



TROY CITY COUNCIL

REGULAR MEETING AGENDA

JANUARY 13, 2025

CONVENING AT 7:30 P.M.

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members
City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at CityManager@troymi.gov or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank Nastasi", written in a cursive style.

Frank Nastasi
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 25th day of November, 2024.



Mayor Ethan Baker



Council Member Theresa Brooks




Council Member Rebecca Chamberlain-Creanga




Council Member Hiram Chanda



Mayor Pro Tem Mark Gunn



Council Member David Hamilton



Council Member Ellen Hodorek



CITY COUNCIL AGENDA

January 13, 2025 – 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast

or on Local Access Cable Channels

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

INVOCATION: **1**

PLEDGE OF ALLEGIANCE: **1**

A. CALL TO ORDER: **1**

B. ROLL CALL: **1**

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: **1**

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D-1 No Carryover Items 1

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October 20, 2025	Regular Meeting	30
November 10, 2025	Regular Meeting	30
November 17, 2025	Regular Meeting	30
December 1, 2025	Regular Meeting	30
December 15, 2025	Regular Meeting	30

INVOCATION:

PLEDGE OF ALLEGIANCE:

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 #2025-01-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of January 13, 2024, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Public Hearing to Transfer Community Development Block Grant (CDBG) Program year 2018, 2019, 2020, 2021, 2022, and 2023 Funds to a New Project at Boulan Park

Suggested Resolution

Resolution #2025-01-

Moved by

Seconded by

WHEREAS, The City Council of the City of Troy, after conclusion of a Public Hearing on this date, January 13, 2025, has determined that Program year 2018 unexpended funds of \$65,401.20; 2019 unexpended funds of \$92,770.50; 2020 unexpended funds of \$126,120; 2021 unexpended funds of \$128,761; 2022 unexpended funds of \$120,310; and 2023 unexpended funds of \$119,656, which are all in the Parks, Recreational Facilities account will be transferred for a new project at Boulan Park to create an inclusive play structure and make the restroom ADA compliant.

The balance of funds from Program Year 2018, 2019, 2020, 2021, 2022, and 2023 must be expended or relinquished.

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to notify Oakland County of the transfer of funds in the Parks-Recreational Facilities account to a new project at Boulan Park.

Yes:

No:

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 – Planning Commission; b) City Council Appointments – Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

a) Mayoral Appointments:

Suggested Resolution
Resolution #2025-01-
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:

Planning Commission
Appointed by Mayor
9 Regular Members
3 Year Term

Nominations to the Planning Commission:

Term Expires: 12/31/2027 **Michael Hutson**
Term currently held by: Michael Hutson

Term Expires: 12/31/2027 **Dave Lambert**
Term currently held by: Dave Lambert

Term Expires: 12/31/2027

John Tagle

Term currently held by: John Tagle

Yes:

No:

b) City Council Appointments:

Suggested Resolution

Resolution #2025-01-

Moved by

Seconded by

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

Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

Appointed by Council

7 Regular Members and 2 Ordinance Member

3 Year Term

Nominations to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:

Term Expires: 12/31/2027

John Foster

Council Appt'd Citizen

Term currently held by: John Foster

Yes:

No:

I-2 Board and Committee Nominations: a) Mayoral Nominations – Board of Review, Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Building Code Board of Appeals, Election Commission, Liquor Advisory Committee, Traffic Committee

a) Mayoral Nominations:

Suggested Resolution

Resolution #2025-01-

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:

Board of Review
 Appointed by Mayor
 3 Regular Members
 3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2	Notes 3
Adams	John	12/15/2024	1/31/2026	BOR exp 1/31/26; HDC exp 5/15/24	
Greenwood	Karen	1/12/2025	1/31/2027		
Shoan	Michele	7/22/2023	1/31/2025		

Nominations to the Board of Review:

Term Expires: 1/31/2028

Term currently held by: Michelle Shoan

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Faiz	Iqbal	10/15/2026	
Mehta	Susheilla	1/20/2025	
Pettinato	Jillian	11/27/2025	
Ristov	Bill	12/10/2026	
Wodzinski	Todd	12/9/2026	

Global Troy Advisory Committee

Appointed by Mayor
 12 Regular Members
 3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Baker	Ethan		11/8/2027	Council Member
Bica-Grodsky	Lisa	9/23/2025	10/30/2026	
Burrus	Mivida	7/15/2018	10/30/2025	
Cheriguene	Sadia	10/20/2024	10/30/2026	
Chezick	Edward	12/20/2024	10/30/2025	
Cicchini	Philippe	4/13/2023	10/30/2026	
Fakhoury	Awni	9/28/2023	10/30/2027	

Gunasekar	Vinaya	1/8/2026	7/31/2024	Student - Graduates 2025
Mohideen	Syeda	9/28/2023	10/30/2027	
Natcheva	Daniela	11/8/2021	10/30/2025	
Noguez-Ortiz	Carolina	12/20/2024	10/30/2025	BRA exp 4/30/2023
Sekhri	Suneel	11/5/2023	10/30/2027	
Zhou	Yudong	12/7/2024	10/30/2025	

Nominations to the Global Troy Advisory Authority:

Term Expires: 7/31/2025

Student

Term currently held by: Vinaya Gunasekar

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	
Comiskey	Ann M.	12/22/2024	
Devulapalli	Ramachandram	8/29/2026	
Dicker	Susanne Forbes	1/3/2025	
Haight	Michelle	10/8/2025	
Kadoura	Lailas M.	9/24/2024	
Lee	Seojin Sarah	4/21/2025	Student – Graduates 2026
McGee	Timothy S.	12/19/2024	HDC exp 5/15/2027
Mehta	Susheilla	1/20/2025	
Rao	Rishi	5/21/2026	Student – Graduates 2025

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
Faiz	Iqbal	6/7/2025	
Frisen	Sande	1/2/2027	BCBA exp 1/1/2025
Vassallo	Joseph	10/16/2026	Brownfield Redev Auth exp 4/30/27

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2025-01-

Moved by

Seconded by

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

[Building Code Board of Appeals](#)

Appointed by Council

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

5 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Abitheira	Gary	12/21/2023	1/1/2027	Resident w/ Construction/ Engineering Experience.	Chapter 14A (Ethics) not on file (3 rd notice emailed 4/5/2024)
Brooks	Teresa	1/4/2019		Oakland County Health Dept Sanitarian	
Dziurman	Matthew	12/26/2026	1/1/2025		Requests Reappointment
Frisen	Sande	1/2/2027	1/1/2025	Architectural Engineer	Requests Reappointment
Huerta	Salim			Ad Hoc	
Nastasi	Frank			Per Chapt 79, Sect 116.2	

Nominations to the Building Code Board of Appeals:

Term Expires: 1/1/2030

Term currently held by: Matthew Dziurman

Term Expires: 1/1/2030

Term currently held by: Sande Frisen

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Swaminathan	Abi	9/2/2025	Mechanical/Structural Engineer

Election Commission

Appointed by Council
 2 Regular Members and 1 Charter Member
 1 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Dickson	Aileen			City Charter	
Sadlier	Stephen	1/22/2026	1/31/2025	Affidavit on file.	
Watts	Ray	1/6/2027	1/31/2025	Affidavit on file.	Requests Reappointment

Nominations to the Election Commission:

Term Expires: 1/31/2026

Democrat

Term currently held by: Stephen Sadlier

Term Expires: 1/31/2026

Republican

Term currently held by: Ray Watts

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Abdullah	Neharunnessa	9/17/2026	Affidavit on file.
Sackrison	Anne	12/22/2026	Affidavit on file.

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Bluhm	Annalisa	10/2/2025	1/31/2027	
Comiskey	Ann	1/20/2026	1/31/2027	
Giorgi	Lynn			Liaison
Gorcycya	David	12/4/2021	1/31/2026	
Haight	David	4/11/2024	1/31/2025	
Jones	Kelly	12/20/2024	1/31/2026	
Kaltsounis	Andrew	8/28/2025	1/31/2027	
Martin	Matthew	5/11/2024	1/31/2025	

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2028

Term currently held by: David Haight

Term Expires: 1/31/2028

Term currently held by: Matthew Martin

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Sabbagh	Allen	9/17/2026	
Wodzinski	Todd	12/9/2026	

Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Christiansen	Dale	11/22/2024	1/31/2026	
Finlay	G. Scott			Ex-Officio Member
Hullinger	Peter			Ex-Officio Member
Kenkre	Shama	9/11/2026	1/31/2025	Requests Reappointment
Nastasi	Frank			Ex-Officio Member
Nurak	Cindy	1/28/2024	1/31/2025	
Petrulis	Al	9/2/2026	1/31/2026	ACAB exp 9/30/2027
Rose	Justin	11/5/2023	1/31/2027	
Swaminathan	Abi	9/2/2025	1/31/2027	
Zhou	Angela	9/18/2025	7/31/2024	Student - Graduates 2025
Ziegenfelder	Peter	12/14/2024	1/31/2026	

Nominations to the Traffic Committee:

Term Expires: 7/31/2025

Term currently held by: Angela Zhou (Student-Graduates 2025)

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Battle	Timothy	10/22/2026	
Chambers	Barbara	12/23/2026	
Jeeda	Swathi	7/2/2025	Student - Graduates 2026
Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

Yes:

No:

I-3 Request for Closed Session

Suggested Resolution

Resolution #2025-01-

Moved by
Seconded by

BE IT RESOLVED, That Troy City Council SHALL MEET in Closed Session, as permitted by MCL 15.268 (a) and (h) (MCL 15.243 (g)).

Yes:
No:

I-4 Budget Amendment for Transportation Alternative Program (TAP) for Troy’s Non-Motorized Pathway Network – Sidewalk Gaps and Pedestrian Crossing (Introduced by: Scott Finlay, City Engineer)

Suggested Resolution
Resolution #2025-01-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** a Budget amendment to advance the 2026 Sidewalk Capital funds to the current 2025 Sidewalk Capital funds to ensure the obligation of State and Federal construction funds for the Transportation Alternatives Program.

Yes:
No:

J. CONSENT AGENDA:

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

Suggested Resolution
Resolution #2025-01-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) _____, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes:
No:

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

J-2 Approval of City Council Minutes

Suggested Resolution
Resolution #2025-01-

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

- a) City Council Minutes-Draft – December 16, 2024

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2025 Michigan Municipal League Cap Con**

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** City Council Member travel expenses for the Michigan Municipal League 2025 Cap Con, in accordance with accounting procedures of the City of Troy.

J-5 Request for Acceptance of a Permanent Easement from Rocky and Noor Denha, Sidwell #88-20-10-427-047

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from Rocky Denha and Noor Denha, owners of the property having Sidwell #88-20-10-427-047.

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

J-6 Request for Acceptance of a Permanent Easement, 102 East Long Lake Road, LLC, Sidwell #88-20-15-101-031

Suggested Resolution
Resolution #2025-01-

RESOLVED, That City Council **ACCEPTS** a permanent easement for storm sewers and surface drainage from 102 East Long Lake Road, LLC, owner of the property having Sidwell #88-20-15-101-031.

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.

J-7 Request for Acceptance of a Quit Claim Deed from Motor City Church International, Sidwell #88-20-20-226-097, Project No. 24.913.3

Suggested Resolution

Resolution #2025-01-

RESOLVED, That City Council **ACCEPTS** a Quit Claim Deed for Wattles Road right-of-way from Motor City Church International, owner of the property identified by Sidwell #88-20-20-226-097.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the quit claim deed with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Request for Approval of a Purchase Agreement, Acceptance of a Permanent Easement, and Approval of Compensation, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #96, Sidwell #88-20-15-251-035, Ashraf H. Memon and Shahzadi A. Memon Trust

Suggested Resolution

Resolution #2025-01-

RESOLVED, That City Council **APPROVES** an Agreement to Purchase Realty for Public Purposes from The Ashraf H. Memon and Shahzadi A. Memon Trust dated January 10, 2010, owner of the property identified by Sidwell #88-20-15-251-035 and **AUTHORIZES** compensation in the amount of \$85,461.00 for the purchase of right of way, and

BE IT FURTHER RESOLVED, That City Council **ACCEPTS** a Permanent Easement for Public Utilities and Public Service Facilities and **AUTHORIZES** a compensation amount of \$9,070.00, and

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** City Staff to **EXPEND** any necessary costs incurred to meet closing requirements and recording costs in an amount not to exceed \$8,000.00, and

BE IT FINALLY RESOLVED, That City Staff shall **ENSURE** and **CONFIRM** that the warranty deed, permanent easement and any accompanying documentation is recorded with Oakland County Register of Deeds, copies of which shall be attached to the original minutes of this meeting.

