064	Utica	19.2513
Shelby Twp	12.4057	Fraser	23.0210
St Clair Shores	23.6240	St Clair Shores	23.6240
Sterling Heights	16.3800	Mount Clemens	23.8928
<b>** Troy **</b>	<b>9.8966</b>	Eastpointe	25.4088
Utica	19.2513	Warren	27.0913
Warren	27.0913	Center Line	28.2672
Washington Twp	7.2592	Roseville	29.7064

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

2023 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2023 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	23.6627	Sumpter Twp	4.7566
Belleville	21.7735	Plymouth Twp	5.1276
Brownstown Twp	13.9603	Van Buren Twp	7.2463
Canton Twp Chrtr	12.2909	Northville Twp	8.3113
Dearborn	22.9000	Huron Twp	8.6026
Dearborn Heights	21.2724	<b>** Troy **</b>	<b>9.8966</b>
Detroit	32.5827	Canton Twp Chrtr	12.2909
Ecorse	62.2150	Livonia	13.1774
Flat Rock	19.9847	Brownstown Twp	13.9603
Garden City	25.6390	Romulus	15.6971
Gibraltar	21.0415	Grosse Isle Twp	15.9878
Grosse Isle Twp	15.9878	Plymouth	16.3190
Grosse Pointe	18.9360	Northville	16.4728
Grosse Pointe Farms	18.5625	Grosse Pointe Shores	18.0201
Grosse Pointe Park	21.1453	Grosse Pointe Farms	18.5625
Grosse Pointe Shores	18.0201	Grosse Pointe	18.9360
Grosse Pointe Woods	23.4007	Westland	19.3266
Hamtramck	28.6582	Flat Rock	19.9847
Harper Woods	56.0073	Rockwood	20.2863
Highland Park	46.5371	Lincoln Park	20.5694
Huron Twp	8.6026	Gibraltar	21.0415
Inkster	29.9654	Grosse Pointe Park	21.1453
Lincoln Park	20.5694	Dearborn Heights	21.2724
Livonia	13.1774	Belleville	21.7735
Melvindale	46.2892	Riverview	22.0600
Northville	16.4728	Woodhaven	22.6371
Northville Twp	8.3113	Wyandotte	22.7500
Plymouth	16.3190	Dearborn	22.9000
Plymouth Twp	5.1276	Grosse Pointe Woods	23.4007
Redford Twp	27.5432	Allen Park	23.6627
River Rouge	43.7858	Wayne	24.3302
Riverview	22.0600	Trenton	24.7506
Rockwood	20.2863	Garden City	25.6390
Romulus	15.6971	Taylor	25.7118
Southgate	26.6676	Southgate	26.6676
Sumpter Twp	4.7566	Redford Twp	27.5432
Taylor	25.7118	Hamtramck	28.6582
Trenton	24.7506	Inkster	29.9654
<b>** Troy **</b>	<b>9.8966</b>	Detroit	32.5827
Van Buren Twp	7.2463	River Rouge	43.7858
Wayne	24.3302	Melvindale	46.2892
Westland	19.3266	Highland Park	46.5371
Woodhaven	22.6371	Harper Woods	56.0073
Wyandotte	22.7500	Ecorse	62.2150

# 2024

## Top Twenty by Taxable Value

### Troy City - All

#### City of Troy - Assessing Department

Rank	Owner	2024 A/V	2024 T/V	Parcels	Activity	%
1	Somerset Collection	68,837,600	67,116,100	5	Mall - Retail	1.02
2	DTE Electric Co	51,771,170	51,339,510	17	Utility	0.78
3	Lithia Real Estate Inc	50,353,690	46,054,000	19	Automotive Dealer	0.70
4	Troy Apts I-IV LLC	108,705,940	35,555,440	25	Apartments	0.54
5	Zen Troy LLC	33,125,470	32,286,660	2	Office/Apartment	0.49
6	Midtown Place Troy LLC	30,492,600	30,070,050	2	Apartments	0.46
7	Pentrecentre LLC	27,970,810	27,222,180	2	Office Leasing	0.41
8	Consumers Energy	24,006,100	23,794,460	12	Utility	0.36
9	GLF Troy Office LLC	21,393,460	20,595,470	2	Office Leasing	0.31
10	Wilshire Plaza MI LP	19,604,110	19,077,200	3	Office Leasing	0.29
11	MK Oakland Mall LLC	24,460,430	18,637,730	6	Mall - Retail	0.28
12	755 Tower Assoc LLC	24,196,770	17,103,330	2	Office Leasing	0.26
13	Bostick	23,069,790	16,477,870	27	Commercial/Indust	0.25
14	Troy Beaver Realty LLC	16,626,660	16,418,410	2	Corp HQ	0.25
15	Regents Park of Troy	22,628,780	16,043,810	3	Apartments	0.24
16	Mich Troy Technology	17,344,270	15,335,790	5	Office Leasing	0.23
17	Marriott	15,158,840	14,991,360	1	Hotel	0.23
18	Troy KS Development	15,348,540	14,888,570	8	Office/Apartment	0.23
19	LREH Michigan LLC	15,665,280	13,593,440	5	Office Leasing	0.21
20	CC Troy Associates I LLC	19,032,140	13,067,690	3	Office Leasing	0.20
<b>Totals</b>		629,792,450	509,669,070	151		7.71

**Total A/V** 8,825,951,610    **6,606,965,990**    **Total T/V**

**2024**

**Top Twenty by Taxable Value**

**Avondale Schools 63070**

**City of Troy - Assessing Department**

Rank	Name	2024 A/V	2024 T/V	Parcels	Activity	%
1	Nino Salvaggio Investment	6,058,580	4,339,960	2	Market	0.07
2	Northfield Commons LLC	7,075,000	3,790,990	1	Retail Rental	0.06
3	925 W South Blvd MI LLC	4,941,330	3,640,580	1	Senior Housing	0.06
4	Caswell Townhomes LLC	6,200,460	2,595,080	1	Retail & Apartments	0.04
5	Sunrise Assisted Living	3,228,910	2,119,460	1	Senior Housing	0.03
6	DTE Electric Co	1,752,090	1,752,090	1	Utility	0.03
7	Caswell Town Center LLC	2,364,740	1,095,470	4	Retail	0.02
8	Petruzzello Trust	1,313,430	980,910	2	Catering	0.01
9	Consumers Energy	889,270	889,270	1	Utility	0.01
10	Troy Professional Bldgs LLC	1,098,570	846,930	2	Office Leasing	0.01
11	1981 South Blvd LLC	823,420	812,370	1	Retail	0.01
12	Kroger Co of MI	573,860	573,860	2	Market	0.01
13	Amberwood Townhomes	810,540	571,900	1	Apartment	0.01
14	Comcast	544,050	544,050	1	Cable/Utility	0.01
15	Bostick, Charles Trust	842,410	537,030	4	Residential/Rental	0.01
16	Rest Ret/Off LLC	1,787,760	493,060	1	Office Leasing	0.01
17	Boji	557,120	471,390	1	Residence	0.01
18	Nikolla	475,990	460,860	1	Residence	0.01
19	Ahilan	417,920	417,920	1	Residence	0.01
20	Zeray	425,620	411,690	1	Residence	0.01
<b>Totals</b>		42,181,070	27,344,870	30		0.41

**Total A/V** 8,825,951,610 **6,606,965,990** **Total T/V**



**2024**

**Top Twenty by Taxable Value**

**Birmingham Schools 63010**

**City of Troy - Assessing Department**

Rank	Owner	2024 A/V	2024 T/V	Parcels	Activity	%
1	DTE Electric Co	6,683,690	6,683,690	2	Utility	0.10
2	Grand/Sakwa New Holland	11,471,670	6,372,970	3	Retail Rental	0.10
3	Target Corp	7,389,760	5,799,580	3	Retail	0.09
4	Home Depot	5,760,910	3,893,670	2	Retail	0.06
5	SP Industrial IV LP	4,658,000	3,241,530	2	Industrial	0.05
6	International Transmission	2,553,640	2,553,640	1	Utility	0.04
7	Kroger	4,007,100	2,505,420	2	Market	0.04
8	Kohl's Michigan LP	2,950,500	2,476,420	2	Retail	0.04
9	LA Fitness	2,766,560	1,435,510	2	Gym	0.02
10	Consumers Energy	841,960	841,960	1	Utility	0.01
11	Secured Storage	1,440,380	827,790	2	Storage	0.01
12	2717 Industrial Row LLC	820,460	791,450	1	Industrial	0.01
13	Wolverine Carbide	1,402,670	785,910	1	Industrial	0.01
14	ESS Prisa LLC	1,524,120	779,080	1	Warehouse	0.01
15	Fields Christopher	803,190	743,880	1	Residence	0.01
16	Koneru Trust	785,760	728,570	1	Residence	0.01
17	Fishman Trust	776,900	720,750	1	Residence	0.01
18	2966 Industrial Row LLC	734,950	716,530	1	Industrial	0.01
19	Sunblad, Kyle & Stacy	721,980	671,890	1	Residence	0.01
20	3808 Poppleton Trust	656,770	614,720	1	Residence	0.01
<b>Totals</b>		<b>58,750,970</b>	<b>43,184,960</b>	<b>31</b>		<b>0.65</b>

**Total A/V   8,825,951,610   6,606,965,990   Total T/V**

# 2024

## Top Twenty by Taxable Value

### Bloomfield Schools 63080

#### City of Troy - Assessing Department

Rank	Name	2024 A/V	2024 T/V	Parcels	Activity	%
1	Windemere Park of Troy	4,811,860	3,127,760	1	Senior Living	0.05
2	Chadha	1,398,950	1,353,480	1	Residence	0.02
3	Kumar & Shwet	1,346,090	1,331,980	1	Residence	0.02
4	DTE Electric Co	1,229,320	1,179,500	2	Utility	0.02
5	Plumaj	1,775,400	1,089,240	2	Residence	0.02
6	LREH California LLC	1,358,910	1,084,310	1	Office Leasing	0.02
7	Reid	1,781,410	1,040,090	1	Residence	0.02
8	Garippa Trust	1,139,840	1,018,160	1	Residence	0.02
9	Veluru	1,441,830	888,670	1	Residence	0.01
10	Malik	1,321,510	830,040	1	Residence	0.01
11	Jazrawi	850,300	820,460	1	Residence	0.01
12	Dedvukaj	1,264,350	817,660	1	Residence	0.01
13	Mac Neill	1,217,060	815,380	1	Residence	0.01
14	Varghese	1,251,400	788,720	1	Residence	0.01
15	Kissoondial	857,890	764,670	1	Residence	0.01
16	Rao	806,250	748,930	1	Residence	0.01
17	Camaj	1,159,360	731,070	1	Residence	0.01
18	Khan	1,080,390	695,400	1	Residence	0.01
19	Jain	1,093,720	674,040	1	Residence	0.01
20	Lee	1,085,050	672,660	1	Residence	0.01
<b>Totals</b>		28,270,890	20,472,220	22		0.31