J-9 Request for Compensation and Acceptance of a Permanent Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #98, Sidwell #88-20-15-251-014, Dylan and Victoria Brown

Suggested Resolution

Resolution #2025-01-

RESOLVED, That City Council **ACCEPTS** a Permanent Easement for Public Utilities and Public Service Facilities from Dylan Brown and Victoria Brown, owners of the property having Sidwell #88-20-15-251-014 and **AUTHORIZES** a compensation amount of \$13,502.00.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** City Staff to **EXPEND** any necessary costs incurred to meet closing requirements and recording costs in an amount not to exceed \$5,000.00.

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

J-10 Requests to Make Unconditional Offers and to Institute Court Action if Necessary, Rochester Road, Barclay to Trinway, Project No. 02.206.5

- a) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #57 & #58, MNK Troy 1, LLC, Sidwell #88-20-14-301-031 and #88-20-14-152-001**

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** City Administration to make an unconditional offer for the acquisition of a permanent easement to MNK Troy 1, LLC, owners of the properties having Sidwell #88-20-14-301-031 and #88-20-14-152-001, in the amount of \$18,800.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- b) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #61, Bradley Square Association, Sidwell #88-20-14-151-042**

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Bradley Square Association, a Michigan non-profit organization, owners of the property having Sidwell #88-20-14-151-042, in the amount of \$26,900.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- c) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #65, Nima Group, LLC, Sidwell #88-20-14-102-040**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way, a permanent easement, and a regrading and temporary construction permit to Nima Group, LLC, owner of the property having Sidwell #88-20-14-102-040, in the amount of \$32,603.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- d) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #66, Long Lake Development Company, Sidwell #88-20-14-102-047**

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Long Lake Development Company, owner of the property having Sidwell #88-20-14-102-047, in the amount of \$36,834.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- e) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #67, Thanasas Properties, LLC, Sidwell #88-20-14-102-006**

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Thanasas Properties, LLC, owner of the property having Sidwell #88-20-14-102-006, in the amount of \$26,504.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- f) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #68, NGM Holdings, LLC, Sidwell #88-20-14-102-048**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement and regrading and temporary construction permit to NGM Holdings, LLC, owner of the property having Sidwell #88-20-14-102-048, in the amount of \$22,998.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- g) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #69, TLC Associates, Sidwell #88-20-14-102-044**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to TLC Associates, owners of the property having Sidwell #88-20-14-102-044, in the amount of \$51,145.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to

initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- h) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #70, Banks Vacuum Corporation, Sidwell #88-20-14-102-001**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Banks Vacuum Corporation, owner of the property having Sidwell #88-20-14-102-001, in the amount of \$2,588.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- i) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #74, Paul R. Beck and Carol S. Beck, Sidwell #88-20-14-101-003**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a regrading and temporary construction permit to Paul R. Beck and Carol S. Beck, owners of the property having Sidwell #88-20-14-101-003, in the amount of \$805.00, plus closing and associated costs not to exceed \$750.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES**

that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- j) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #82, Diana Leong, An Tran So, and Tearg Gee, Sidwell #88-20-11-351-003**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way and a permanent easement to Diana Leong and An Tran So, owners, and Tearg Gee, land contract holder, of the property having Sidwell #88-20-11-351-003, in the amount of \$39,201.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- k) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #83, Sead Mesanovic, Sidwell #88-20-11-351-002**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way and a permanent easement to Sead Mesanovic, owner of the property having

Sidwell #88-20-11-351-002, in the amount of \$28,171.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

l) Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #85, Craig Cassani, Sidwell #88-20-11-301-010

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement and regrading and temporary construction permit to Craig Cassani, owner of the property having Sidwell #88-20-11-301-010, in the amount of \$12,600.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

m) Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #88, Joseph Micallef, Sidwell #88-20-11-301-014

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way and a permanent easement to Joseph Micallef, owner of the property having Sidwell #88-20-11-301-014, in the amount of \$85,000.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

n) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #89, Kostadin Krajcev and Renee Krajcev, Sidwell #88-20-11-301-012**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way and a permanent easement to Kostadin Krajcev and Renee Krajcev, owners of the property having Sidwell #88-20-11-301-012, in the amount of \$65,466.00, plus closing and associated costs not to exceed \$10,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- o) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #90, Svetlana Goren, Sidwell #88-20-15-428-017**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Svetlana Goren, owner of the property having Sidwell #88-20-15-428-017, in the amount of \$6,447.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- p) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #91, Daniel C. Cinader, Timothy M. Cinader, Joseph A. Goodall and Jill A. Goodall, Sidwell #88-20-15-428-011**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Daniel C. Cinader, Timothy M. Cinader, Joseph A. Goodall and Jill A. Goodall, owners of the property having Sidwell #88-20-15-428-011, in the amount of \$8,000.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- q) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #94, Dorel Miclea and Nicoleta Miclea, Sidwell #88-20-15-252-046**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Dorel and Nicoleta Miclea, owners of the property having Sidwell #88-20-15-252-046, in the amount of \$11,136.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- r) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #95, Sarmad Savaya and Christina Savaya, Sidwell #88-20-15-252-045**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Sarmad Savaya and Christina Savaya, owners of the property having Sidwell #88-20-15-252-045, in the amount of \$11,277.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to

initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- s) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #99, Jasnayak Sohi, Sidwell #88-20-15-251-013**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Jasnayak Sohi, owner of the property having Sidwell #88-20-15-251-013, in the amount of \$7,500.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- t) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #100, Davinder and Jasdeep Sohi, Sidwell #88-20-15-251-012**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Davinder and Jasdeep Sohi, owners of the property having Sidwell #88-20-15-251-012, in the amount of \$7,500.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project

No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- u) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #102, Troy Landmark Properties, LLC, Sidwell #88-20-15-201-047**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way and a permanent easement to Troy Landmark Properties, LLC, owner of the property having Sidwell #88-20-15-201-047, in the amount of \$95,205.00, plus closing and associated costs not to exceed \$10,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- v) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #103, McDonald's Corporation, Sidwell #88-20-201-036**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to McDonald's Corporation, owner of the property having Sidwell #88-20-15-201-036, in the amount of \$40,169.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- w) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #104, DB Troy, LLC, Sidwell #88-20-15-201-030**

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to DB Troy, LLC, owner of the property having Sidwell #88-20-15-201-030, in the amount of \$8,280.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- x) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #106, Kroger Company of Michigan, Sidwell #88-20-15-201-049**

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way and a permanent easement to Kroger Company of Michigan, owner of the property having Sidwell #88-20-15-201-049, in the amount of \$103,291.00, plus closing and associated costs not to exceed \$12,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- y) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #123, Briggs Park Condominium Association, Sidwell #88-20-14-308-005**

Suggested Resolution
Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Briggs Park Condominium Association, owner of the property having Sidwell #88-20-14-308-005, in the amount of \$32,400.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

- z) **Request for Authorization to Make Unconditional Offer and Institute a Condemnation Lawsuit, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #124, Anthony and Lynne Piriaino, Sidwell #88-20-15-428-016**

Suggested Resolution

Resolution #2025-01-

RESOLVED, That Troy City Council **AUTHORIZES** an unconditional offer for the acquisition of a permanent easement to Anthony and Lynne Piriaino, owners of the property having Sidwell #88-20-15-428-016, in the amount of \$11,305.00, plus closing and associated costs not to exceed \$8,000.00.

BE IT FURTHER RESOLVED, That in the event the parties are unable to timely negotiate a voluntary acquisition of the property rights, Troy City Council **DECLARES** and **DETERMINES** that the completion of the Rochester Road Improvement Project, Barclay to Trinway, Project No. 02.206.5 is a public improvement within the scope of the City's powers and necessary to the public health, safety, and welfare of the residents of Troy and all members of the public who utilize the roadway, and therefore **AUTHORIZES** City Administration, on behalf of the City to initiate condemnation proceedings to facilitate the completions of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit.

BE IT FINALLY 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, and that said funds will come from Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

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

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA 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

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Building Code Board of Appeals-Final – October 2, 2024
 - b) Civil Service Commission (Act 78)-Final – October 2, 2024
 - c) Civil Service Commission (Act 78)-Final – October 12, 2024
 - d) Zoning Board of Appeals-Final – October 15, 2024
 - e) Planning Commission-Final – October 22, 2024
-

O-2 Department Reports:

- a) Fourth Quarter 2024 Litigation Report
 - b) Interim Financial Report 1st Quarter for the Three Months Ended September 30, 2024
 - c) Troy Public Library Annual Report
 - d) Insurance Benefits Consultant and Agent of Record
-

O-3 Letters of Appreciation:

- a) To the Building Department from Noel Jonescuc, Senior Project Manager for Robertson Homes
 - b) To Cindy Stewart from Mike Brewer
 - c) From Charter Township of Orion to the Troy Fire Department
-

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

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,



Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

April 14, 2025 Special Meeting – Budget
April 16, 2025 Special Meeting – Budget (as needed)

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

January 13, 2025..... Regular Meeting
January 27, 2025..... Regular Meeting
February 10, 2025 Regular Meeting
February 24, 2025 Regular Meeting
March 10, 2025 Regular Meeting
March 17, 2025 Regular Meeting
April 7, 2025 Regular Meeting
April 21, 2025 Regular Meeting
May 5, 2025 Regular Meeting
May 19, 2025 Regular Meeting
June 9, 2025 Regular Meeting
June 30, 2025 Regular Meeting
July 14, 2025..... Regular Meeting
July 28, 2025..... Regular Meeting
August 11, 2025 Regular Meeting
August 25, 2025 Regular Meeting
September 8, 2025..... Regular Meeting
September 29, 2025..... Regular Meeting
October 6, 2025..... Regular Meeting
October 20, 2025..... Regular Meeting
November 10, 2025..... Regular Meeting
November 17, 2025..... Regular Meeting
December 1, 2025..... Regular Meeting
December 15, 2025..... Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

E-01

CITY COUNCIL AGENDA ITEM



Date: January 9, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Cindy Stewart, Community Affairs Director

Subject: Public Hearing for January 13, 2025, to Transfer Community Development Block Grant (CDBG) PY 2018, 2019, 2020, 2021, 2022, and 2023 Funds to a New Project at Boulan Park.

Background

The City of Troy is required by the Oakland County Division of Community & Home Improvement to advertise and conduct a Public Hearing for the Reprogramming of CDBG funds. Program year 2018 unexpended funds of \$65,401.20; 2019 unexpended funds of \$92,770.50; 2020 unexpended funds of \$126,120; 2021 unexpended funds of \$128,761; 2022 unexpended funds of \$120,310; and 2023 unexpended funds of \$119,656 are all in the Parks, Recreational Facilities account. The balance of funds from Program Year 2018, 2019, 2020, 2021, 2022, and 2023 must be expended or relinquished.

This Public Hearing serves to transfer the unexpended funds from 2018, 2019, 2020, 2021, 2022, and 2023 for a new project. The City of Troy seeks to utilize Community Development Block Grant Funds to undertake the following improvements at Boulan Park, 3671 Crooks Road:

1. Inclusive Play Structure:

- Reconstruction: Design and build a new play structure that accommodates children of all abilities, ensuring that all kids can participate in active play.
- Accessibility Features: Install ramps and equipment that meet current ADA guidelines, promoting engagement for children using wheelchairs or other mobility devices.

2. Restroom Facilities:

- Renovation for ADA Compliance: Update current restrooms to eliminate architectural barriers and ensure they are fully compliant with ADA standards.
- Universal Restroom Addition: Create an all-inclusive restroom to support individuals with differing abilities where children can be accompanied by an adult for assistance.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

The play structure at Boulan Park was installed in the early 2000s, designed for accessibility but requires significant improvements. The mobility ramps do not meet the current ADA standard of 1:12, and there are limited activities for children using mobility devices. The existing restroom facilities do not comply with today's ADA standards.

Recommendation

It is recommended that City Council approve the transfer of Program year 2018 unexpended funds of \$65,401.20; PY 2019 unexpended funds of \$92,770.50; PY 2020 unexpended funds of \$126,120; PY 2021 unexpended funds of \$128,761; PY 2022 unexpended funds of \$120,310; and PY 2023 unexpended funds of \$119,656 which are all in the Parks, Recreational Facilities account transferred for a new project at Boulan Park to create an inclusive play structure and make the restroom ADA compliant.



500 West Big Beaver
Troy, MI 48084
troymi.gov



I-04

CITY COUNCIL AGENDA ITEM

Date: January 6, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert C. Maleszyk, Chief Financial Officer
Kyle A. Vieth, Controller
Kurt Bovensiep, Public Works Director
G. Scott Finlay, City Engineer

Subject: Budget Amendment for Transportation Alternative Program (TAP) for Troy's Non-Motorized Pathway Network- Sidewalk Gaps and Pedestrian Crossing

History

The Transportation Alternatives Program (TAP) is a grant program that funnels federal transportation funds to states and regional organizations. The funding allows local governments to provide safe alternative transportation options. In October 2023, City Council resolution # 2023-10-152-J-8 authorized staff to submit a TAP Grant. This past June, the City of Troy was awarded \$1,685,670 in TAP grants for installing sidewalks, pathways, and a pedestrian crossing at Jaycee Park. It was anticipated that any award would be for the 2026 or 2027 budget year; however, the award was for the 2025 budget year.

The State and Federal 2025 budget year starts on October 1, 2024, and ends on September 30, 2025. The City has budgeted \$1,870,000 in the City's upcoming 2026 budget. The Engineering Department engaged OHM Advisors to complete the final design plans based on their concept designs and to assist with right of way and easement acquisition. The future budgeted funds are needed at this time to ensure State and Federal construction funds can be obligated during their 2025 budget year

Financial

The Transportation Alternatives Program requires a 20% match from the submitting agency. City Staff included funding during the 2025 budget preparation for the 2026 budget year. The current estimated cost is \$2.1 million of which the City of Troy will be responsible for 20% or \$420,000.

Recommendation

City Staff recommends approving a budget amendment to advance the 2026 budgeted funds to the current 2025 budget to ensure the obligation of State and Federal construction funds. For the Transportation Alternatives Program to construct pedestrian mobility improvements along Square Lake between Rochester Road and John R. Road, the east side of Livernois Road north of Big Beaver, and a pedestrian crossing at Long Lake near Jaycee Park.

Grant Type: Transportation Alternatives Program

Grant Number: 2023094

Section	Applicant	Description (rpt)	Current Grant Amount	Total Match	Total Amount	Grant %	Status	Grant Year
01	City of Troy	Square Lake Sidewalk Gap Fill Project	\$1,232,718.00	\$308,180.00	\$1,540,898.00	80.00%	Proposed	2025
02	City of Troy	Livernois Pathway Project	\$283,316.00	\$70,829.00	\$354,145.00	80.00%	Proposed	2025
03	City of Troy	Troy Trail Crossing at Jaycee Park	\$169,636.00	\$42,409.00	\$212,045.00	80.00%	Proposed	2025
Total:			\$1,685,670.00	\$421,418.00	\$2,107,088.00	80.00%		

Section Grant Section Description

01 SEMCOG TAP FY2025 CC (CY on behalf of SEMCOG, 5/31/24)
 The City of Troy will construct 1.1 miles of 8-foot wide sidewalk on Square Lake Road between John R Road and Rochester Road. The project includes the removal and replacement of existing segments of sidewalk on the south side of Square Lake Road and filling in existing sidewalk gaps east of Ashwood Drive and west of Willow Grove. On the north side of Square Lake Road, the project will consist of filling in the sidewalk gap from west of Kensington Church to Atkins Road. When completed, the project will result in continuous sidewalk on both the north and south sides of Square Lake Road from Rochester Road to John R Road.

This project is highly competitive for SEMCOG's Regional TAP funding as it (1) addresses gaps in walking and biking infrastructure in SEMCOG's regional Demand Areas and (2) improves safety and mobility for pedestrians and bicyclists to access public spaces, downtowns, core services, and quality of life amenities. The project also meets SEMCOG's goal of modernizing sidewalks and shared-use paths.

Total project costs are \$1,232,718. SEMCOG TAP will fund the lesser of \$1,232,718 or 80% of eligible construction costs. The City of Troy will provide \$308,180 in local match.

02 SEMCOG TAP FY2025 CC (CY on behalf of SEMCOG, 5/31/24)
 The City of Troy will construct 0.3 miles of 10-foot-wide shared use path on Livernois Road, between Hartland Avenue (near Big Beaver Road) and Town Center Drive.

This project is highly competitive for SEMCOG's Regional TAP funding as it (1) addresses gaps in walking and biking infrastructure in SEMCOG's regional Demand Areas and (2) improves safety and mobility for pedestrians and bicyclists to access public spaces, downtowns, core services, and quality of life amenities.

Total project costs are \$354,145. SEMCOG TAP will fund the lesser of \$283,316 or 80% of eligible construction costs. Troy will provide \$70,829 in local match.

03 SEMCOG TAP FY2025 CC (CY on behalf of SEMCOG, 5/31/24)
 The City of Troy will construct a 0.1-mile crossing of the Troy Trail across Long Lake Road, between Calvert Drive and Westmoreland Drive. The crossing includes construction of sidewalk crossing improvements and installation of HAWK signal.



Grant Summary

Date: 06/05/2024

Page: 2 of 6

This project is highly competitive for SEMCOG's Regional TAP funding as it (1) addresses gaps in walking and biking infrastructure in SEMCOG's regional Demand Areas and (2) improves safety and mobility for pedestrians and bicyclists to access public spaces, downtowns, core services, and quality of life amenities.

Total project costs are \$212,045. SEMCOG TAP will fund the lesser of \$169,636 or 80% of eligible construction costs. Troy will provide \$42,409 in local match.

Job Phase Summary

Section	Job/Phase	Est Grant Amount	Auth Grant Amount	CTD Grant Amount	Route	Work Description	Location Description	Phase Status	FinSys
01	221329(CON)	\$1,232,718.00			E Square Lake Rd	Sidewalk Gap Fill, Pathway & Crossing Project	Various streets, City of Troy	Programmed	TAU
02	221329(CON)	\$283,316.00			E Square Lake Rd	Sidewalk Gap Fill, Pathway & Crossing Project	Various streets, City of Troy	Programmed	TAU
03	221329(CON)	\$169,636.00			E Square Lake Rd	Sidewalk Gap Fill, Pathway & Crossing Project	Various streets, City of Troy	Programmed	TAU
Total:		\$1,685,670.00							

Nonmotorized Funding Condition

This project must be designed and constructed in accordance with the standards in the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, 2012 edition. The standards for off-road trails include a minimum 10-foot width with a minimum of 2-foot clear zone on each side. The standards for bridges or boardwalks include a minimum 14-foot width between rub rails. In addition, bridges and boardwalks shall meet a minimum design load of 90 psf and H-10 (not acting concurrently). For roadways with no curb and gutter, the standards for on-road paved shoulders include a minimum 4-foot width facility on each side of the road. If parking is permitted, the standards for bike lanes include a minimum width of 5 feet. The project must also be designed and constructed in accordance with the current edition of the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). For traffic control devices not in the most current MMUTCD, implementation must be in accordance with relevant Federal Highway Administration interim approvals.

NEPA Condition

This project shall adhere to the regulations set forth under the National Environmental Policy Act of 1969, as amended. (Pub. L. 91-190, 42 U.S.C. 4321-4347, January 1, 1970, as amended by Pub. L. 94-52, July 3, 1975, Pub. L. 94-83, August 9, 1975, and Pub. L. 97-258, 4(b), Sept. 13, 1982). This project is required to analyze and report on certain environmental, economic, and social conditions which may be impacted as part of the project undertaking. A complete and approved Local Agency Environmental Clearance Form (MDOT Form 5323) must be on file with the Michigan Department of Transportation Local Agency Programs unit prior to requesting obligation of funds. The form can be found on the MDOT Forms Repository webpage: mdotjboss.state.mi.us/webforms/

Funding Condition

Transportation Alternatives Program (TAP) funding is conditional upon the items mentioned in the correspondence from the MDOT Office of Economic Development conveying the Conditional Commitment, supporting documentation, as well as fund availability. Federal transportation funding could be subject to Congressional approval of a rescission- reducing or eliminating the remaining unobligated funds. The amount of TAP funding that Congress has authorized for expenditure is provided on a first come, first served basis to the projects that have completed the steps necessary to request federal fund authorization (obligation) from the Federal Highway Administration. These steps typically include submitting completed plans, a cost estimate, and project related specifications, as well as obtaining all necessary permits, property and access rights, environmental certifications and clearances, an executed MDOT-local agency contract, and all matching funds and/or non-participating funds, as may be required or applicable.

Quarterly Progress Report Condition-MDOT Form 3197

As the grantee responsible for implementing this project, it is your responsibility to show that your project is making adequate progress towards federal obligation in the approved fiscal year. To show continued progress, you must submit a Quarterly Progress Report in the MDOT Grant System (MGS) on or before the first business day of the months of January, April, July, and October. Use MDOT Form 3197, found on the MDOT Forms Repository webpage: mdotjboss.state.mi.us/webforms/ Submission of this report is required from the time a Conditional Commitment/Award is issued until the grantee reports that they have provided approval on an accurate bid letting package to MDOT's Local Agency Program. Failure to submit this form by the due dates listed could result in the rescission of the grant. Submission of forms that show lack of detail or progress toward federal obligation may also lead to rescission.

Important Note on TAP Funding for Local Agencies

Federal TAP funds shall be applied to the eligible items of the total participating project cost up to the lesser of: (1) the TAP grant amount, or (2) an amount such that either 80 percent or 81.85 percent, the maximum federal participation ratio for such funds, is not exceeded at the time of the award of the construction contract. The balance of the participating project cost, after deduction of TAP funds, shall be the responsibility of the grantee. All non-participating costs shall be the responsibility of the grantee. In addition to the limits mentioned above, TAP funds are capped at the applicable low bid amount and shall not be applied to any extra construction costs or construction over-runs; these costs shall be the responsibility of the grantee.

Implementation Requirement

This project must be let through the Michigan Department of Transportation (MDOT) Letting Process.

Nonmotorized Funding Condition

This project must be designed and constructed in accordance with the standards in the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, 2012 edition. The standards for off-road trails include a minimum 10-foot width with a minimum of 2-foot clear zone on each side. The standards for bridges or boardwalks include a minimum 14-foot width between rub rails. In addition, bridges and boardwalks shall meet a minimum design load of 90 psf and H-10 (not acting concurrently). For roadways with no curb and gutter, the standards for on-road paved shoulders include a minimum 4-foot width facility on each side of the road. If parking is permitted, the standards for bike lanes include a minimum width of 5 feet. The project must also be designed and constructed in accordance with the current edition of the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). For traffic control devices not in the most current MMUTCD, implementation must be in accordance with relevant Federal Highway Administration interim approvals.