Total A/V 8,825,951,610 6,606,965,990 Total T/V

# 2024

## Top Twenty by Taxable Value

### Lamphere Schools 63280

#### City of Troy - Assessing Department

Rank	Owner	2024 A/V	2024 T/V	Count	Activity	%
1	MK Oakland Mall LLC	24,460,430	18,637,730	6	Mall/Retail	0.28
2	CR Oakland Square LLC	10,549,540	10,341,920	3	Retail	0.16
3	MGA Research Corp	9,234,250	9,234,250	1	Engineering	0.14
4	CR Oakland Plaza LLC	8,963,550	8,403,620	4	Retail	0.13
5	Macys	8,810,050	5,683,740	2	Retail	0.09
6	14 Mile & John R Holdings LLC	6,227,090	5,378,280	7	Retail	0.08
7	CTL Propco I LLC	5,520,620	5,044,290	1	Retail	0.08
8	Spirit Realty LP	4,530,290	4,302,920	1	Retail	0.07
9	Zago Properties LLC	4,240,900	4,139,120	1	Retail	0.06
10	Sun Rise Troy LLC	3,691,450	3,691,450	1	Retail	0.06
11	400 John R Road LLC	3,292,010	2,501,360	1	Retail	0.04
12	Wolverine Carbide & Tool	2,719,760	2,175,980	2	Warehouse	0.03
13	Bostick West Prop LLC	2,990,970	2,017,420	4	Industrial	0.03
14	Managed Way Co	1,562,500	1,562,500	1	Personal Property	0.02
15	AGNL Doors LLC	1,346,010	1,260,300	1	Industrial	0.02
16	600 Data Center LLC	1,672,340	1,251,650	1	Industrial	0.02
17	Telli Invt LLC	1,175,500	1,140,610	1	Industrial	0.02
18	CME Property LLC	1,007,310	1,007,310	1	Industrial	0.02
19	Vosburgh Investments LP	967,440	907,910	1	Restaurant	0.01
20	LGA 3 LLC	1,198,090	902,080	1	Retail	0.01
<b>Totals</b>		104,160,100	89,584,440	41		1.36

Total A/V 8,825,951,610 6,606,965,990 Total T/V

# 2024

## Top Twenty by Taxable Value

### Royal Oak Schools 63040

#### City of Troy - Assessing Department

Rank	Owner	2024 A/V	2024 T/V	Parcels	Activity	%
1	Cole OFC Troy MI LLC	5,052,210	4,106,210	1	Office Leasing	0.06
2	Fairfield Inn & Towneplace	5,020,670	4,047,710	2	Hotel	0.06
3	Holiday Inn Express	4,553,210	3,433,420	2	Hotel	0.05
4	250 Stephenson Assoc Inc	5,865,870	3,164,300	1	Office Leasing	0.05
5	SourceHOV LLC	2,870,700	2,659,050	1	Office Leasing	0.04
6	LREH Michigan LLC	4,049,870	2,572,760	1	Office Leasing	0.04
7	HOV Services Inc	2,401,720	2,401,720	1	Personal Property	0.04
8	Kostal of America Inc	4,862,600	2,354,060	2	Corp HQ	0.04
9	Troy 750 Investors LLC	2,907,910	1,822,210	1	Office Leasing	0.03
10	FSC Con Troy MI LLC	2,282,720	1,444,900	1	Industrial	0.02
11	Troy 500 Investors LLC	2,075,330	1,267,000	1	Office Leasing	0.02
12	501 Stephenson LLC	1,160,060	1,128,690	1	Industrial	0.02
13	Site One Landscape LLC	1,368,280	1,019,860	2	Landscaping	0.02
14	Phoenix Wire Works Inc	1,628,800	872,650	1	Industrial	0.01
15	Source Corp BPS Inc	780,940	780,940	1	Personal Property	0.01
16	Intraco Corporation	1,074,100	771,080	2	Office Leasing	0.01
17	Continental Catering	763,970	763,970	1	Catering	0.01
18	Deal Investment LLC	993,860	720,020	1	Office Leasing	0.01
19	North American Bancard	673,470	673,470	1	Personal Property	0.01
20	St Real Estate Holdings LLC	832,990	630,360	1	Office Leasing	0.01
<b>Totals</b>		<b>51,219,280</b>	<b>36,634,380</b>	<b>25</b>		<b>0.55</b>

**Total A/V** 8,825,951,610    **6,606,965,990**    **Total T/V**

**2024**

**Top Twenty by Taxable Value**

**Troy Schools 63150**

**City of Troy - Assessing Department**

Rank	Owner	2024 A/V	2024 T/V	Parcels	Activity	%
1	Somerset Collection	68,837,600	67,116,100	5	Mall - Retail	1.02
2	Lithia Real Estate Inc	45,582,340	41,409,030	17	Auto Dealership	0.63
3	DTE Electric Co	39,084,240	38,701,860	9	Utility	0.59
4	Troy Apartments I-IV LLC	108,705,940	35,555,440	25	Apartments	0.54
5	Zen Troy LLC	33,125,470	32,286,660	2	Apartments	0.49
6	Midtown Place Troy LLC	30,492,600	30,070,050	2	Apartments	0.46
7	Pentrecentre LLC	27,970,810	27,222,180	2	Office Leasing	0.41
8	GLF Troy Office LLC	21,393,460	20,595,470	2	Office Leasing	0.31
9	Consumers Energy	20,436,410	20,224,770	6	Utility	0.31
10	Wilshire Plaza MI Realty	19,604,110	19,077,200	3	Office Leasing	0.29
11	755 Tower Associates LLC	24,196,770	17,103,330	2	Office Leasing	0.26
12	Troy Beaver Realty LLC	16,626,660	16,418,410	2	Office Leasing	0.25
13	Marriott	16,408,840	16,241,360	2	Hotel	0.25
14	Regents Park of Troy	22,628,780	16,043,810	3	Apartments	0.24
15	Troy KS Development LLC	15,348,540	14,888,570	8	Office Leasing	0.23
16	CC Troy Associates I LLC	19,032,140	13,067,690	3	Office Leasing	0.20
17	VHS Childresn Hospital of MI	13,235,810	12,943,140	2	Hospital	0.20
18	Troy Crossing LLC	13,019,940	12,527,610	2	Apartments	0.19
19	Nemer Troy LLC	14,983,330	12,420,360	5	Office Leasing	0.19
20	Somerset Place LLC	15,432,910	12,384,380	1	Office Leasing	0.19
<b>Totals</b>		<b>586,146,700</b>	<b>476,297,420</b>	<b>103</b>		<b>7.21</b>

**Total A/V** 8,825,951,610    **6,606,965,990**    **Total T/V**

**2024**

**Top Twenty by Taxable Value  
Warren Consolidated Schools 50230  
City of Troy - Assessing Department**

Rank	Owner	2024 A/V	2024 T/V	Parcels	Activity	%
1	Mich Troy Technology LLC	17,344,270	15,335,790	5	Industrial Leasing	0.23
2	Edinburgh Properties LP	10,170,400	6,839,300	1	Apartments	0.10
3	Home Properties	11,286,000	5,399,860	2	Apartments	0.08
4	Lithia Real Estate Inc	4,771,350	4,644,970	2	Auto Dealer	0.07
5	Indusco Holdings LLC	4,569,350	4,569,350	1	Industrial	0.07
6	2055 Meridian Troy LLC	4,049,640	3,990,000	1	Industrial	0.06
7	1783 East Fourteen Mile LLC	2,921,660	2,921,660	1	Industrial	0.04
8	Holden Hayden LLC	2,603,640	2,455,500	1	Industrial	0.04
9	DTE Electric Co	2,408,750	2,408,750	1	Utility	0.04
10	PNC Equipment Finance LLC	2,319,990	2,319,990	1	Personal Property	0.04
11	Lukowski Yarema LLC	4,297,840	2,105,100	5	Manufacturing	0.03
12	1735 Troy LLC	1,592,380	1,592,380	1	Warehouse	0.02
13	1099 Chicago Road LLC	2,444,190	1,529,920	1	Industrial	0.02
14	Phoenix Property LLC	1,537,790	1,513,410	2	Industrial	0.02
15	Bostick Real Estate LLC	2,538,910	1,456,440	7	Industrial Leasing	0.02
16	1740 E Maple LLC	1,727,900	1,429,950	1	Industrial Leasing	0.02
17	John R Spring Co LLC	4,450,780	1,351,580	1	Repair	0.02
18	American Polish Cultural	2,287,790	1,343,760	3	Clubhouse	0.02
19	Dequindre Real Estate Inv LLC	1,999,910	1,243,760	4	Industrial Leasing	0.02
20	Tepel Land LLC	2,298,180	1,232,080	7	Industrial	0.02
<b>Totals</b>		87,620,720	65,683,550	48		0.99

**Total A/V** 8,825,951,610 **6,606,965,990** **Total T/V**

# 2024

## Top Twenty by Taxable Value

### DDA

#### City of Troy - Assessing Department

Rank	Owner	2024 A/V	2024 T/V	Parcels	Activity	%
1	Somerset Collection	68,837,600	67,116,100	5	Mall Retail	1.02
2	Zen Troy LLC	33,125,470	32,286,660	2	Apartments	0.49
3	Pentrecentre LLC	27,970,810	27,222,180	2	Office Leasing	0.41
4	Wilshire Plaza MI Realty	19,604,110	19,077,200	3	Office Leasing	0.29
5	755 Tower Associates LLC	24,196,770	17,103,330	2	Office Leasing	0.26
6	CC Troy Associates I LLC	19,032,140	13,067,690	3	Office Leasing	0.20
7	VHS Childrens Hospital	13,235,810	12,943,140	2	Hospital	0.20
8	Nemer Troy Place Realty	14,983,330	12,420,360	5	Office Leasing	0.19
9	Somerset Place LLC	15,432,910	12,384,380	1	Office Leasing	0.19
10	CC Troy Associates II LLC	15,491,270	12,177,460	1	Office Leasing	0.18
11	Liberty Investments I LLC	10,947,240	10,583,410	2	Office Leasing	0.16
12	Macy's	13,201,880	9,725,370	2	Retail	0.15
13	Troy KS Development LLC	10,169,820	9,715,740	7	Office Leasing	0.15
14	OVT Wilshire Owner LLC	8,765,930	8,413,230	1	Office Leasing	0.13
15	Galleria of Troy LLC	8,409,590	8,280,350	1	Office Leasing	0.13
16	Nordstrom Inc	9,345,470	7,663,670	2	Retail	0.12
17	NS International Ltd	9,454,020	6,883,300	2	Office Leasing	0.10
18	Sheffield Owner LLC	16,302,590	5,770,620	2	Office Leasing	0.09
19	Troy 888 LLC	8,221,840	5,706,200	4	Office Leasing	0.09
20	Neiman Marcus	7,129,720	5,636,810	2	Retail	0.09
<b>Totals</b>		<b>353,858,320</b>	<b>304,177,200</b>	<b>51</b>		<b>4.60</b>

**Total A/V** 8,825,951,610    **6,606,965,990**    **Total T/V**



**City of Troy 2024**

**March Board of Review Minutes**

**Organizational Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**TUESDAY, MARCH 5, 2024 10:00 A.M.-12:00 P.M.**

The 2024 Board of Review was called to order at 10:00 A.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, and Michele Shoan. Motion by Karen Greenwood to appoint Howard Adams as Chairperson, Seconded by Michele Shoan, Motion Carried. Also present were City Assessor, Kelly Timm who served as the Secretary and Kim Harper, Deputy Assessor. Kelly Timm presented the 2024 Certified Assessment Roll to the Board, reviewed with the Board of Review how to conduct business, reviewed statutory or policy changes for the current year, and briefed the members on aspects of the 2024 Assessment Roll. There were no corrections of omissions or errors. Motion by Michele Shoan to adjourn the meeting, Seconded by Howard Adams. Meeting adjourned at 12:00 PM. Actual hours in Session-2 hours. There were no scheduled appointments for this session.