NEPA Condition

This project shall adhere to the regulations set forth under the National Environmental Policy Act of 1969, as amended. (Pub. L. 91-190, 42 U.S.C. 4321-4347, January 1, 1970, as amended by Pub. L. 94-52, July 3, 1975, Pub. L. 94-83, August 9, 1975, and Pub. L. 97-258, 4(b), Sept. 13, 1982). This project is required to analyze and report on certain environmental, economic, and social conditions which may be impacted as part of the project undertaking. A complete and approved Local Agency Environmental Clearance Form (MDOT Form 5323) must be on file with the Michigan Department of Transportation Local Agency Programs unit prior to requesting obligation of funds. The form can be found on the MDOT Forms Repository webpage: mdotjboss.state.mi.us/webforms/

Funding Condition

Transportation Alternatives Program (TAP) funding is conditional upon the items mentioned in the correspondence from the MDOT Office of Economic Development conveying the Conditional Commitment, supporting documentation, as well as fund availability. Federal transportation funding could be subject to Congressional approval of a rescission- reducing or eliminating the remaining unobligated funds. The amount of TAP funding that Congress has authorized for expenditure is provided on a first come, first served basis to the projects that have completed the steps necessary to request federal fund authorization (obligation) from the Federal Highway Administration. These steps typically include submitting completed plans, a cost estimate, and project related specifications, as well as obtaining all necessary permits, property and access rights, environmental certifications and clearances, an executed MDOT-local agency contract, and all matching funds and/or non-participating funds, as may be required or applicable.

Quarterly Progress Report Condition-MDOT Form 3197

As the grantee responsible for implementing this project, it is your responsibility to show that your project is making adequate progress towards federal obligation in the approved fiscal year. To show continued progress, you must submit a Quarterly Progress Report in the MDOT Grant System (MGS) on or before the first business day of the months of January, April, July, and October. Use MDOT Form 3197, found on the MDOT Forms Repository webpage: mdotjboss.state.mi.us/webforms/ Submission of this report is required from the time a Conditional Commitment/Award is issued until the grantee reports that they have provided approval on an accurate bid letting package to MDOT's Local Agency Program. Failure to submit this form by the due dates listed could result in the rescission of the grant. Submission of forms that show lack of detail or progress toward federal obligation may also lead to rescission.

Important Note on TAP Funding for Local Agencies

Federal TAP funds shall be applied to the eligible items of the total participating project cost up to the lesser of: (1) the TAP grant amount, or (2) an amount such that either 80 percent or 81.85 percent, the maximum federal participation ratio for such funds, is not exceeded at the time of the award of the construction contract. The balance of the participating project cost, after deduction of TAP funds, shall be the responsibility of the grantee. All non-participating costs shall be the responsibility of the grantee. In addition to the limits mentioned above, TAP funds are capped at the applicable low bid amount and shall not be applied to any extra construction costs or construction over-runs; these costs shall be the responsibility of the grantee.

Implementation Requirement

This project must be let through the Michigan Department of Transportation (MDOT) Letting Process.

Nonmotorized Funding Condition

This project must be designed and constructed in accordance with the standards in the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, 2012 edition. The standards for off-road trails include a minimum 10-foot width with a minimum of 2-foot clear zone on each side. The standards for bridges or boardwalks include a minimum 14-foot width between rub rails. In addition, bridges and boardwalks shall meet a minimum design load of 90 psf and H-10 (not acting concurrently). For roadways with no curb and gutter, the standards for on-road paved shoulders include a minimum 4-foot width facility on each side of the road. If parking is permitted, the standards for bike lanes include a minimum width of 5 feet. The project must also be designed and constructed in accordance with the current edition of the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). For traffic control devices not in the most current MMUTCD, implementation must be in accordance with relevant Federal Highway Administration interim approvals.

NEPA Condition

This project shall adhere to the regulations set forth under the National Environmental Policy Act of 1969, as amended. (Pub. L. 91-190, 42 U.S.C. 4321-4347, January 1, 1970, as amended by Pub. L. 94-52, July 3, 1975, Pub. L. 94-83, August 9, 1975, and Pub. L. 97-258, 4(b), Sept. 13, 1982). This project is required to analyze and report on certain environmental, economic, and social conditions which may be impacted as part of the project undertaking. A complete and approved Local Agency Environmental Clearance Form (MDOT Form 5323) must be on file with the Michigan Department of Transportation Local Agency Programs unit prior to requesting obligation of funds. The form can be found on the MDOT Forms Repository webpage: mdotjboss.state.mi.us/webforms/

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Grant Summary

Date: 06/05/2024

Page: 6 of 6

Implementation Requirement

This project must be let through the Michigan Department of Transportation (MDOT) Letting Process.

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, December 16, 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

Vote on Resolution to Waive the Rules of Procedure for the City Council, Rule #4A – Regular Meeting Agenda to Add an Item on the Agenda

Resolution #2024-12-163
Moved by Baker
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **WAIVES** the Rules of Procedure for the City Council, Rule #4A *Regular Meeting Agenda* to add an Item on the Agenda.

Yes: All-7
No: None

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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

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

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – None

a) Mayoral Appointments: None

b) City Council Appointments: None

I-2 Board and Committee Nominations: a) Mayoral Nominations – Planning Commission; b) City Council Nominations – Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

a) Mayoral Nominations:

Resolution #2024-12-164

Moved by Baker

Seconded by Hamilton

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:

Planning Commission

Appointed by Mayor
9 Regular Members
3 Year Term

Nominations to the Planning Commission:

Term Expires: 12/31/2027

Michael Hutson

Term currently held by: Michael Hutson

Term Expires: 12/31/2027

Dave Lambert

Term currently held by: Dave Lambert

Term Expires: 12/31/2027

John Tagle

Term currently held by: John Tagle

Yes: All-7
No: None

MOTION CARRIED

b) City Council Nominations:

Resolution #2024-12-165
Moved by Gunn
Seconded by Hodorek

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

Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

Appointed by Council
7 Regular Members and 2 Ordinance Member
3 Year Term

Nominations to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:

Term Expires: 12/31/2027 **John Foster** **Council Appt'd Citizen**
Term currently held by: John Foster

Yes: All-7
No: None

MOTION CARRIED

I-3 No Closed Session Requested

I-4 Confirmation of Appointment of Joshua Jones to Police Chief (*Introduced by: Frank Nastasi, City Manager*)

Resolution #2024-12-166
Moved by Baker
Seconded by Chanda

WHEREAS, The City Manager has the authority to appoint a Police Chief with confirmation by the City Council Under Section 3.9 of the City Charter; and,

WHEREAS, The ACT 78 Board met on December 12, 2024 and certified the eligibility of Acting Police Chief Joshua Jones as qualified for the position of Police Chief;

THEREFORE, BE IT RESOLVED, That Troy City Council **CONFIRMS** the City Manager’s Appointment of Joshua Jones as Police Chief effective as of December 21, 2024, pending successful completion of the required psychological evaluation.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2024-12-167-J-1a
Moved by Hamilton
Seconded by Chamberlain-Creanga

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

Yes: All-7
No: None

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2024-12-167-J-2

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

- a) City Council Minutes-Draft – December 9, 2024

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Type ‘K’ Copper Tubing**

Resolution #2024-12-167-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract to purchase Type 'K' Copper Tubing to the low bidder meeting specifications, *Core & Main LP of Shelby Twp., MI*, for an estimated total cost of \$53,368.00, at unit prices contained in the bid tabulation opened on December 5, 2024; a copy of which is **ATTACHED** to the original Minutes of this meeting.

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

J-5 Recommended Pay Ranges for Part-Time Classifications

Resolution #2024-12-167-J-5

WHEREAS, The Pay Ranges and Job Classifications for part-time employees was last revised January 2024; and,

WHEREAS, Competitive market forces, minimum wage laws and organizational changes require updates to job classifications and pay ranges in this plan;

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the January 4, 2025 revisions to the Pay Ranges for Part-time Job Classifications.

J-6 Request for Approval of a Purchase Agreement, Barclay to Trinway, Project No. 02.206.5, Parcel #78, Sidwell #88-20-11-351-007, M&M Properties, LLC

Resolution #2024-12-167-J-6

RESOLVED, That City Council **APPROVES** an Agreement to Purchase Realty for Public Purposes from M&M Properties, LLC, owners of the property identified by Sidwell #88-20-11-351-007, and **AUTHORIZES** compensation in the amount of \$54,964.00 for the purchase of right of way, a temporary construction permit and existing compensable site improvements.

BE IT FURTHER RESOLVED, That City Council **AUTHORIZES** closing and recording costs not to exceed \$8,000.00.

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.

J-7 Traffic Committee Recommendations and Minutes – November 20, 2024

Resolution #2024-12-167-J-7

4. Request for Traffic Control – Hurst at Donaldson

RESOLVED, That the intersection of Hurst Street at Donaldson Road be **MODIFIED** from UNCONTROLLED on the Hurst Street approach to STOP CONTROLLED.

5. Extend No Parking Zone on Capri Drive

RESOLVED, That the No Parking Zone Extension on Capri Drive be **APPROVED** to extend the No Parking Zone 25-30 feet to the northeast along on Capri Drive.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

- a) January 13, 2025 – Reprogramming 2018-2023 Community Development Block Grant (CDBG) Funds

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:

<p>Bill Rhodes</p>	<p>Commented on the increase in activities and participation at the Troy Senior Center, including Meals on Wheels. Complimented Lyndsey Ramsay and Lori Salyer on their great collaboration with the Friends of Troy Seniors. Thanked the Troy Athens Powerlifting Team for their help delivering boxes of food to seniors.</p>
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M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Council Member Hamilton responded to the demand and capacity provided by Meals on Wheels.

Council Member Hodorek responded to the Athens Powerlifters and the collaboration of residents to fulfill a need within the community.

Council Member Chanda responded to the popularity of the new dining room since it reopened. He applauded the Athens Powerlifters and the younger generation coming forward to help the community.

N. COUNCIL REFERRALS:

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

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees: None Submitted

O-2 Department Reports:

a) Troy City Code Chapter 88

Noted and Filed

O-3 Letters of Appreciation: None Submitted

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

P. COUNCIL COMMENTS:

P-1 Council Comments

Mayor Pro Tem Gunn wished everyone a Merry Christmas, Happy Chanukah, and Happy Holidays.

Council Member Chamberlain-Creanga thanked City staff for new senior programming ideas and highlights of City Council meetings on social media. She also thanked public safety staff for their service during the holidays. She wished everyone a Merry Christmas, Happy Holidays, and Happy Chanukah.

Council Member Chanda wished everyone Happy Holidays, Merry Christmas, Happy Chanukah, and Happy New Year. He thanked City staff and colleagues for a wonderful and successful year.

Council Member Chanda shared that a grant for \$2.2 million was approved to purchase the Turtle Woods land to be preserved by Oakland County Parks. He said it was a great example of many entities coming together to accomplish a goal.

Council Member Brooks wished everyone Happy Holidays. She urged everyone to enjoy themselves over the holidays but to be safe and not drink and drive.

Council Member Hodorek wished everyone Merry Christmas. She looks forward to a new year with new ideas, a new City Manager, a new Police Chief, and a City Council that strives to work well together.

Council Member Hamilton said the next time City Council meets will be for the 2025 Capital Conference discussion on Saturday, January 11, 2024.

Mayor Baker recognized the passing of former Mayor Louise Schilling. He spoke of how she led by example in a respectful, dignified manner. He commented that she served on City Council during an era facing difficult financial times and the decisions made have set the City up for success today. Mayor Baker wished her family peace during this holiday season.

Mayor Baker wished everyone Merry Christmas, Happy Holidays, and Happy Chanukah.

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

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:54 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

January 11, 2025 Troy 2025 Capital Conference
April 14, 2025.....Special Meeting – Budget
April 16, 2025..... Special Meeting – Budget (as needed)

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

January 13, 2025 Regular Meeting
January 27, 2025 Regular Meeting
February 10, 2025..... Regular Meeting
February 24, 2025..... Regular Meeting
March 10, 2025..... Regular Meeting
March 17, 2025..... Regular Meeting
April 7, 2025..... Regular Meeting
April 21, 2025..... Regular Meeting
May 5, 2025 Regular Meeting
May 19, 2025 Regular Meeting
June 9, 2025 Regular Meeting
June 30, 2025 Regular Meeting
July 14, 2025..... Regular Meeting
July 28, 2025..... Regular Meeting
August 11, 2025..... Regular Meeting
August 25, 2025..... Regular Meeting
September 8, 2025 Regular Meeting
September 29, 2025 Regular Meeting
October 6, 2025 Regular Meeting
October 20, 2025 Regular Meeting
November 10, 2025 Regular Meeting
November 17, 2025 Regular Meeting
December 1, 2025 Regular Meeting
December 15, 2025 Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: December 16, 2024



To: Honorable Mayor and City Council Members

From: Frank A. Nastasi, City Manager
Robert J. Bruner, Deputy City Manager
Robert Maleszyk, Chief Financial Officer
Emily Frontera, Purchasing Manager
Cheryl Rivera, Office Manager

Subject: Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2025 Michigan Municipal League Cap Con

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 \$350 (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/cc>)

EXPO & SPONSORSHIP ([HTTPS://BLOGS.MML.ORG/WP/CC/VENDOR-OPPORTUNITIES/](https://blogs.mml.org/wp/cc/vendor-opportunities/))

Registration Info

[🏠](#) / [HOME \(HTTPS://BLOGS.MML.ORG/WP/CC\)](https://blogs.mml.org/wp/cc) / [REGISTRATION INFO](#)

Registration Includes

- Admission to all educational sessions and annual expo
- Tuesday Welcome Reception, Wednesday Legislative Breakfast, and lunch
- Electronic access to all program materials

Registration Fees

Early Bird Registration

On or before February 7, 2025

- MML Full & Associate Members/BAP Participants — \$350/person
- Nonmember Government Entities/MML Fund & Pool Program Members (Limited Associated) — \$625/person
- Student — \$125/person
- Guest — \$110/person

Regular Registration

On or before March 7, 2025

- MML Full & Associate Members/BAP Participants — \$460/person
- Nonmember Government Entities/MML Fund & Pool Program Members — \$625/person
- Student — \$125/person
- Guest — \$110/person

Onsite Registration

March 18-19, 2025

- MML Full & Associate Members/BAP Participants — \$510/person
- Nonmember Government Entities/MML Fund & Pool Program Members (Limited Associates) — \$675/person
- Student — \$125/person
- Guest — \$110/person

Additional Meals/Activities

- Michigan Women in Municipal Government (MWIMG) Annual Meeting & Luncheon —registration required — \$65
 - Tuesday, March 18, 12–1:30 p.m.
- Michigan Black Caucus of Local Elected Officials (MBC-LEO) Annual Meeting & Lunch — registration required
 - Wednesday, March 19, 12–1:30 p.m.

Registration Types

Full and Associate Members, and Business Alliance Program Participant 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 are for those entities who only belong to one of the League's insurance programs and are not full members.

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 Business Alliance Program participants.

Guest Registration Fee

Guest registration includes the Tuesday Welcome Reception and Wednesday meals. See CapCon 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 Friday, March 7, 2025, and are subject to a \$75.00 cancellation fee for regular CapCon registrations and \$10.00 for guest registrations.

No refunds will be given for cancellation requests received after Friday, March 7. Email cancellation requests to 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. If you fail to cancel or substitute your registration and do not show up to the program, you will be billed for the program.

If MML cancels a program, registrants will receive notice before the program is canceled. Refunds will be issued two to three weeks after the program is canceled.

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>) with any additional questions or requests by Friday, March 7, 2025.

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/cc>)

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Cheryl A Rivera

From: Michigan Municipal League <events@mml.org>
Sent: Monday, December 9, 2024 1:31 PM
To: Beth L Tashnick
Subject: Your invitation to the MML CapCon 2025

You don't often get email from events@mml.org. [Learn why this is important](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.



The Legislative Event of the Year

March 18–19 | Lansing Center

The easiest way to become an effective advocate for your community is to learn from the best: the knowledgeable speakers at CapCon 2025.

This day-and-a-half event also delivers unmatched networking opportunities with 300+ municipal leaders and state policymakers.

This is your invitation to be in the room.

General Sessions Include

- A break down with the League's State and Federal Affairs team where they will offer insights on the latest conversation around our legislative priorities, economic development, housing, infrastructure investment, the key aspects of Governor Whitmer's budget proposal, and much more.
- An honest conversation on leadership in times of tragedy with two Michigan mayors who recently needed to help their residents persevere through difficult times.

Breakouts Include

- Lobbying 2.0 and 3.0
- Labor Policy: A Snapshot for Local Governments
- A Strategic Advocacy Effort to Create Thriving Communities
- Direct Pay Tax Credits: An Opportunity for Local Governments to Finance Clean Energy Projects

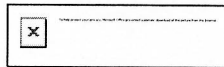
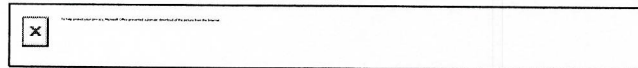
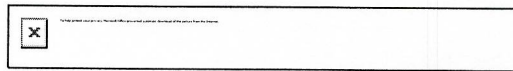
- The Interaction Between Headlee and Proposal A: Why Do We Need to Fix It?
- An Old Tool with a New Use and a New Tool Never Used—Help for Housing
- From Production to Disposal: The Need to Transform Local Waste Management
- The Role of Local Leaders Preparing for Mass Shootings

[Register](#)

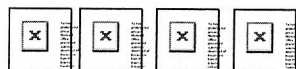
[Registration Info](#)

[Event Agenda](#)

Thank you to our Core Sponsors!



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500 West Big Beaver
Troy, MI 48084
troymi.gov

J-05



CITY COUNCIL AGENDA ITEM

Date: December 12, 2024

To: Frank Nastasi, City Manger

From: Robert J. Bruner, Deputy City Manager
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Rocky and Noor Denha, Sidwell #88-20-10-427-047

History

As part of new residential development the City of Troy received a permanent easement for storm sewers and surface drainage from Rocky Denha and Noor Denha, owners of the property having Sidwell #88-20-10-427-047.

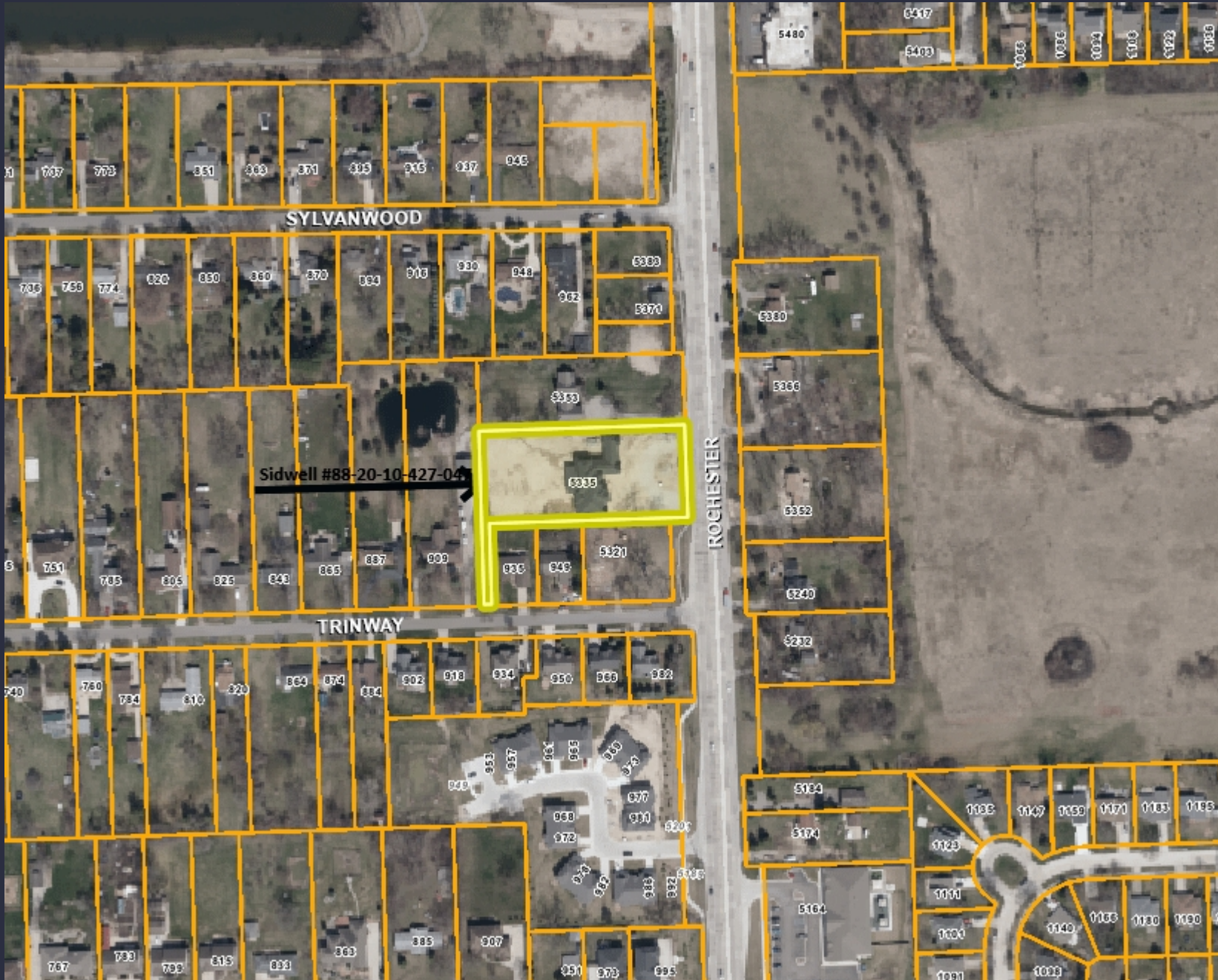
The residential property zoned R-1C, One Family Residential, is located in the southeast $\frac{1}{4}$ of Section 10, on the west side of Rochester Road between Trinway and Sylvanwood.

Financial

The consideration amount on the 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.



Notes:
#88-20-10-427-047
Denha, Rocky & Noor
Permanent Easement for
Storm Sewers



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

Sidwell #88-20-10-427-047(pt)

Rocky Denha and Noor Denha, husband and wife, Grantor(s), whose address is 2102 Denise Drive, Sterling Heights, MI 48310, 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:

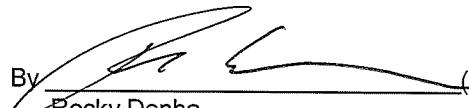
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

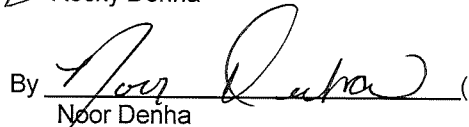
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 12th day of December A.D. 2024.

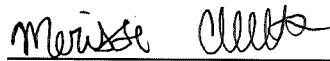
By  (L.S.)
Rocky Denha

By  (L.S.)
Noor Denha

STATE OF MICHIGAN)
COUNTY OF oakland)

The foregoing instrument was acknowledged before me this 12th day of December, 2024, by Rocky Denha and Noor Denha, husband and wife.

Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of oakland


*
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"

Section 10, 12 Feet Wide
Easement for Storm Sewer
and Surface Drainage
Parcel: 88-20-10-427-047
Owner: Rocky and Noor Denha

Description of Parcel (Taken from Tax Records):

T2N, R11E, SEC 10 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST E 633.60 FT FROM SE COR OF LOT 88 OF 'CRYSTAL SPRINGS SUB NO 1', TH N 00-12-00 W 317 FT, TH E 422.40 FT, TH S 00-12-00 E 170 FT, TH W 408.08 FT, TH S 00-12-00 E 147 FT, TH W 14.32 FT TO BEG EXC E 43 FT TAKEN FOR ROCHESTER RD 1.52 A

Description of Proposed 12 feet wide Easement for Storm Sewer and Surface Drainage:

The West 12.00 feet of the North 170.00 feet of the following described parcel:

T2N, R11E, SEC 10 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST E 633.60 FT FROM SE COR OF LOT 88 OF 'CRYSTAL SPRINGS SUB NO 1', TH N 00-12-00 W 317 FT, TH E 422.40 FT, TH S 00-12-00 E 170 FT, TH W 408.08 FT, TH S 00-12-00 E 147 FT, TH W 14.32 FT TO BEG EXC E 43 FT TAKEN FOR ROCHESTER RD 1.52 A



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-06

CITY COUNCIL AGENDA ITEM

Date: December 26, 2024

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement, 102 East Long Lake Road, LLC, Sidwell #88-20-15-101-031

History

As part of the proposed Jax Kar Wash development, located in the northwest $\frac{1}{4}$ of Section 15, south side of Long Lake, east of Livernois, the City of Troy received a permanent easement storm sewers and surface drainage from 102 East Long Lake Road, LLC, owner of the property having Sidwell #88-20-15-101-031.