**City of Troy 2024**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**MONDAY, MARCH 11, 2024 9:00 A.M-4:00 P.M.**

The 2024 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Karen Greenwood to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 4:00 PM. Actual hours in Session-8 hours.

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/11/2024

004.03.11

88-20-22-356-015

**3146 LOUIS LLC****3146 LOUIS**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE. ONE BOARD MEMBER RECUSING HERSELF.

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

172,900

172,900

172,900

172,900

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/11/2024

005.03.11

88-20-21-302-016

**980 BANMOOR LLC****980 BANMOOR**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$236,000. ONE BOARD MEMBER RECUSING HERSELF.

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

273,340

273,340

236,000

236,000

-37,340

-37,340

**Appeal Date****Appeal #****Parcel ID #**

03/11/2024

006.03.11

88-20-14-401-036

**REA, DARIO & MARISA****4434 ELEANOR**

THE PETITIONER AND HIS DAUGHTER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

389,360

208,530

389,360

208,530

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/11/2024

007.03.11

88-20-15-128-003

**ALCORN, JOHN & KARIN****410 BELDALE**

THE PETITIONER AND HIS REALTOR SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$450,000.

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

569,820

486,630

450,000

450,000

-119,820

-36,630

## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/11/2024	008.03.11	88-20-09-404-006
CHEN, SELENA X		5314 WRIGHT

THE PETITIONER AND FIANCEE SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$135,000.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
148,700	148,700	135,000	135,000	-13,700	-13,700

Appeal Date	Appeal #	Parcel ID #
03/11/2024	009.03.11	88-20-12-331-005
5335 STANDISH DRIVE LLC		5335 STANDISH

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$215,000.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
219,220	219,220	215,500	215,500	-3,720	-3,720

Appeal Date	Appeal #	Parcel ID #
03/11/2024	001.03.11	88-20-22-376-022
A117T HOLDINGS LLC		3175 TALBOT

THE PETITIONER SUBMITTED INFLATION COSTS AND MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
142,910	142,910	142,910	142,910	0	0

Appeal Date	Appeal #	Parcel ID #
03/11/2024	002.03.11	88-20-26-476-033
SANDIFRANCIS LLC		1817 VERMONT

THE REALTOR REPRESENTED THE PETITIONER AND SUBMITTED THE CONDITON OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$42,500.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
47,710	47,710	42,500	42,500	-5,210	-5,210

# 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/11/2024	003.03.11	88-20-25-228-026
HUANG, DE ZHEN		2911 BORDEN

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$144,350

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
163,990	163,990	144,350	144,350	-19,640	-19,640

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**City of Troy 2024**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**TUESDAY, MARCH 12, 2024 1:00 P.M - 9:00 P.M.**

The 2024 Board of Review was called to order at 1:00 P.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Howard Adams to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 9:00 PM. Actual hours in Session-8 hours.

## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/12/2024	010.03.12	88-20-24-401-028
HOSSIAN, MOSSAMMET & HOSSON, MOHAMM		2681 LOCKSLEY

THE PETITIONER SUBMITTED INFLATION COSTS AND COMPREHENSIBLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
234,420	158,070	234,420	158,070	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	011.03.12	88-20-34-176-017
KMK PROPERTIES LLC		1183 COMBERMERE -1185

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO HIS LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
217,100	217,100	217,100	217,100	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	012.03.12	88-20-36-426-079
ELAN ASSOCIATES LLC		686 MINNESOTA

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO AN LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
247,200	247,200	247,200	247,200	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	013.03.12	88-20-36-426-089
ELAN ASSOCIATES LLC		710 MINNESOTA - 712

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO AN LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
673,230	673,230	673,230	673,230	0	0



## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/12/2024	014.03.12	88-20-08-376-138
<b>PUTERMAN, ANDREA</b>		<b>1585 BRENTWOOD</b>

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A NON-BLOOD REALTIVE. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
120,110	120,110	120,110	120,110	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	015.03.12	88-20-14-203-010
<b>PREMIUM HOME LIVING LLC</b>		<b>4970 ALTON</b>

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO AN LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
183,920	183,920	183,920	183,920	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	016.03.12	88-20-12-157-021
<b>HENEN, YASSA</b>		<b>5531 ASTER</b>

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
183,030	161,700	183,030	161,700	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	017.03.12	88-20-05-129-057
<b>CHATTERJEE TRUST, MADHU &amp; TAPATI</b>		<b>6628 CRABAPPLE</b>

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
244,740	205,890	244,740	205,890	0	0

## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/12/2024	018.03.12	88-20-16-427-057
RRUSHI, JULIAN & RONILDA		4378 VIRGILIA

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
425,380	425,380	425,380	425,380	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	019.03.12	88-20-07-202-028
CUENY, MARK E & POLLY R		5763 CLEARVIEW

THE PETITIONER SUBMITTED ECONOMIC OBSOLESCENCE OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE. ONE BOARD MEMBER RECUSING HIMSELF.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
432,960	398,170	432,960	398,170	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	020.03.12	88-20-24-202-004
PELLUMBI, ENTELA & OLSEN		3926 TIMBERCREST

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
296,800	296,800	296,800	296,800	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	021.03.12	88-20-25-278-002
BLUNDEN, MATTHEW T		2882 SAMUEL

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$153,650.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
179,100	161,330	153,650	153,650	-25,450	-7,680

## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/12/2024	022.03.12	88-20-36-227-025
BEZKOSTYY, VOLODYMYR PETROVYCH		2924 IOWA

THE PETITIONER AND HIS SON SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$89,400

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
98,080	98,080	89,400	89,400	-8,680	-8,680

Appeal Date	Appeal #	Parcel ID #
03/12/2024	023.03.12	88-20-15-355-060
NARDI, LEROY		97 E WATTLES

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
116,050	50,080	116,050	50,080	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	024.03.12	88-20-15-252-044
VELAMPUDI, AJAY REDDY & JYOTHIRMAI		984 ECKFORD

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$306,500 WITH NO CHANGE TO THE TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
330,330	140,360	306,500	140,360	-23,830	0

Appeal Date	Appeal #	Parcel ID #
03/12/2024	025.03.12	88-20-15-252-008
RIDER, CAITLIN		770 ECKFORD

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$303,760 WITH NO CHANGE TO THE TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
340,700	278,550	303,760	278,550	-36,940	0

**City of Troy 2024**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**WEDNESDAY, MARCH 13, 2024 3:00 P.M. - 9:00 P.M.**

The 2024 Board of Review was called to order at 3:00 P.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Howard Adams to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 9:00 PM. Actual hours in Session-6 hours.

## 2024 March Board of Review Report

**Appeal Date**

03/13/2024

**Appeal #**

026.03.13

**Parcel ID #**

88-20-13-478-022

**AKKAM, FADI****2909 E WATTLES**

THE PETITIONER SUBMITTED EXTERNAL OBSOLESCENCE FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

**2024 A/V**

132,650

**2024 T/V**

97,880

**2024 BOR A/V**

132,650

**2024 BOR T/V**

97,880

**Change A/V**

0

**Change T/V**

0

**Appeal Date**

03/13/2024

**Appeal #**

027.03.13

**Parcel ID #**

88-20-06-426-005

**MANSOUR, VANESSA & GHASSAN****2110 CHALGROVE**

THE PETITIONERS AND THEIR ATTORNEY SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO 748,350 WITH NO CHANGE TO THE TAXABLE VALUE.

**2024 A/V**

790,720

**2024 T/V**

504,820

**2024 BOR A/V**

748,350

**2024 BOR T/V**

504,820

**Change A/V**

-42,370

**Change T/V**

0

**Appeal Date**

03/13/2024

**Appeal #**

028.03.13

**Parcel ID #**

88-20-03-279-035

**APAHIDEAN JR, OLIMPIU & ADRIANA L****944 MARENGO**

THE PETITIONER WANTED INFORMATION ON HOW THE ASSESSED AND TAXABLE VALUES WERE CALCULATED. HE REQUESTED A DECREASE IN ASSESSED VALUE. THE BOARD VOTED NO CHANGE.

**2024 A/V**

101,180

**2024 T/V**

61,300

**2024 BOR A/V**

101,180

**2024 BOR T/V**

61,300

**Change A/V**

0

**Change T/V**

0

**Appeal Date**

03/13/2024

**Appeal #**

029.03.13

**Parcel ID #**

88-20-36-276-078

**APAHIDEAN JR, OLIMPIU & ADRIANA L****2790 WISCONSIN**

THE PETITIONER WANTED INFORMATION ON HOW THE ASSESSED AND TAXABLE VALUES WERE CALCULATED. HE REQUESTED A DECREASE IN ASSESSED VALUE. THE BOARD VOTED NO CHANGE.

**2024 A/V**

89,720

**2024 T/V**

89,720

**2024 BOR A/V**

89,720

**2024 BOR T/V**

89,720

**Change A/V**

0

**Change T/V**

0

## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/13/2024	030.03.13	88-20-27-154-004
APAHIDEAN JR, OLIMPIU & ADRIANA L		32 STARR

THE PETITIONER WANTED INFORMATION ON HOW THE ASSESSED VALUE, TAXABLE VALUE, AND SQUARE FOOTAGE WERE CALCULATED. HE REQUESTED A DECREASE IN ASSESSED VALUE. THE BOARD VOTED TO DECREASE THE ASSESSED AND TAXABLE VALUES TO 93,230.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
98,370	98,370	93,230	93,230	-5,140	-5,140

Appeal Date	Appeal #	Parcel ID #
03/13/2024	031.03.13	88-20-27-154-005
APAHIDEAN JR, OLIMPIU & ADRIANA L		

THE PETITIONER WANTED INFORMATION ON THE ASSESSED AND TAXABLE VALUE CALCULATIONS AND WHETHER THE LOT IS BUILDABLE. THE BOARD VOTED TO CHANGE THE ASSESSED AND TAXABLE VALUES TO 46,750.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
51,950	51,950	46,750	46,750	-5,200	-5,200

Appeal Date	Appeal #	Parcel ID #
03/13/2024	032.03.13	88-20-03-279-033
APAHIDEAN JR, OLIMPIU & ADRIANA L		826 MARENGO

THE PETITIONER WANTED INFORMATION ON HOW THE ASSESSED AND TAXABLE VALUES WERE CALCULATED. HE REQUESTED A DECREASE IN ASSESSED VALUE. THE BOARD VOTED NO CHANGE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
113,740	93,660	113,740	93,660	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2024	033.03.13	88-20-06-477-010
LOOSE, JOHN & ROSEMARY		2240 W SQUARE LAKE

THE PETITIONERS SUBMITTED ECONOMIC OBSOLESCENCE OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO DECREASE THE ASSESSED VALUE TO 187,500 WITH NO CHANGE TO THE TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
190,020	131,550	187,500	131,550	-2,520	0

## 2024 March Board of Review Report

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2024	034.03.13	88-20-24-401-029
<b>CHOWDHURY, MOHAMMED &amp; JANNATUN N</b>		<b>2673 LOCKSLEY</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUES.

<b>2024 A/V</b>	<b>2024 T/V</b>	<b>2024 BOR A/V</b>	<b>2024 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
244,930	244,930	244,930	244,930	0	0

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2024	035.03.13	88-20-27-177-006
<b>MASKEY, DIPAK</b>		<b>351 STARR</b>

THE PETITIONERS SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO CHANGE THE ASSESSED AND TAXABLE VALUES TO 128,750.