This easement is located on the neighboring property to the east of the actual project parcel site and is part of the stormwater management plan for the proposed car wash.

Planning Commission granted Special Use Approval and Preliminary Site Plan Approval on May 28, 2024.


Financial

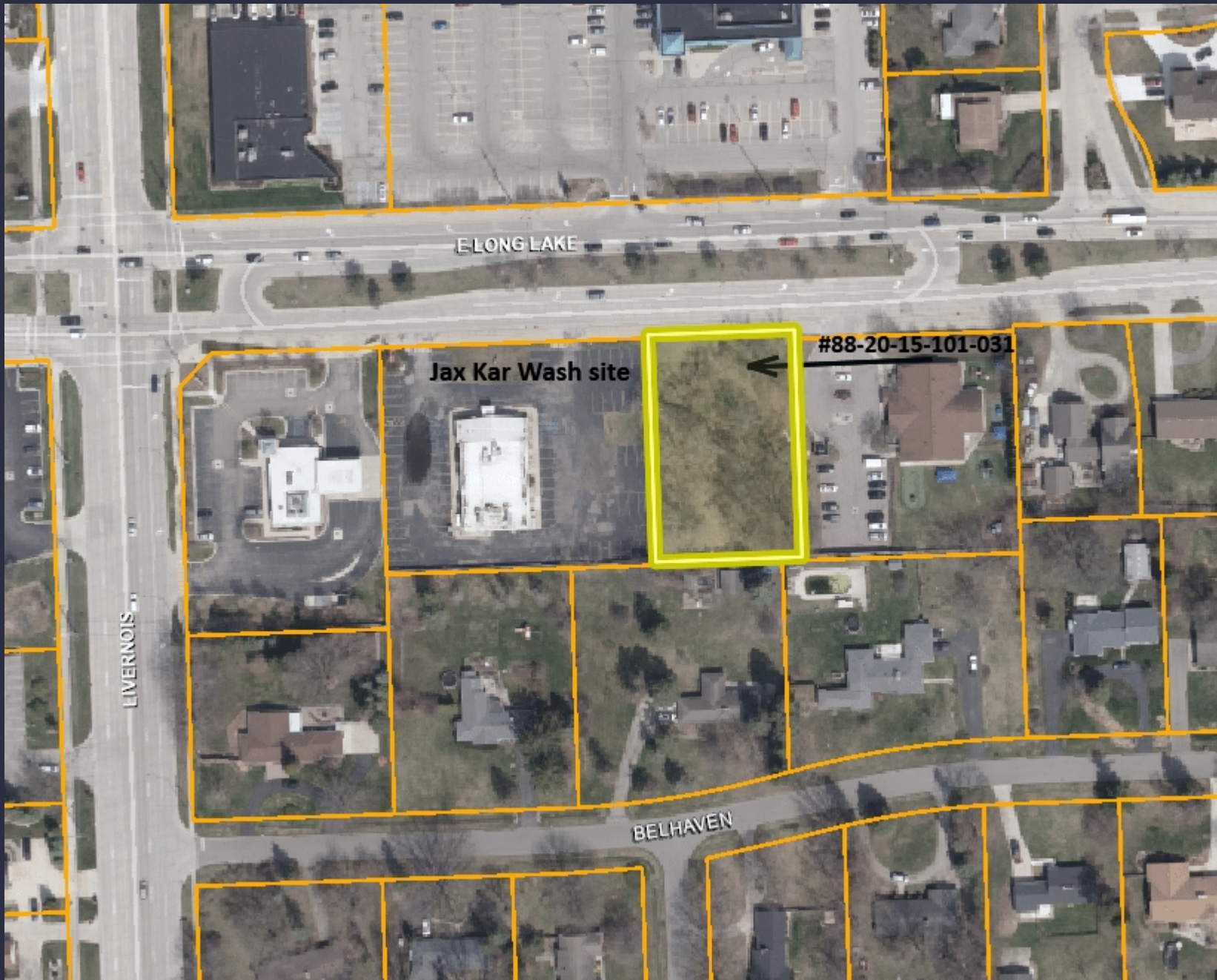
The consideration amount on this document is \$1.00.

Recommendation

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

Legend:

 Tax Parcel



Notes:

102 East Long Lake Road, LLC
Storm Sewers and Surface
Drainage
#88-20-15-101-031

Map Scale: 1=178

Created: December 27, 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 #88-20-15-101-031 (part of)

102 East Long Lake Road, LLC., a Michigan limited liability company, Grantor, whose address is 89 East Long Lake Road, Troy, MI 48085 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 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:

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 17th day of December A.D. 2024.

102 East Long Lake Road, LLC,
a Michigan limited liability company

By *Paul Chosid* (L.S.)
* Paul Chosid
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 17th day of December, 2024, by Paul Chosid, Member of 102 East Long Lake Road, LLC, a Michigan limited liability company, on behalf of the company.

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

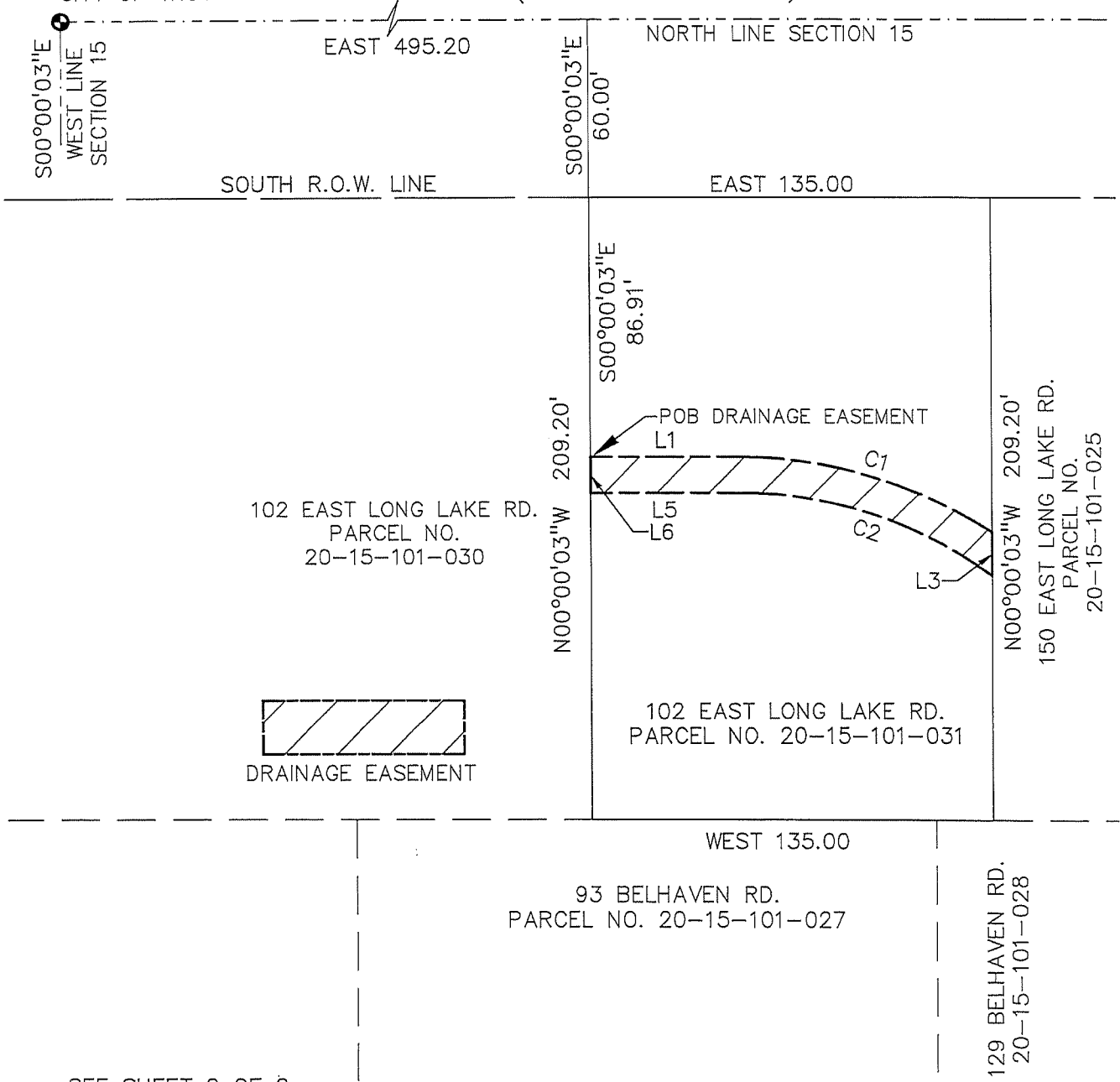
Prepared by and when recorded return to:
Larysa Figol, SR/WA,
City of Troy
500 West Big Beaver
Troy, MI 48084

EXHIBIT "A" (1 of 2)

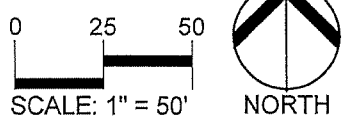
DRAINAGE EASEMENT

P.O.C.
NORTHWEST 1/4
SECTION 15
T.02N., R.11E.
CITY OF TROY

EAST LONG LAKE ROAD
(VARIABLE WIDTH)



SEE SHEET 2 OF 2
FOR BEARINGS AND
DISTANCES



**CUNNINGHAM
LIMP COMPANY**
28970 CABOT DR.
NOVI, MI 48377

SHEET 1 OF 2
DECEMBER 16TH, 2024
23-1373

**PEA
GROUP**
t: 844.813.2949
www.peagroup.com

\\peainc\pea\PROJECTS\2023\23-1373 JAX TROY (2)\SURVEY\231373\BND\EASEMENTS\23-1373 ESMT - DRAIN OFF-SITE.dwg PLOT DATE:12/16/2024 BY:Stacy Pollock

EXHIBIT "A" (2 of 2)

DRAINAGE EASEMENT

LEGAL DESCRIPTIONS:

PARENT PARCEL
 ID 20-15-101-031
 PER ATA NATIONAL TITLE GROUP, LLC

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN: T2N, R11E, SEC 15 E 135 FT OF W 630.20 FT OF N 269.20 FT OF NW 1/4 OF NW 1/4 EXC N 60 FT IN RD 0.65 A

DRAINAGE EASEMENT

AN EASEMENT FOR DRAINAGE IN A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, T.02N., R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE ALONG THE NORTH LINE OF SAID SECTION, EAST 495.20 FEET; THENCE S00°00'03"E, 60.00 FEET TO THE SOUTH LINE OF E. LONG LAKE ROAD; THENCE CONTINUING S00°00'03"E, 86.91 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N89°59'25"E, 49.97 FEET; THENCE 89.93 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 156.07 FEET, A CENTRAL ANGLE OF 33°00'50", AND CHORD BEARING S73°29'57"E, 88.69 FEET TO THE EAST LINE OF THE EAST 135 FEET OF WEST 630.20 FEET OF NORTH 269.20 FEET OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION; THENCE ALONG SAID LINE S00°00'03"E, 14.58 FEET; THENCE 90.91 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 144.07 FEET, A CENTRAL ANGLE OF 36°10'24", AND CHORD BEARING N71°54'21"W, 89.41 FEET; THENCE S89°59'25"W, 50.01 FEET TO THE WEST LINE OF THE EAST 135 FEET OF WEST 630.20 FEET OF NORTH 269.20 FEET OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION; THENCE ALONG SAID LINE N00°00'03"W, 12.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

CONTAINING 0.04 ACRES (1684.7 SQ. FT.), MORE OR LESS.

Line Table		
Line #	Direction	Length
L1	N89°59'25"E	49.97
L3	S00°00'03"E	14.58'
L5	S89°59'25"W	50.01'
L6	N00°00'03"W	12.00'

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	89.93'	156.07'	33°00'50"	S73°29'57"E	88.69'
C2	90.91'	144.07'	36°10'24"	N71°54'21"W	89.41'

**CUNNINGHAM
 LIMP COMPANY**
 28970 CABOT DR.
 NOVI, MI 48377

SHEET 2 OF 2
 DECEMBER 16TH, 2024
 23-1373

**PEA
 GROUP**

t: 844.813.2949
 www.peagroup.com



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-07

CITY COUNCIL AGENDA ITEM

Date: December 26, 2024

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Quit Claim Deed from Motor City Church International, Sidwell #88-20-20-226-097, Project No. 24.913.3

History

Motor City Church International, owner of the property having Sidwell #88-20-20-226-097, proposed a building additional to an existing church facility located in the northeast $\frac{1}{4}$ of Section 20 on the south side of Wattles Road, between Coolidge and Crooks. The parcel is zoned R-1B, One Family Residential.

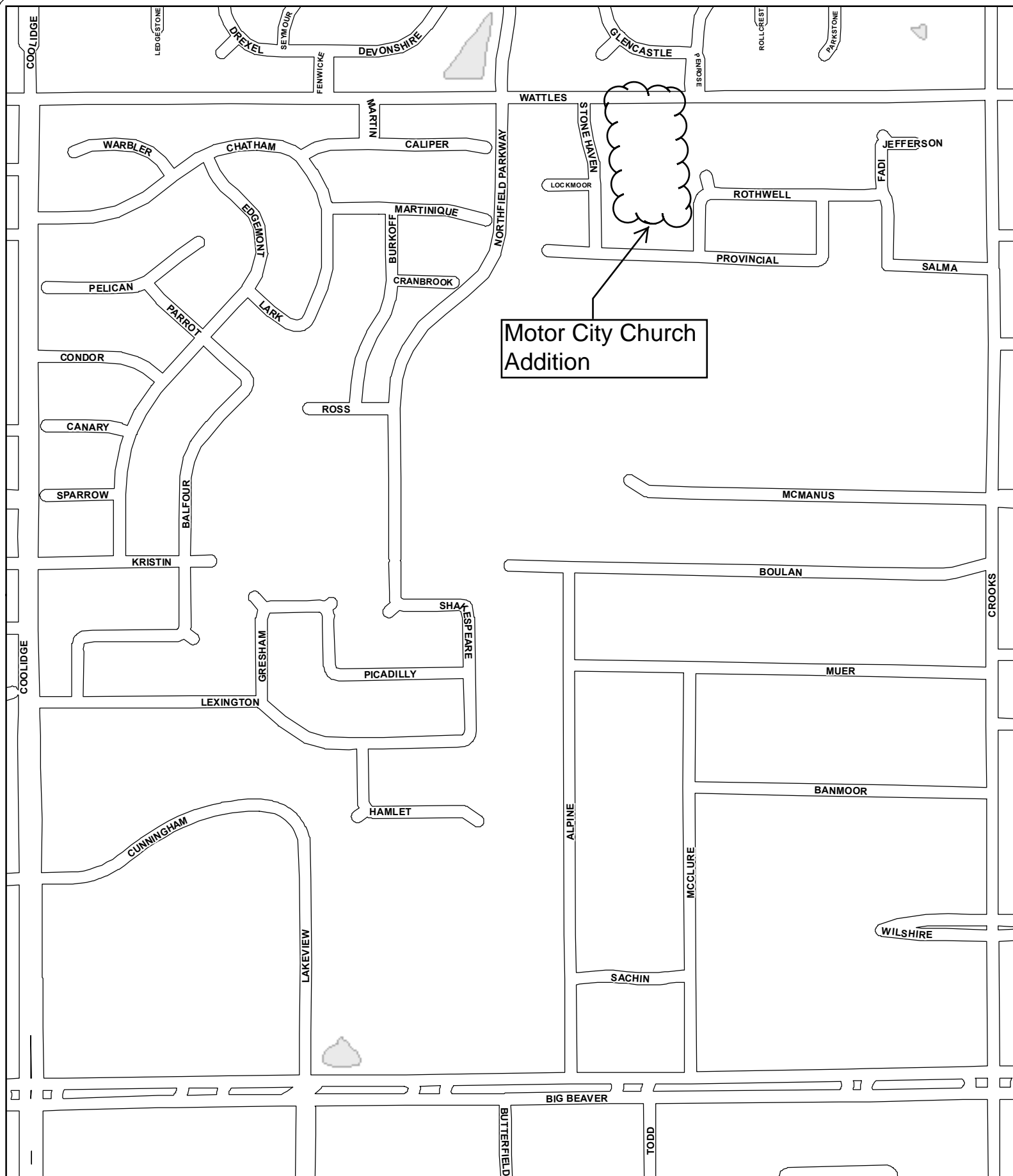
The Planning Commission granted special use and preliminary site plan approval on May 14, 2024.

Financial

The consideration amount on this document is \$1.00.

Recommendation

City Management recommends that City Council accept the attached quit claim deed consistent with our policy of accepting right of way for improvement and development purposes.



Motor City Church
Addition



QUIT CLAIM DEED

Sidwell #88-20-20-226-097 (pt of)
Resolution #

The Grantor(s), **Motor City Church International**, a Michigan non-profit corporation whose address is 3688 Livernois Road, Troy, MI 48083 quit claim(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and 00/100 Dollars (\$1.00)

subject to easements and building and use restrictions of record and further subject to

N/A

Dated this 22nd day of December, 2024.

Motor City Church International,
a Michigan non-profit corporation

By: 
*David Martin
President

[ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 22nd day of December, 2024, by David Martin, President of Motor City Church International, a Michigan non-profit corporation, on behalf of the corporation.

Sandra Ann Frankenstein
* Sandra A. Frankenstein

SANDRA ANN FRANKENSTEIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jun 10, 2030
ACTING IN COUNTY OF Oakland

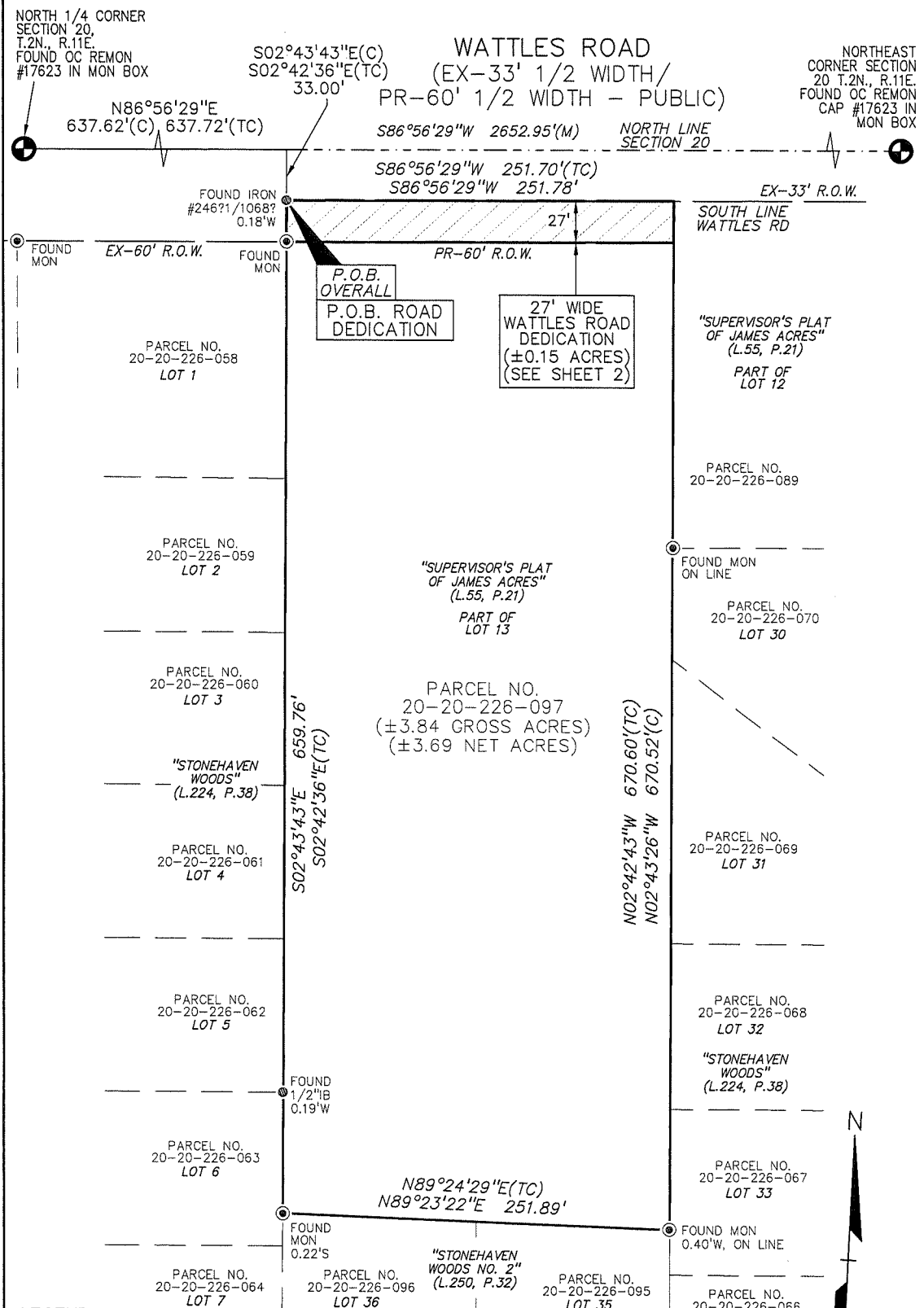
Notary Public, Oakland County, MI
My commission expires: 6-10-30
Acting in Oakland County, MI

When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to:	Drafted by: Larysa Figol, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084
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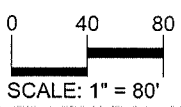
Tax Parcel #20-20-226-097 Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURE

EXHIBIT A (page 1 of 2)
SKETCH OF WATTLES ROAD DEDICATION



- LEGEND**
- IRON FOUND
 - ⊙ MONUMENT FOUND
 - ⊕ SECTION CORNER FOUND
 - (C) CALCULATED
 - (TC) TITLE COMMITMENT



JTA INC.
 309 N. MAIN ST., STE 213
 ROYAL OAK, MI

SHEET 1 OF 3
 JULY 17, 2024
 24-0037

PEA GROUP
 t: 844.813.2949
 www.peagroup.com

EXHIBIT A (page 2 of 2)
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(Per First American Title Insurance Company, File No. 82146, Dated December 22, 2023)

The Land referred to herein below is situated in the County of Oakland, State of MI, and is described as follows:

Part of Lot(s) 13 of SUPERVISOR'S PLAT OF JAMES ACRES according to the plat thereof recorded in Liber 55 of Plats, Page 21 of Oakland County Records, described as: Commencing at the North 1/4 corner of Section 20, Town 2 North, Range 11 East; thence N86°56'29"E 637.72 feet along the North Section line and centerline of Wattles Road; thence S02°42'36"E 33.00 feet to the South right of way of Wattles Road and for a Point of Beginning; thence continuing S02°42'36"E 659.76 feet along the West line of Lot 13; thence N89°24'29"E 251.89 feet to the East line of Lot 13; thence N02°42'43"W 670.60 feet to the South right of way of Wattles Road; thence S86°56'29"W 251.70 feet along the South right of way of Wattles Road and to the Point of Beginning.