<b>2024 A/V</b>	<b>2024 T/V</b>	<b>2024 BOR A/V</b>	<b>2024 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
141,850	140,020	128,750	128,750	-13,100	-11,270

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2024	036.03.13	88-20-20-302-007
<b>SUN, TIANBING &amp; YAN, YUE</b>		<b>3460 BALFOUR</b>

THE PETITIONER SUBMITTED THE CONDITION OF THE PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUES.

<b>2024 A/V</b>	<b>2024 T/V</b>	<b>2024 BOR A/V</b>	<b>2024 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
396,600	393,770	396,600	393,770	0	0

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2024	037.03.13	88-20-07-201-027
<b>DORCHAK, MICHAEL J</b>		<b>2444 HAVERFORD</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED REDUCE THE TAXABLE AND ASSESSED VALUES TO 387,500 WITH ONE BOARD MEMBER RECUSING HIMSELF.

<b>2024 A/V</b>	<b>2024 T/V</b>	<b>2024 BOR A/V</b>	<b>2024 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
404,520	400,540	387,500	387,500	-17,020	-13,040

**City of Troy 2024**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**THURSDAY, MARCH 14, 2024 9:00 A.M. - 3:00 P.M.**

The 2024 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Karen Greenwood to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 3:00 P.M. Actual hours in Session-6 hours.



## 2024 March Board of Review Report

**Appeal Date**

03/14/2024

**Appeal #**

043.03.14

**Parcel ID #**

88-20-27-428-003

**KELLEY ST LLC****1035 KELLEY**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD CHANGED THE ASSESSED AND TAXABLE VALUES TO 112,300.

**2024 A/V**

132,340

**2024 T/V**

132,340

**2024 BOR A/V**

112,300

**2024 BOR T/V**

112,300

**Change A/V**

-20,040

**Change T/V**

-20,040

**Appeal Date**

03/14/2024

**Appeal #**

044.03.14

**Parcel ID #**

88-20-20-226-138

**FLETCHER, ARDIS A****1120 JEFFERSON****2024 A/V**

372,280

**2024 T/V**

318,900

**2024 BOR A/V**

372,280

**2024 BOR T/V**

318,900

**Change A/V**

0

**Change T/V**

0

**Appeal Date**

03/14/2024

**Appeal #**

044.03.14

**Parcel ID #**

88-20-11-226-041

**PATEL, SURILKUMAR P & PATEL, DIPTI****5738 BLACK OAK**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2024 A/V**

323,850

**2024 T/V**

307,070

**2024 BOR A/V**

323,850

**2024 BOR T/V**

307,070

**Change A/V**

0

**Change T/V**

0

**Appeal Date**

03/14/2024

**Appeal #**

038.03.14

**Parcel ID #**

88-20-05-402-012

**WELLS TRUST, JOHN C & NANCY A****1384 PROSPER**

THE PETITIONER QUESTIONED THE CALCULATION METHOD FOR ADJUSTMENTS. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2024 A/V**

221,640

**2024 T/V**

154,950

**2024 BOR A/V**

221,640

**2024 BOR T/V**

154,950

**Change A/V**

0

**Change T/V**

0

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

039.03.14

88-20-14-227-013

**RANA, NIRAV****4861 WHITESELL**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUES.

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

174,310

168,260

174,310

168,260

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

040.03.14

88-20-30-101-033

**BRATU, ADRIAN & DIANA****2511 BROOKLAWN****2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

317,260

290,720

317,260

290,720

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

040.03.14

88-20-31-227-139

**KHEMMORO, MARK & RANIA****1384 DEVON**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 166,670.

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

168,650

168,650

166,670

166,670

-1,980

-1,980

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

041.03.14

88-20-34-201-040

**REISENBERGER, INGEBORG M****1423 ROCHESTER -1449**

THE PETITIONER SUBMITTED CONDITION OF THE BUILDING FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO 805,620 WITH NO CHANGE TO THE TAXABLE VALUE.

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

850,210

414,310

805,620

414,310

-44,590

0

2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/14/2024	042.03.14	88-20-14-102-025
REISENBERGER, INGEBORG M		1354 GLASER

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
191,400	101,240	191,400	101,240	0	0

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## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.001		88-20-16-451-025	
MACOMB RESIDENTIAL OPPORTUNITIES				330 LANGE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
207,000	180,430	207,000	180,430	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.002		88-20-29-326-028	
LITHIA REAL ESTATE INC				2100 W MAPLE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
2,777,500	2,654,500	2,777,500	2,654,500	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.003		88-20-29-401-003	
LITHIA REAL ESTATE INC					
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
752,860	752,860	752,860	752,860	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.004		88-20-29-401-014	
ORLAND PARK PROPERTIES LLC				1820 MAPLELAWN	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
404,100	201,440	404,100	201,440	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.005		88-20-29-401-020	
LITHIA REAL ESTATE INC					
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
230,250	165,020	230,250	165,020	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.006		88-20-29-401-021	
LITHIA REAL ESTATE INC				1760 MAPLELAWN	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
528,170	441,000	528,170	441,000	0	0
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## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.007		88-20-29-401-026	
LITHIA REAL ESTATE INC				1790 MAPLELAWN -1794	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
6,027,550	3,947,580	6,027,550	3,947,580	0	0

Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.008		88-20-29-401-028	
LITHIA REAL ESTATE INC				1800 MAPLELAWN	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
1,135,280	1,121,660	1,135,280	1,121,660	0	0

Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.009		88-20-29-401-031	
LITHIA REAL ESTATE INC				1804 MAPLELAWN -1810	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
4,758,200	4,445,320	4,758,200	4,445,320	0	0

Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.010		88-20-29-401-032	
LITHIA REAL ESTATE INC				1814 MAPLELAWN -1816	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
6,551,680	6,494,750	6,551,680	6,494,750	0	0

Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.011		88-20-29-426-011	
LITHIA REAL ESTATE INC				1520 TEMPLE CITY	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
2,742,490	2,555,570	2,742,490	2,555,570	0	0

Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.012		88-20-29-426-021	
LITHIA REAL ESTATE INC				1795 MAPLELAWN	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
1,588,210	1,585,030	1,588,210	1,585,030	0	0

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.013		88-20-29-426-027	
LITHIA REAL ESTATE INC				1821 MAPLELAWN	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
1,428,830	1,403,660	1,428,830	1,403,660	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.014		88-20-29-426-028	
LITHIA REAL ESTATE INC					
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
453,840	453,840	453,840	453,840	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.015		88-20-29-426-030	
LITHIA REAL ESTATE INC				1755 MAPLELAWN -1759	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
4,823,670	4,784,120	4,823,670	4,784,120	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.016		88-20-29-426-055	
LITHIA REAL ESTATE INC				1850 W MAPLE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
4,973,770	4,237,270	4,973,770	4,237,270	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.017		88-20-29-426-033	
LITHIA REAL ESTATE INC					
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
1,412,140	1,412,140	1,412,140	1,412,140	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/13/2024		C.018		88-20-29-426-056	
LITHIA REAL ESTATE INC				1815 MAPLELAWN	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
4,265,260	3,924,600	4,265,260	3,924,600	0	0

## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/13/2024	C.019	88-20-29-426-057
LITHIA REAL ESTATE INC		1767 MAPLELAWN

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
1,132,640	1,030,110	1,132,640	1,030,110	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2024	C.020	88-20-35-276-001
LITHIA REAL ESTATE INC		900 CHICAGO

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
339,870	240,850	339,870	240,850	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2024	C.021	88-20-35-276-005
LITHIA REAL ESTATE INC		777 JOHN R

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
4,431,480	4,404,120	4,431,480	4,404,120	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2024	C.022	88-20-16-200-019
LAKE TROY REALTY LLC		55 W LONG LAKE

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
801,280	439,780	801,280	439,780	0	0

Appeal Date	Appeal #	Parcel ID #
03/13/2024	C.023	88-20-01-478-009
SWEET, PAUL & LAURIE		6243 MOHICAN

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
252,360	252,360	240,000	240,000	-12,360	-12,360

Appeal Date	Appeal #	Parcel ID #
03/13/2024	C.024	88-20-04-126-011
PUSTA, PETRU		6893 SERENITY

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
227,120	146,580	227,120	146,580	0	0

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.025		88-20-15-206-001	
ROBERTSON VILLAGE OF TROY LLC				795 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.026		88-20-15-206-002	
ROBERTSON VILLAGE OF TROY LLC				799 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.027		88-20-15-206-003	
ROBERTSON VILLAGE OF TROY LLC				803 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.028		88-20-15-206-004	
ROBERTSON VILLAGE OF TROY LLC				807 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.029		88-20-15-206-005	
ROBERTSON VILLAGE OF TROY LLC				811 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.030		88-20-15-206-006	
ROBERTSON VILLAGE OF TROY LLC				815 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790



## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.031		88-20-15-206-007	
ROBERTSON VILLAGE OF TROY LLC				829 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.032		88-20-15-206-008	
ROBERTSON VILLAGE OF TROY LLC				833 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.033		88-20-15-206-009	
ROBERTSON VILLAGE OF TROY LLC				837 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.034		88-20-15-206-010	
ROBERTSON VILLAGE OF TROY LLC				841 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.035		88-20-15-206-011	
ROBERTSON VILLAGE OF TROY LLC				845 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.036		88-20-15-206-012	
ROBERTSON VILLAGE OF TROY LLC				849 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.037		88-20-15-206-013	
ROBERTSON VILLAGE OF TROY LLC				796 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.038		88-20-15-206-014	
ROBERTSON VILLAGE OF TROY LLC				800 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.039		88-20-15-206-015	
ROBERTSON VILLAGE OF TROY LLC				804 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.040		88-20-15-206-016	
ROBERTSON VILLAGE OF TROY LLC				808 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.041		88-20-15-206-017	
ROBERTSON VILLAGE OF TROY LLC				812 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.042		88-20-15-206-018	
ROBERTSON VILLAGE OF TROY LLC				828 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.043		88-20-15-206-019	
ROBERTSON VILLAGE OF TROY LLC				832 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.044		88-20-15-206-020	
ROBERTSON VILLAGE OF TROY LLC				836 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.045		88-20-15-206-021	
ROBERTSON VILLAGE OF TROY LLC				840 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.046		88-20-15-206-022	
ROBERTSON VILLAGE OF TROY LLC				844 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.047		88-20-15-206-023	
ROBERTSON VILLAGE OF TROY LLC				848 BALMORAL LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.048		88-20-15-206-024	
ROBERTSON VILLAGE OF TROY LLC				797 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.049		88-20-15-206-025	
ROBERTSON VILLAGE OF TROY LLC				801 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.050		88-20-15-206-026	
ROBERTSON VILLAGE OF TROY LLC				805 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.051		88-20-15-206-027	
ROBERTSON VILLAGE OF TROY LLC				809 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.052		88-20-15-206-028	
ROBERTSON VILLAGE OF TROY LLC				813 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.053		88-20-15-206-029	
ROBERTSON VILLAGE OF TROY LLC				829 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.054		88-20-15-206-030	
ROBERTSON VILLAGE OF TROY LLC				833 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.055		88-20-15-206-031	
ROBERTSON VILLAGE OF TROY LLC				837 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.056		88-20-15-206-032	
ROBERTSON VILLAGE OF TROY LLC				841 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.057		88-20-15-206-033	
ROBERTSON VILLAGE OF TROY LLC				845 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.058		88-20-15-206-034	
ROBERTSON VILLAGE OF TROY LLC				849 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.059		88-20-15-206-035	
ROBERTSON VILLAGE OF TROY LLC				794 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.060		88-20-15-206-036	
ROBERTSON VILLAGE OF TROY LLC				798 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.061		88-20-15-206-037	
ROBERTSON VILLAGE OF TROY LLC				802 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.062		88-20-15-206-038	
ROBERTSON VILLAGE OF TROY LLC				806 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.063		88-20-15-206-039	
ROBERTSON VILLAGE OF TROY LLC				810 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.064		88-20-15-206-040	
ROBERTSON VILLAGE OF TROY LLC				828 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.065		88-20-15-206-041	
ROBERTSON VILLAGE OF TROY LLC				832 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.066		88-20-15-206-042	
ROBERTSON VILLAGE OF TROY LLC				836 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.067		88-20-15-206-043	
ROBERTSON VILLAGE OF TROY LLC				840 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.068		88-20-15-206-044	
ROBERTSON VILLAGE OF TROY LLC				844 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.069		88-20-15-206-045	
ROBERTSON VILLAGE OF TROY LLC				848 CORTLAND LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.070		88-20-15-206-046	
ROBERTSON VILLAGE OF TROY LLC				793 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.071		88-20-15-206-047	
ROBERTSON VILLAGE OF TROY LLC				797 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.072		88-20-15-206-048	
ROBERTSON VILLAGE OF TROY LLC				801 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/14/2024	C.073	88-20-15-206-049
ROBERTSON VILLAGE OF TROY LLC		805 HUNTLEY LANE

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date	Appeal #	Parcel ID #
03/14/2024	C.074	88-20-15-206-050
ROBERTSON VILLAGE OF TROY LLC		809 HUNTLEY LANE

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date	Appeal #	Parcel ID #
03/14/2024	C.075	88-20-15-206-051
ROBERTSON VILLAGE OF TROY LLC		829 HUNTLEY LANE

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date	Appeal #	Parcel ID #
03/14/2024	C.076	88-20-15-206-052
ROBERTSON VILLAGE OF TROY LLC		833 HUNTLEY LANE

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date	Appeal #	Parcel ID #
03/14/2024	C.077	88-20-15-206-053
ROBERTSON VILLAGE OF TROY LLC		837 HUNTLEY LANE

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date	Appeal #	Parcel ID #
03/14/2024	C.078	88-20-15-206-054
ROBERTSON VILLAGE OF TROY LLC		841 HUNTLEY LANE

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0



## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.079		88-20-15-206-055	
ROBERTSON VILLAGE OF TROY LLC				845 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.080		88-20-15-206-056	
ROBERTSON VILLAGE OF TROY LLC				849 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.081		88-20-15-206-057	
ROBERTSON VILLAGE OF TROY LLC				4875 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.082		88-20-15-206-058	
ROBERTSON VILLAGE OF TROY LLC				4861 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.083		88-20-15-206-059	
ROBERTSON VILLAGE OF TROY LLC				4849 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.084		88-20-15-206-060	
ROBERTSON VILLAGE OF TROY LLC				4837 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.085		88-20-15-206-061	
ROBERTSON VILLAGE OF TROY LLC				4825 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.086		88-20-15-206-062	
ROBERTSON VILLAGE OF TROY LLC				4813 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.087		88-20-15-206-063	
ROBERTSON VILLAGE OF TROY LLC				4801 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.088		88-20-15-206-064	
ROBERTSON VILLAGE OF TROY LLC				4876 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/24/2024		C.089		88-20-15-206-065	
ROBERTSON VILLAGE OF TROY LLC				4864 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.090		88-20-15-206-066	
ROBERTSON VILLAGE OF TROY LLC				4852 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.091		88-20-15-206-067	
ROBERTSON VILLAGE OF TROY LLC				4840 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.092		88-20-15-206-068	
ROBERTSON VILLAGE OF TROY LLC				4828 PARKSIDE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.093		88-20-15-206-069	
ROBERTSON VILLAGE OF TROY LLC				750 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.094		88-20-15-206-070	
ROBERTSON VILLAGE OF TROY LLC				756 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.095		88-20-15-206-071	
ROBERTSON VILLAGE OF TROY LLC				762 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.096		88-20-15-206-072	
ROBERTSON VILLAGE OF TROY LLC				752 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.097		88-20-15-206-073	
ROBERTSON VILLAGE OF TROY LLC				758 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.098		88-20-15-206-074	
ROBERTSON VILLAGE OF TROY LLC				764 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.099		88-20-15-206-075	
ROBERTSON VILLAGE OF TROY LLC				822 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.100		88-20-15-206-076	
ROBERTSON VILLAGE OF TROY LLC				828 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.101		88-20-15-206-077	
ROBERTSON VILLAGE OF TROY LLC				834 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.102		88-20-15-206-078	
ROBERTSON VILLAGE OF TROY LLC				824 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.103		88-20-15-206-079	
ROBERTSON VILLAGE OF TROY LLC				830 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.104		88-20-15-206-080	
ROBERTSON VILLAGE OF TROY LLC				836 HUNTLEY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.105		88-20-15-206-081	
ROBERTSON VILLAGE OF TROY LLC				4875 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.106		88-20-15-206-082	
ROBERTSON VILLAGE OF TROY LLC				4861 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.107		88-20-15-206-083	
ROBERTSON VILLAGE OF TROY LLC				4849 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.108		88-20-15-206-084	
ROBERTSON VILLAGE OF TROY LLC				4837 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.109		88-20-15-206-085	
ROBERTSON VILLAGE OF TROY LLC				4825 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.110		88-20-15-206-086	
ROBERTSON VILLAGE OF TROY LLC				4813 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
<hr/>					
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.111		88-20-15-206-087	
ROBERTSON VILLAGE OF TROY LLC				4876 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.112		88-20-15-206-088	
ROBERTSON VILLAGE OF TROY LLC				4864 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.113		88-20-15-206-089	
ROBERTSON VILLAGE OF TROY LLC				4852 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
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Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.114		88-20-15-206-090	
ROBERTSON VILLAGE OF TROY LLC				4840 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.115		88-20-15-206-091	
ROBERTSON VILLAGE OF TROY LLC				4828 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.116		88-20-15-206-092	
ROBERTSON VILLAGE OF TROY LLC				4816 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.117		88-20-15-206-093	
ROBERTSON VILLAGE OF TROY LLC				4808 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.118		88-20-15-206-094	
ROBERTSON VILLAGE OF TROY LLC				4800 LUDLOW LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.119		88-20-15-206-095	
ROBERTSON VILLAGE OF TROY LLC				4873 LISMORE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.120		88-20-15-206-096	
ROBERTSON VILLAGE OF TROY LLC				4861 LISMORE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.121		88-20-15-206-097	
ROBERTSON VILLAGE OF TROY LLC				4849 LISMORE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.122		88-20-15-206-098	
ROBERTSON VILLAGE OF TROY LLC				4837 LISMORE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.123		88-20-15-206-099	
ROBERTSON VILLAGE OF TROY LLC				4825 LISMORE LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.124		88-20-15-206-100	
ROBERTSON VILLAGE OF TROY LLC				735 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.125		88-20-15-206-101	
ROBERTSON VILLAGE OF TROY LLC				739 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.126		88-20-15-206-102	
ROBERTSON VILLAGE OF TROY LLC				743 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790



## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.127		88-20-15-206-103	
ROBERTSON VILLAGE OF TROY LLC				747 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.128		88-20-15-206-104	
ROBERTSON VILLAGE OF TROY LLC				751 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.129		88-20-15-206-105	
ROBERTSON VILLAGE OF TROY LLC				755 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.130		88-20-15-206-106	
ROBERTSON VILLAGE OF TROY LLC				759 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.131		88-20-15-206-107	
ROBERTSON VILLAGE OF TROY LLC				761 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.132		88-20-15-206-108	
ROBERTSON VILLAGE OF TROY LLC				765 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.133		88-20-15-206-109	
ROBERTSON VILLAGE OF TROY LLC				769 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.134		88-20-15-206-110	
ROBERTSON VILLAGE OF TROY LLC				773 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.135		88-20-15-206-111	
ROBERTSON VILLAGE OF TROY LLC				777 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.136		88-20-15-206-112	
ROBERTSON VILLAGE OF TROY LLC				781 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.137		88-20-15-206-113	
ROBERTSON VILLAGE OF TROY LLC				789 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.138		88-20-15-206-114	
ROBERTSON VILLAGE OF TROY LLC				793 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.139		88-20-15-206-115	
ROBERTSON VILLAGE OF TROY LLC				797 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.140		88-20-15-206-116	
ROBERTSON VILLAGE OF TROY LLC				801 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	50,000	50,000	-6,790	-6,790
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.141		88-20-15-206-117	
ROBERTSON VILLAGE OF TROY LLC				809 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.142		88-20-15-206-118	
ROBERTSON VILLAGE OF TROY LLC				813 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.143		88-20-15-206-119	
ROBERTSON VILLAGE OF TROY LLC				817 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.144		88-20-15-206-120	
ROBERTSON VILLAGE OF TROY LLC				821 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

## 2024 March Board of Review Report

Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.145		88-20-15-206-121	
ROBERTSON VILLAGE OF TROY LLC				825 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.146		88-20-15-206-122	
ROBERTSON VILLAGE OF TROY LLC				829 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.147		88-20-15-206-123	
ROBERTSON VILLAGE OF TROY LLC				837 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.148		88-20-15-206-124	
ROBERTSON VILLAGE OF TROY LLC				841 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.149		88-20-15-206-125	
ROBERTSON VILLAGE OF TROY LLC				845 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0
Appeal Date		Appeal #		Parcel ID #	
03/14/2024		C.150		88-20-15-206-126	
ROBERTSON VILLAGE OF TROY LLC				849 CANTERBURY LANE	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
56,790	56,790	56,790	56,790	0	0

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.001

88-99-00-505-355

REDWOOD MSO LLC

800 KIRTS 650

LATE FILED

**2024 A/V**

85,450

**2024 T/V**

85,450

**2024 BOR A/V**

272,300

**2024 BOR T/V**

272,300

**Change A/V**

186,850

**Change T/V**

186,850

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.002

88-99-00-504-590

MOD PIZZA

770 E BIG BEAVER

LATE FILED

**2024 A/V**

96,180

**2024 T/V**

96,180

**2024 BOR A/V**

79,900

**2024 BOR T/V**

79,900

**Change A/V**

-16,280

**Change T/V**

-16,280

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.003

88-99-00-399-390

DAVID YURMAN

2801 W BIG BEAVER D114

LATE FILED

**2024 A/V**

270,890

**2024 T/V**

270,890

**2024 BOR A/V**

201,050

**2024 BOR T/V**

201,050

**Change A/V**

-69,840

**Change T/V**

-69,840

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.004

88-99-00-380-300

FINTECH PROPERTIES LLC

2125 BUTTERFIELD LL100

LATE FILED

**2024 A/V**

11,310

**2024 T/V**

11,310

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-11,310

**Change T/V**

-11,310

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.005

88-99-00-283-340

CHARTER SQUARE MI LLC

2860 CHARTER

LATE FILED

**2024 A/V**

65,050

**2024 T/V**

65,050

**2024 BOR A/V**

47,970

**2024 BOR T/V**

47,970

**Change A/V**

-17,080

**Change T/V**

-17,080

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.006

88-99-00-508-010

**GREEN STREET AUTO REPAIR LLC****1354 COMBERMERE F**

LATE FILED

**2024 A/V**

5,000

**2024 T/V**

5,000

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-5,000

**Change T/V**

-5,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.007

88-99-00-030-230

**SAN MARINO SOCIAL CLUB****1685 E BIG BEAVER**

LATE FILED

**2024 A/V**

103,390

**2024 T/V**

103,390

**2024 BOR A/V**

65,310

**2024 BOR T/V**

65,310

**Change A/V**

-38,080

**Change T/V**

-38,080

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.008

88-99-00-369-180

**SAN MARINO CLUB****1695 E BIG BEAVER**

LATE FILED

**2024 A/V**

74,940

**2024 T/V**

74,940

**2024 BOR A/V**

36,530

**2024 BOR T/V**

36,530

**Change A/V**

-38,410

**Change T/V**

-38,410

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.009

88-99-00-036-603

**KIGO ENTERTAINMENT****101 W BIG BEAVER 1400**

LATE FILED

**2024 A/V**

15,350

**2024 T/V**

15,350

**2024 BOR A/V**

12,360

**2024 BOR T/V**

12,360

**Change A/V**

-2,990

**Change T/V**

-2,990

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.010

88-99-00-268-660

**FRAGOMEN, DEL REY, BERNSEN & LOEWY****755 W BIG BEAVER 0750**

LATE FILED

**2024 A/V**

31,040

**2024 T/V**

31,040

**2024 BOR A/V**

24,830

**2024 BOR T/V**

24,830

**Change A/V**

-6,210

**Change T/V**

-6,210

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.011

88-99-00-414-365

ALLBIRDS

2800 W BIG BEAVER M150

LATE FILED

**2024 A/V**

57,160

**2024 T/V**

57,160

**2024 BOR A/V**

151,140

**2024 BOR T/V**

151,140

**Change A/V**

93,980

**Change T/V**

93,980

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.012

88-99-00-414-420

MOOSE KNUCKLES

2801 W BIG BEAVER K244

LATE FILED

**2024 A/V**

177,850

**2024 T/V**

177,850

**2024 BOR A/V**

40,630

**2024 BOR T/V**

40,630

**Change A/V**

-137,220

**Change T/V**

-137,220

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.013

88-99-00-404-560

HUGO BOSS RETAIL INC

2901 W BIG BEAVER

LATE FILED

**2024 A/V**

12,680

**2024 T/V**

12,680

**2024 BOR A/V**

12,950

**2024 BOR T/V**

12,950

**Change A/V**

270

**Change T/V**

270

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.014

88-99-00-279-240

CORNERSTONE CAPITAL MGMT INC

3155 W BIG BEAVER 207

LATE FILED

**2024 A/V**

16,380

**2024 T/V**

16,380

**2024 BOR A/V**

12,030

**2024 BOR T/V**

12,030

**Change A/V**

-4,350

**Change T/V**

-4,350

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.015

88-99-00-294-440

GOWDA, MUNE MD FACS

3270 W BIG BEAVER 415

LATE FILED

**2024 A/V**

273,500

**2024 T/V**

273,500

**2024 BOR A/V**

188,860

**2024 BOR T/V**

188,860

**Change A/V**

-84,640

**Change T/V**

-84,640

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.016

88-99-00-507-975

**STREET RIDE & TIDE CUSTOMS LLC****1354 COMBERMERE G**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

7,500

7,500

0

0

-7,500

-7,500

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.017

88-99-00-507-955

**PAYMENT GURUS LLC****1727 CROOKS**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

10,000

10,000

0

0

-10,000

-10,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.018

88-99-00-507-855

**FISERV SOLUTIONS LLC****5600 CROOKS 101**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

500,000

500,000

0

0

-500,000

-500,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.019

88-99-00-507-675

**CONYNGHAM PERFORMANCE GROUP****1000 JOHN R 208**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

1,000

1,000

0

0

-1,000

-1,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.020

88-99-00-502-985

**DRIVE GIANT AUTO SALES****1282 KIRTS 150**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

9,550

9,550

0

0

-9,550

-9,550



## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.021

88-99-00-507-840

**WAKEFIELD LAW PC****1950 LIVERNOIS**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

20,000

20,000

0

0

-20,000

-20,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.022

88-99-00-385-760

**MATHEWS MEDICAL CENTER PLLC****2221 LIVERNOIS 100**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

77,500

77,500

0

0

-77,500

-77,500

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.023

88-99-00-296-460

**REDWOOD DENTAL GROUP****111 E LONG LAKE**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

668,540

668,540

151,650

151,650

-516,890

-516,890

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.024

88-99-00-276-060

**AMERICAN CHEMISTRY COUNCIL INC****5750 NEW KING 120**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

10,350

10,350

7,840

7,840

-2,510

-2,510

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.025

88-99-00-223-080

**HOME PROPERTIES****2127 LOVINGTON**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

38,990

38,990

0

0

-38,990

-38,990

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.026

88-99-00-056-143

MIDAS MUFFLER &amp; BRAKE SHOP

1500 W MAPLE

LATE FILED

**2024 A/V**

42,040

**2024 T/V**

42,040

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-42,040

**Change T/V**

-42,040

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.027

88-99-00-298-200

JOHNSTON LEWIS ASSOC INC

5600 NEW KING 210

LATE FILED

**2024 A/V**

148,700

**2024 T/V**

148,700

**2024 BOR A/V**

73,530

**2024 BOR T/V**

73,530

**Change A/V**

-75,170

**Change T/V**

-75,170

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.028

88-99-00-501-655

NEEHEES OF TROY

4924 ROCHESTER

LATE FILED

**2024 A/V**

39,790

**2024 T/V**

39,790

**2024 BOR A/V**

29,360

**2024 BOR T/V**

29,360

**Change A/V**

-10,430

**Change T/V**

-10,430

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.029

88-99-00-506-950

GREEN LANTERN TROY LLC

6043 ROCHESTER

LATE FILED

**2024 A/V**

82,640

**2024 T/V**

82,640

**2024 BOR A/V**

80,360

**2024 BOR T/V**

80,360

**Change A/V**

-2,280

**Change T/V**

-2,280

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.030

88-99-00-508-120

CB INC

1300 SOUTER

LATE FILED

**2024 A/V**

25,000

**2024 T/V**

25,000

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-25,000

**Change T/V**

-25,000

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.031

88-99-00-298-800

**PINDLER & PINDLER INC**

1700 STUTZ 103

LATE FILED

**2024 A/V**

6,760

**2024 T/V**

6,760

**2024 BOR A/V**

5,160

**2024 BOR T/V**

5,160

**Change A/V**

-1,600

**Change T/V**

-1,600

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.032

88-99-00-394-630

**BALLUFF INC**

1960 TECHNOLOGY 115

LATE FILED

**2024 A/V**

34,850

**2024 T/V**

34,850

**2024 BOR A/V**

25,040

**2024 BOR T/V**

25,040

**Change A/V**

-9,810

**Change T/V**

-9,810

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.033

88-99-00-195-540

**SSOE INC**

1050 WILSHIRE 260

LATE FILED

**2024 A/V**

114,150

**2024 T/V**

114,150

**2024 BOR A/V**

93,830

**2024 BOR T/V**

93,830

**Change A/V**

-20,320

**Change T/V**

-20,320

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.034

88-99-00-262-180

**POTOMAC TESTING**

1991 WOODSLEE

LATE FILED

**2024 A/V**

420,860

**2024 T/V**

420,860

**2024 BOR A/V**

148,950

**2024 BOR T/V**

148,950

**Change A/V**

-271,910

**Change T/V**

-271,910

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.035

88-99-00-755-550

**CONVERGE MEDICAL TECHNOLOGY LLC**

LATE FILED

**2024 A/V**

0

**2024 T/V**

0

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

0

**Change T/V**

0

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.036

88-99-00-414-960

**AUGUST LAW****363 W BIG BEAVER 410**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

0

0

0

0

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.037

88-99-00-413-395

**MUSE MEDICAL PLLC****1771 W BIG BEAVER**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

11,730

11,730

0

0

-11,730

-11,730

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.038

88-99-00-414-955

**FACIALWORKS SKIN CARE LLC****1771 W BIG BEAVER**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

0

0

236,370

236,370

236,370

236,370

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.039

88-99-00-413-260

**LEXITAS LUMEN LEGAL****3331 W BIG BEAVER 310**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

78,130

78,130

0

0

-78,130

-78,130

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.040

88-99-00-267-740

**HERSHEY INSURANCE GROUP LLC****2855 COOLIDGE 204**

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

40,330

40,330

0

0

-40,330

-40,330

## 2024 March Board of Review Report

**Appeal Date**

03/14/2024

**KRAVET FABRICS TROY INC**

LATE FILED

**Appeal #**

PP.041

**Parcel ID #****88-99-00-065-592****1700 STUTZ 105****2024 A/V**

56,200

**2024 T/V**

56,200

**2024 BOR A/V**

41,540

**2024 BOR T/V**

41,540

**Change A/V**

-14,660

**Change T/V**

-14,660

**Appeal Date**

03/14/2024

**COMPUTER SCIENCES CORP**

LATE FILED

**Appeal #**

PP.042

**Parcel ID #****88-99-00-738-250****2024 A/V**

1,980

**2024 T/V**

1,980

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-1,980

**Change T/V**

-1,980

**Appeal Date**

03/14/2024

**COMPUTER SCIENCES CORP**

LATE FILED

**Appeal #**

PP.043

**Parcel ID #****88-99-00-741-230****2024 A/V**

0

**2024 T/V**

0

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

0

**Change T/V**

0

**Appeal Date**

03/14/2024

**COMPUTER SCIENCES CORP**

LATE FILED

**Appeal #**

PP.044

**Parcel ID #****88-99-00-743-170****2024 A/V**

235,210

**2024 T/V**

235,210

**2024 BOR A/V**

122,870

**2024 BOR T/V**

122,870

**Change A/V**

-112,340

**Change T/V**

-112,340

**Appeal Date**

03/14/2024

**KURA REVOLVING SUSHI BAR**

LATE FILE

**Appeal #**

PP.045

**Parcel ID #****88-99-00-413-235****736 W BIG BEAVER****2024 A/V**

314,430

**2024 T/V**

314,430

**2024 BOR A/V**

222,410

**2024 BOR T/V**

222,410

**Change A/V**

-92,020

**Change T/V**

-92,020

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.046

88-99-00-413-265

SENTINEL FINANCIAL GRP

3001 W BIG BEAVER 302

LATE FILE

**2024 A/V**

56,250

**2024 T/V**

56,250

**2024 BOR A/V**

40,930

**2024 BOR T/V**

40,930

**Change A/V**

-15,320

**Change T/V**

-15,320

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.047

88-99-00-506-585

KELVIN KHOSHO INSURANCE AGENCY LLC

2115 LIVERNOIS

LATE FILE

**2024 A/V**

1,250

**2024 T/V**

1,250

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-1,250

**Change T/V**

-1,250

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.048

88-99-00-508-360

DAVISON HEATING &amp; COOLING

360 E MAPLE J

LATE FILE

**2024 A/V**

2,000

**2024 T/V**

2,000

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-2,000

**Change T/V**

-2,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.049

88-99-00-412-380

IHOP

3132 ROCHESTER

LATE FILE

**2024 A/V**

146,210

**2024 T/V**

146,210

**2024 BOR A/V**

105,750

**2024 BOR T/V**

105,750

**Change A/V**

-40,460

**Change T/V**

-40,460

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.050

88-99-00-000-007

AUTO CLUB GROUP, THE

LATE FILE

**2024 A/V**

1,630

**2024 T/V**

1,630

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-1,630

**Change T/V**

-1,630

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.051

88-99-00-035-909

**REGUS MANAGEMENT GROUP LLC****100 W BIG BEAVER 200**

LATE FILED

**2024 A/V**

219,390

**2024 T/V**

219,390

**2024 BOR A/V**

98,470

**2024 BOR T/V**

98,470

**Change A/V**

-120,920

**Change T/V**

-120,920

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.052

88-99-00-406-550

**SUMITOMO RUBBER NORTH AMERICA****100 W BIG BEAVER 380**

LATE FILED

**2024 A/V**

30,680

**2024 T/V**

30,680

**2024 BOR A/V**

22,150

**2024 BOR T/V**

22,150

**Change A/V**

-8,530

**Change T/V**

-8,530

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.053

88-99-00-301-280

**REGUS MANAGEMENT GROUP LLC****101 W BIG BEAVER 1400**

LATE FILED

**2024 A/V**

339,310

**2024 T/V**

339,310

**2024 BOR A/V**

117,450

**2024 BOR T/V**

117,450

**Change A/V**

-221,860

**Change T/V**

-221,860

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.054

88-99-00-506-550

**SIMON PLC****363 W BIG BEAVER 410**

LATE FILED

**2024 A/V**

75,000

**2024 T/V**

75,000

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-75,000

**Change T/V**

-75,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.055

88-99-00-315-780

**APPLE INC****2800 W BIG BEAVER N112**

LATE FILED

**2024 A/V**

792,930

**2024 T/V**

792,930

**2024 BOR A/V**

639,220

**2024 BOR T/V**

639,220

**Change A/V**

-153,710

**Change T/V**

-153,710

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.056

88-99-00-508-045

**DOUBLEJACK ELECTRIC CO INC****611 ELMWOOD**

LATE FILED

**2024 A/V**

15,000

**2024 T/V**

15,000

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-15,000

**Change T/V**

-15,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.057

88-99-00-286-780

**AKZO NOBEL COATINGS INC****2373 JOHN R A**

LATE FILED

**2024 A/V**

13,980

**2024 T/V**

13,980

**2024 BOR A/V**

13,980

**2024 BOR T/V**

13,980

**Change A/V**

0

**Change T/V**

0

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.058

88-99-00-502-745

**SPICE HUB INDIAN GROCERIES****166 W MAPLE**

LATE FILED

**2024 A/V**

60,450

**2024 T/V**

60,450

**2024 BOR A/V**

45,540

**2024 BOR T/V**

45,540

**Change A/V**

-14,910

**Change T/V**

-14,910

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.059

88-99-00-391-400

**MOBILITY PLUS REHAB SERVICES****6905 ROCHESTER C**

LATE FILED

**2024 A/V**

14,880

**2024 T/V**

14,880

**2024 BOR A/V**

11,900

**2024 BOR T/V**

11,900

**Change A/V**

-2,980

**Change T/V**

-2,980

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.060

88-99-00-413-655

**ANTHONY DJON REAL ESTATE****2002 STEPHENSON**

LATE FILED

**2024 A/V**

62,500

**2024 T/V**

62,500

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-62,500

**Change T/V**

-62,500



## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.061

88-99-00-761-085

**DISH WIRELESS LLC**

CLERICAL ERROR TWICE ASSESSED

**2024 A/V**

587,920

**2024 T/V**

587,920

**2024 BOR A/V**

293,230

**2024 BOR T/V**

293,230

**Change A/V**

-294,690

**Change T/V**

-294,690

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.062

88-99-00-503-065

**TILE SHOP, THE****871 E BIG BEAVER 142**

LATE FILED

**2024 A/V**

192,810

**2024 T/V**

192,810

**2024 BOR A/V**

137,330

**2024 BOR T/V**

137,330

**Change A/V**

-55,480

**Change T/V**

-55,480

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.063

88-99-00-360-080

**DAEWON AMERICA INC****1450 W LONG LAKE 175**

LATE FILED

**2024 A/V**

15,880

**2024 T/V**

15,880

**2024 BOR A/V**

10,900

**2024 BOR T/V**

10,900

**Change A/V**

-4,980

**Change T/V**

-4,980

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.064

88-99-00-750-995

**CHG MERIDIAN USA CORP**

LATE FILED

**2024 A/V**

468,000

**2024 T/V**

468,000

**2024 BOR A/V**

493,470

**2024 BOR T/V**

493,470

**Change A/V**

25,470

**Change T/V**

25,470

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.065

88-99-00-409-665

**TROY OFFICE CENTER OWNER LLC****320 E BIG BEAVER 400**

LATE FILED

**2024 A/V**

215,310

**2024 T/V**

215,310

**2024 BOR A/V**

156,380

**2024 BOR T/V**

156,380

**Change A/V**

-58,930

**Change T/V**

-58,930

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.066

88-99-00-504-220

TROY OFFICE CENTER OWNER LLC

340 E BIG BEAVER 410

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

154,350

154,350

110,460

110,460

-43,890

-43,890

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.067

88-99-00-253-580

BATH &amp; BODY WORKS #3329

444 W FOURTEEN MILE

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

126,450

126,450

90,710

90,710

-35,740

-35,740

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.068

88-99-00-364-800

PENTACENTRE

2800 LIVERNOIS 105

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

202,380

202,380

164,300

164,300

-38,080

-38,080

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.069

88-99-00-412-560

KASAI NORTH AMERICA INC

1875 RESEARCH 100

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

201,950

201,950

94,330

94,330

-107,620

-107,620

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.070

88-99-00-061-035

SPILLANE &amp; REYNOLDS ORTHODONTICS

6649 ROCHESTER B

LATE FILED

**2024 A/V****2024 T/V****2024 BOR A/V****2024 BOR T/V****Change A/V****Change T/V**

63,940

63,940

46,350

46,350

-17,590

-17,590

## 2024 March Board of Review Report

**Appeal Date**

03/14/2024

**PROFIT STARS**

LATE FILED

**Appeal #**

PP.071

**Parcel ID #**

88-99-00-351-380

700 TOWER 600

**2024 A/V**

132,330

**2024 T/V**

132,330

**2024 BOR A/V**

56,560

**2024 BOR T/V**

56,560

**Change A/V**

-75,770

**Change T/V**

-75,770

**Appeal Date**

03/14/2024

**ALLIANT INSURANCE SERVICES INC**

AMENDED RETURN

**Appeal #**

PP.072

**Parcel ID #**

88-99-00-387-880

1050 WILSHIRE 210

**2024 A/V**

71,050

**2024 T/V**

71,050

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-71,050

**Change T/V**

-71,050

**Appeal Date**

03/14/2024

**BOSLEY INC**

LATE FILED

**Appeal #**

PP.073

**Parcel ID #**

88-99-00-352-180

201 W BIG BEAVER 1040

**2024 A/V**

54,400

**2024 T/V**

54,400

**2024 BOR A/V**

50,460

**2024 BOR T/V**

50,460

**Change A/V**

-3,940

**Change T/V**

-3,940

**Appeal Date**

03/14/2024

**VUORI**

LATE FILED

**Appeal #**

PP.074

**Parcel ID #**

88-99-00-508-460

2800 W BIG BEAVER T247

**2024 A/V**

200,000

**2024 T/V**

200,000

**2024 BOR A/V**

133,980

**2024 BOR T/V**

133,980

**Change A/V**

-66,020

**Change T/V**

-66,020

**Appeal Date**

03/14/2024

**LUME HOLDINGS INC**

LATE FILED

**Appeal #**

PP.075

**Parcel ID #**

88-99-00-412-695

769 CHICAGO 200

**2024 A/V**

60,260

**2024 T/V**

60,260

**2024 BOR A/V**

58,810

**2024 BOR T/V**

58,810

**Change A/V**

-1,450

**Change T/V**

-1,450

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.076

88-99-00-267-240

**GOTTA DANCE****5953 JOHN R**

LATE FILED

**2024 A/V**

10,590

**2024 T/V**

10,590

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-10,590

**Change T/V**

-10,590

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.077

88-99-00-065-418

**ITW CIP****100 KIRTS**

LATE FILED

**2024 A/V**

314,630

**2024 T/V**

314,630

**2024 BOR A/V**

219,860

**2024 BOR T/V**

219,860

**Change A/V**

-94,770

**Change T/V**

-94,770

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.078

88-99-00-064-496

**BRIGHTWING****431 STEPHENSON 100**

LATE FILED

**2024 A/V**

62,330

**2024 T/V**

62,330

**2024 BOR A/V**

52,970

**2024 BOR T/V**

52,970

**Change A/V**

-9,360

**Change T/V**

-9,360

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.079

88-99-00-064-497

**CONSOLIDATED CHEMICAL CORP****431 STEPHENSON 100**

LATE FILED

**2024 A/V**

57,060

**2024 T/V**

57,060

**2024 BOR A/V**

41,060

**2024 BOR T/V**

41,060

**Change A/V**

-16,000

**Change T/V**

-16,000

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.080

88-99-00-390-520

**TEC GROUP****901 TOWER 200**

LATE FILED

**2024 A/V**

56,940

**2024 T/V**

56,940

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-56,940

**Change T/V**

-56,940

## 2024 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.081

88-99-00-022-325

**AUTOMATIC APARTMENT LAUNDRIES INC**

LATE FILED

**2024 A/V**

96,280

**2024 T/V**

96,280

**2024 BOR A/V**

66,500

**2024 BOR T/V**

66,500

**Change A/V**

-29,780

**Change T/V**

-29,780

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.082

88-99-00-501-780

**TRP LABORATORIES****894 MAPLELAWN**

LATE FILE

**2024 A/V**

773,390

**2024 T/V**

773,390

**2024 BOR A/V**

833,450

**2024 BOR T/V**

833,450

**Change A/V**

60,060

**Change T/V**

60,060

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.083

88-99-00-507-540

**TURF STEWARD LANDSCAPING****1233 ROCHESTER**

LATE FILED

**2024 A/V**

17,500

**2024 T/V**

17,500

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-17,500

**Change T/V**

-17,500

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.084

88-99-00-414-270

**LEONI WIRING SYSTEMS INC****2800 LIVERNOIS 600A**

LATE FILED

**2024 A/V**

44,930

**2024 T/V**

44,930

**2024 BOR A/V**

35,800

**2024 BOR T/V**

35,800

**Change A/V**

-9,130

**Change T/V**

-9,130

**Appeal Date****Appeal #****Parcel ID #**

03/14/2024

PP.085

88-99-00-361-140

**SEQUOIA FINANCIAL GROUP, LLC****5480 CORPORATE 100**

LATE FILED

**2024 A/V**

79,410

**2024 T/V**

79,410

**2024 BOR A/V**

56,070

**2024 BOR T/V**

56,070

**Change A/V**

-23,340

**Change T/V**

-23,340

## 2024 March Board of Review Report

**Appeal Date**

03/11/2024

**Appeal #**

P.001

**Parcel ID #**

88-20-11-378-015

**SIKORA, STANISLAW****5181 HALE**

POVERTY EXEMPTION DENIED, INCOME EXCEEDS GUIDELINES

**2024 A/V**

181,670

**2024 T/V**

115,680

**2024 BOR A/V**

181,670

**2024 BOR T/V**

115,680

**Change A/V**

0

**Change T/V**

0

**Appeal Date**

03/11/2024

**Appeal #**

P.002

**Parcel ID #**

88-20-13-205-001

**DELATTRE, CANDACE****4934 DANBURY**

POVERTY EXEMPTION DENIED. EXCEEDS INCOME GUIDELINES

**2024 A/V**

144,570

**2024 T/V**

91,590

**2024 BOR A/V**

144,570

**2024 BOR T/V**

91,590

**Change A/V**

0

**Change T/V**

0

**Appeal Date**

03/11/2024

**Appeal #**

P.003

**Parcel ID #**

88-20-15-153-001

**DUONG, NHUT****49 STREAMVIEW**

POVERTY EXEMPTION GRANTED

**2024 A/V**

205,300

**2024 T/V**

168,900

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-205,300

**Change T/V**

-168,900

**Appeal Date**

03/11/2024

**Appeal #**

P.004

**Parcel ID #**

88-20-25-156-016

**JANDALI, ILHAM****2196 ISABELL****2024 A/V**

95,850

**2024 T/V**

87,310

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-95,850

**Change T/V**

-87,310

**Appeal Date**

03/11/2024

**Appeal #**

P.005

**Parcel ID #**

88-20-25-429-023

**GORO, SAMIR HABEEB****2767 CHESTERFIELD****2024 A/V**

136,970

**2024 T/V**

81,140

**2024 BOR A/V**

0

**2024 BOR T/V**

0

**Change A/V**

-136,970

**Change T/V**

-81,140

## 2024 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/11/2024	P.006	88-20-01-102-009
JOHNSON, SHATARRA		2091 JARMAN

POVERTY EXEMPTION DENIED. ASSETS EXCEEDS GUIDELINES.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
112,100	102,370	112,100	102,370	0	0

Appeal Date	Appeal #	Parcel ID #
03/11/2024	P.007	88-20-09-253-004
BERGERON TRUST, LORETTA		5640 WRIGHT

POVERTY EXEMPTION DENIED. TAX AND INCOME INFORMATION NOT SUBMITTED FOR ALL PERSONS LIVING/REGISTERED TO VOTE IN THE HOUSEHOLD.

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
136,920	129,500	136,920	89,760	0	-39,740

Appeal Date	Appeal #	Parcel ID #
03/11/2024	P.008	88-20-11-352-020
GHIURAU, ARON & ELISABETA		1184 MAYBERRY

POVERTY EXEMPTION GRANTED

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
148,660	131,530	0	0	-148,660	-131,530

Appeal Date	Appeal #	Parcel ID #
03/11/2024	P.009	88-20-27-177-011
KHALIL, MARIAM		251 STARR

POVERTY EXEMPTION GRANTED

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
135,190	75,460	0	0	-135,190	-75,460

Appeal Date	Appeal #	Parcel ID #
03/11/2024	P.010	88-20-04-226-063
SHIRES, CAROL JANE		1159 W SOUTH BOULEVARD

2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
144,350	103,880	0	0	-144,350	-103,880

## 2024 March Board of Review Report

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Appeal Date		Appeal #		Parcel ID #	
03/11/2024		P.011		88-20-27-308-032	
CHONG, HUI SOOK				1965 HARTSHORN	
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
178,050	172,070	0	0	-178,050	-172,070

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Appeal Date		Appeal #		Parcel ID #	
03/11/2024		P.012		88-20-27-429-019	
SHARABY, HOSAM				1060 KELLEY	
POVERTY EXEMPTION GRANTED					
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
149,850	149,850	0	0	-149,850	-149,850

Appeal Date		Appeal #		Parcel ID #	
03/11/2024		P.013		88-20-22-377-046	
HANAAN, SONIA LABIB				3179 KILMER	
POVERTY EXEMPTION DENIED, INCOME EXCEEDS GUIDELINES					
2024 A/V	2024 T/V	2024 BOR A/V	2024 BOR T/V	Change A/V	Change T/V
164,090	163,990	164,090	94,780	0	-69,210



## Board of Review Action Report

Required by State Tax Commission Bulletin 17 of 2007

### March Session

State Tax Commission Bulletin 17 of 2007 states that the STC is requiring that all Boards of Review maintain appropriate documentation of their decisions including minutes, a copy of the form 4035 and the 4035a whenever the Board of Review makes a change that causes the Taxable Value to change, and a Board of Review Action Report

The Board of Review Action Report is a report summarizing the actions of the Board of Review. It must include a total assessed and taxable value changed, assessed and taxable value change by classification, total poverty exemption appeals made and number approved, and total number of classification appeals made and number of classification changes made.

OAKLAND

CITY OF TROY

03/16/2024

### 2024 Board of Review Action Report

Code	Classification	No. of Appeals	No. Granted	Total Assessed Value Change	Total Taxable Value Change
Real Property					
100	Agricultural	0	0	\$0	\$0
200	Commercial	16	1	\$-5,210	\$-5,210
300	Industrial	10	1	\$-44,590	\$0
400	Residential	181	107	\$-2,139,480	\$-1,811,920
500	Timber-Cutover	0	0	\$0	\$0
600	Developmental	0	0	\$0	\$0
Personal Property					
150	Agricultural	0	0	\$0	\$0
250	Commercial	80	77	\$-3,548,670	\$-3,548,670
350	Industrial	5	4	\$-152,140	\$-152,140
450	Residential	0	0	\$0	\$0
550	Utility	0	0	\$0	\$0
	Total	292	190	\$-5,890,090	\$-5,517,940

No. of Poverty/Vet Exemptions Applied For	No. of Poverty/Vet Exemptions Granted
13	8

Local unit retains original. File report and minutes with local unit clerk (MCL 211.33)

Copy sent to County Equalization Department by May 1



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

O-02b

## CITY COUNCIL AGENDA ITEM

Date: June 13, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Brian Goul, Recreation Director  
Kurt Bovensiep, Public Works Director

Subject: League Sports Update

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### **History**

A Special City Council Meeting was held on Monday, June 12, 2023 to consider a proposal to develop the undeveloped park Site #11 (3500 John R Rd). The Community Engagement Plan was presented as a report on the July 24, 2023 Regular City Council Meeting. Two pop-up engagement events were held at Site #11 on August 9<sup>th</sup> and August 23<sup>rd</sup>.

Through the engagement sessions it became clear that there was not major objection to the concept of the city leasing land through a public/private partnership to develop a sports complex. The major objection was the location of the proposal and how it impacts the abutting and surrounding residential homes. Several locations were offered by the participants including the Community Center and Flynn Park.

Staff recognized that any new proposed location should address the concerns presented during the community engagement sessions. Flynn Park is the only location that can satisfy this requirement. Although Flynn Park was the original location proposed by League Sports it was not fully considered because of its own challenges related to the landfill.

Staff has engaged professionals familiar with landfills and the State of Michigan Environment, Great Lakes, and Energy (EGLE) to identify the challenges with redeveloping Flynn Park into a synthetic turf sports complex. Staff has presented these challenges to League Sports and the organization has accepted the challenges and has continued interest in pursuing a lease agreement for the site.

Staff will begin working with League Sports and the City Attorney to develop a lease agreement that satisfies both League Sports and the City of Troy's interests. The agreement will also concentrate on ensuring the city's recreation programs and other youth organizations like Troy Baseball Boosters will have opportunity to expand through the partnership.

Since there are several parties involved in developing an agreement that has many interests to address there is no prediction of when City Council will be presented with an agreement for consideration.



## Franklin-Bingham Fire Department

8 June 2024

Troy Fire Department  
Fire Chief Hullinger  
500 West Big Beaver Road  
Troy, MI 48084

Dear Chief Hullinger,

During the evening of June 7-8, 2024, the Franklin Bingham Fire Department responded to a structure fire (our incident #24-251) at 30745 Cheviot Hills DR, in Franklin. On arrival, we were faced with an active fire in an almost 4,000 square foot home. As you are aware, our jurisdiction does not have municipal water and as such, obtaining assistance with firefighting and water supply needs becomes paramount.

As part of our collective MABAS agreement within Division 3201 and between Division 3202, I wanted to send this letter of appreciation to thank you for sharing your resources with us. Throughout the night, our collective responders safely placed approximately 70,000 gallons of water on the fire, and we could have not done this without you. Your staff are professionals and I am proud to have worked with them.

Please accept my sincerest thanks to you, your agency, and your responders that deployed in order to assist us in extinguishing the fire, and without sustaining any injuries! If we can be of assistance to you or your agency, please reach out.

Sincerely,

Tony Averbuch, Fire Chief

**Beth L Tashnick**

---

**Subject:** FW: Letter of Appreciation-Assessing Department

**From:** taimur tallu

**Sent:** Monday, June 17, 2024 12:07 PM

**To:** Kelly M Timm Kimberly A Harper

**Subject:** Tracy Bagley hard work

Good morning to you Mrs Kelly Timm and Mrs Kim Happer,

I wanted to touch base with you referencing my several phone calls with Mrs Tracy Bagley from your assessing department as she impressed me by the way she is helping me and that shows that she is really a good add to your department and dedicated to serve your customers at her best.

Thank you Mrs Kelly Timm and Mrs Kim Harper

Taimur Tallu

CITY MANAGER  
CITY OF TROY, OAKLAND COUNTY  
500 W. BIG BEAVER ROAD  
TROY, MI 48084

STATE OF MICHIGAN  
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION NOTICE  
OF HEARING  
FOR THE GAS CUSTOMERS OF  
DTE GAS COMPANY  
CASE NO. U-21576

- DTE Gas Company requests Michigan Public Service Commission’s approval for the reconciliation of its Revenue Decoupling Mechanism for the Period January 1, 2023 through December 31, 2023.
- The information below describes how a person may participate in this case.
- You may call or write DTE Gas Company, One Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Gas Company or on the Commission’s website at: [michigan.gov/mpscedockets](http://michigan.gov/mpscedockets).
- A pre-hearing will be held:

DATE/TIME: Thursday, July 11, 2024 at 10:00 AM

BEFORE: Administrative Law Judge Christopher S. Saunders

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8096, or by email at [mpscedockets@michigan.gov](mailto:mpscedockets@michigan.gov) in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Gas Company’s (DTE Gas) March 20, 2024 application requesting the Commission to: 1) authorize DTE Gas to reconcile the Revenue Decoupling Mechanism (RDM) for the period January 1, 2023 through December 31, 2023, as proposed; 2) authorize DTE Gas to credit a net amount of \$6.59 million, plus interest to customers over a one-month period on a per customer charge basis; 3) authorize DTE Gas to include any residual balance resulting from an over- or under-collection, or over- or under-refund in subsequent RDM reconciliation filings, as proposed; and 4) grant DTE Gas other and further relief as is just and reasonable.



All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: [michigan.gov/mpscdockets](http://michigan.gov/mpscdockets). Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: [mpscdockets@michigan.gov](mailto:mpscdockets@michigan.gov). If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: [mpscdockets@michigan.gov](mailto:mpscdockets@michigan.gov).

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 4, 2024. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Gas Company's attorney, Mark W. Madden, One Energy Plaza, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process to participate in the hearing.

Any person wishing to participate without intervention under Mich Admin Code, R 792.10413 (Rule 413), or file a public comment, may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21576**. Statements may be emailed to: [mpscdockets@michigan.gov](mailto:mpscdockets@michigan.gov). Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Jurisdiction is pursuant to 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106 and R 792.10401 through R 792.10448.

U-21576