LEGAL DESCRIPTION

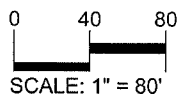
(Per PEA Group)

27' WATTLES ROAD DEDICATION

A 27 foot Wattles Road Dedication over part of Lot 13 of SUPERVISOR'S PLAT OF JAMES ACRES, as recorded in Liber 55 of Plats, Page 21, Oakland County Records, being part of the Northeast 1/4 of Section 20, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said dedication being more particularly described as:

Commencing at the North 1/4 corner of said Section 20; thence along the north line of said Section 20, N86°56'29"E 637.62 feet to the extension of the west line of said Lot 13; thence along said extension, S02°43'43"E 33.00 feet to the existing south line of Wattles Road (existing 33 foot 1/2 width) and the POINT OF BEGINNING;
thence continuing along said west line, S02°43'43"E 27.00 feet to the proposed south line of Wattles Road (proposed 60 foot 1/2 width);
thence along said proposed south line, N86°56'29"E, 251.78 feet to the east line of said Lot 13;
thence N02°43'26"W 27.00 feet to the aforementioned existing south line of Wattles Road;
thence along said existing south line, S86°56'29"W 251.78 feet to the POINT OF BEGINNING.
Containing 0.15 acres of land, more or less.

JTA INC.
309 N. MAIN ST., STE 213
ROYAL OAK, MI



SHEET 3 OF 3
JULY 17, 2024
24-0037

PEA
GROUP

t: 844.813.2949
www.peagroup.com



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-08

CITY COUNCIL AGENDA ITEM

Date: January 2, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Approval of a Purchase Agreement, Acceptance of a Permanent Easement, and Approval of Compensation, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #96, Sidwell #88-20-15-251-035, Ashraf H. Memon and Shahzadi A. Memon Trust

History

In connection with the proposed improvements to Rochester Road from Barclay to Trinway, Ashraf H. Memon and Shahzadi A. Memon, as trustees of The Ashraf H. Memon and Shahzadi A. Memon Trust dated January 10, 2010, signed a conditional Agreement to Purchase Realty for Public Purposes and granted to the City of Troy a Permanent Easement for Public Utilities and Public Service Facilities for the property identified by Sidwell #88-20-15-251-035.

The property is an improved residential parcel zoned R-1C, One Family Residential. It is located in the northeast $\frac{1}{4}$ of Section 15, south of Long Lake Road on the west side of Rochester Road at Eckford.

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 total compensation amount of \$94,531.00 is justified for right of way and necessary easement rights.

Staff also requests authorization for closing costs not to exceed \$8,000.00. These costs may include those levied by financial institutions for mortgage subordination applications, additional appraisals and processing fees.

Eighty percent of all acquisition costs 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 purchase agreement, accept the permanent easement and authorize compensation in the amount of \$94,531.00 and additional costs not to exceed \$8,000.00.

Legal Review

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



Notes:

RR, Barcaly to Trinway
Parcel #96, Memon Trust
Sidwell #88-20-15-251-035



CITY OF TROY
AGREEMENT TO PURCHASE REALTY
FOR PUBLIC PURPOSES

The CITY OF TROY, a Michigan municipal corporation (the "Buyer"), agrees to purchase from The Ashraf H. Memon and Shahzadi A. Memon Trust dated January 10, 2010 (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 Eighty-Five Thousand, Four Hundred, Sixty-One and 00/100 dollars (\$85,461) 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:

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

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this

2ND day of JANUARY, A.D. 2024
2025.

In presence of:

CITY OF TROY, a Michigan municipal corporation (BUYER)

Patricia A. Petitto

*Patricia A. Petitto
Right of Way Consultant

SELLERS:

ASHRAF H. MEMON AND SHAHZADI A. MEMON TRUST. DATED JANUARY 10, 2010

Ashraf Memon

*Ashraf H. Memon, Trustee

Shahzadi A. Memon

*Shahzadi A. Memon, Trustee

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"

PARCEL 96

DESCRIPTION TAKEN FROM TITLE WORK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2208610 AND DATED JUNE 24, 2022.

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-15-251-035

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
THE EAST 100.09 FEET OF LOTS 5 AND 6 EXCEPT THE NORTH 5 FEET OF LOT 5, STEPHENSON-LAND CO.'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS
SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF RIGHT OF WAY ACQUISITION


THE EAST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
THE EAST 100.09 FEET OF LOTS 5 AND 6 EXCEPT THE NORTH 5 FEET OF LOT 5, STEPHENSON-LAND CO.'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS
2,268 SQUARE FEET AND/OR 0.05 ACRES OF LAND.

DESCRIPTION OF UTILITY EASEMENT

THE WEST 12.00 FEET OF THE EAST 27.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
THE EAST 100.09 FEET OF LOTS 5 AND 6 EXCEPT THE NORTH 5 FEET OF LOT 5, STEPHENSON-LAND CO.'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS
CONTAINS 1,814 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	SHEET NO.
DATE 02/15/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcenr.com	1	OF 2

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

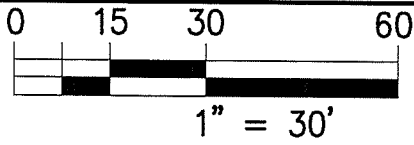
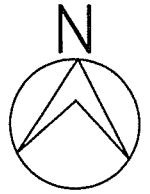
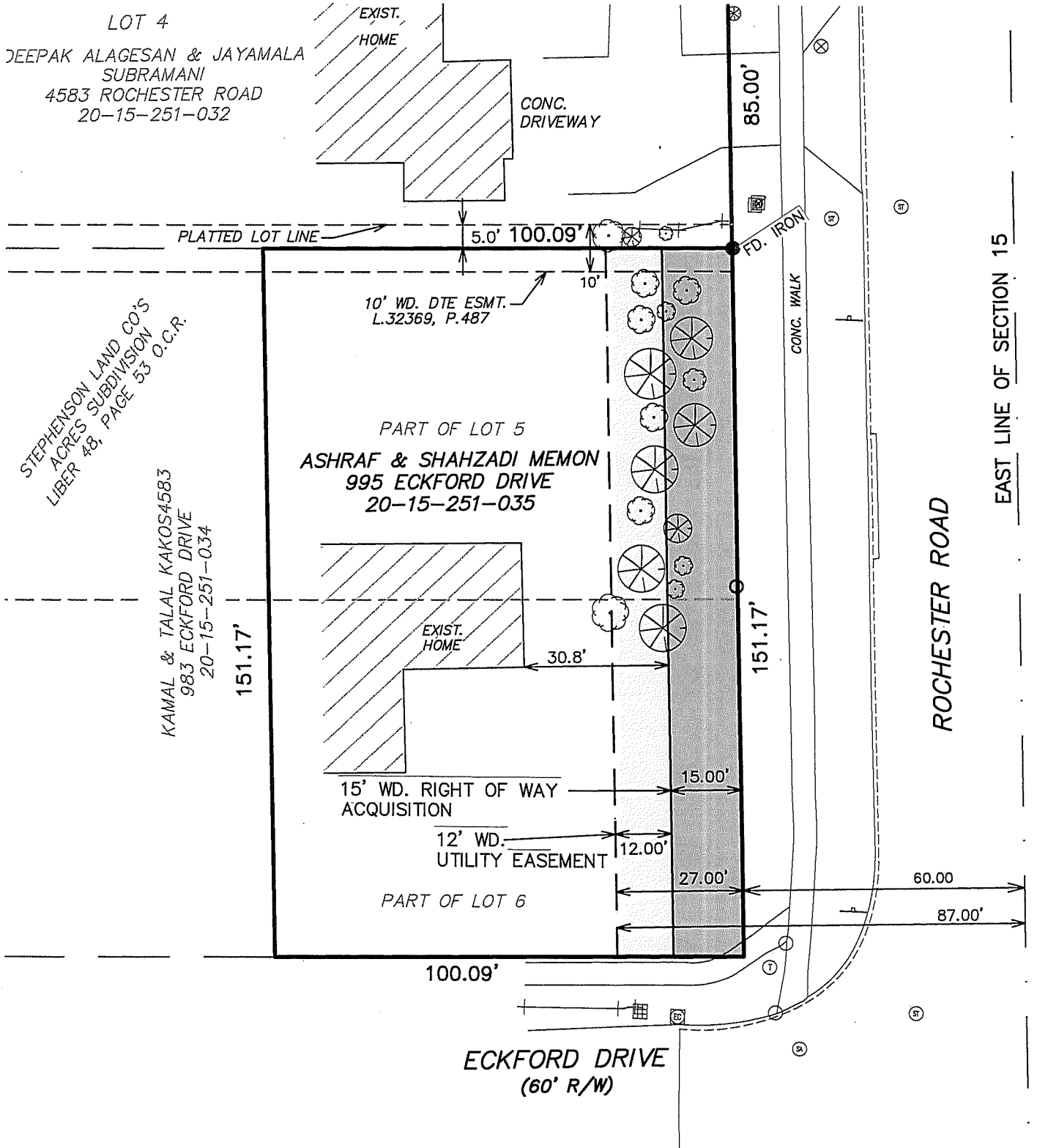


EXHIBIT "B"

PARCEL 96



NOTE:
ENTIRE PROPERTY IS NOT SHOWN.



TOTAL PROPERTY = 15,129.6+- SQ. FT.
 RIGHT OF WAY ACQUISITION = 2,268 SQ. FT.
 REMAINDER = 12,862+- SQ. FT.
 UTILITY EASEMENT = 1,814 SQ. FT.

LEGEND:
 RIGHT OF WAY ACQUISITION [shaded box]
 UTILITY EASEMENT [unshaded box]

JOB NO. 20160715
DATE 02/15/23

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

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

Sidwell #88-20-15-251-035
Resolution #

The Ashraf H. Memon and Shahzadi A. Memon Trust dated January 10, 2010, whose address is 995 Eckford, Troy, MI 48085 for and in consideration of the sum of: Nine Thousand, Seventy, and 00/100 Dollar (\$9,070) 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 2ND day of JANUARY, ~~2024~~ 2025.

THE ASHRAF H. MEMON AND SHAHZADI A.
MEMON TRUST, DATED JANUARY 10, 2010

Ashraf Memon (L.S.)

* Ashraf H. Memon, Trustee

Shahzadi A. Memon (L.S.)

*Shahzadi A. Memon, Trustee

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2ND day of JANUARY, ~~2024~~ ²⁰²⁵,
by Ashraf H. Memon and Shahzadi A. Memon, Trustees of the Ashraf H. Memon and Shahzadi A.
Memon Trust Dated January 10, 2010..

Patricia A. Petitto
* 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

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

EXHIBIT "A"

PARCEL 96

DESCRIPTION TAKEN FROM TITLE WORK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2208610 AND DATED JUNE 24, 2022.

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-15-251-035

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
THE EAST 100.09 FEET OF LOTS 5 AND 6 EXCEPT THE NORTH 5 FEET OF LOT 5, STEPHENSON-LAND CO.'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS
SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF RIGHT OF WAY ACQUISITION

THE EAST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
THE EAST 100.09 FEET OF LOTS 5 AND 6 EXCEPT THE NORTH 5 FEET OF LOT 5, STEPHENSON-LAND CO.'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS


2,268 SQUARE FEET AND/OR 0.05 ACRES OF LAND.

DESCRIPTION OF UTILITY EASEMENT

THE WEST 12.00 FEET OF THE EAST 27.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
THE EAST 100.09 FEET OF LOTS 5 AND 6 EXCEPT THE NORTH 5 FEET OF LOT 5, STEPHENSON-LAND CO.'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS

CONTAINS 1,814 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	SHEET NO.
DATE 02/15/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	1	OF 2

RIGHT OF WAY ACQUISITION AND UTILITY EASEMENT

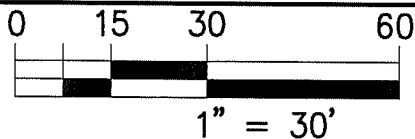
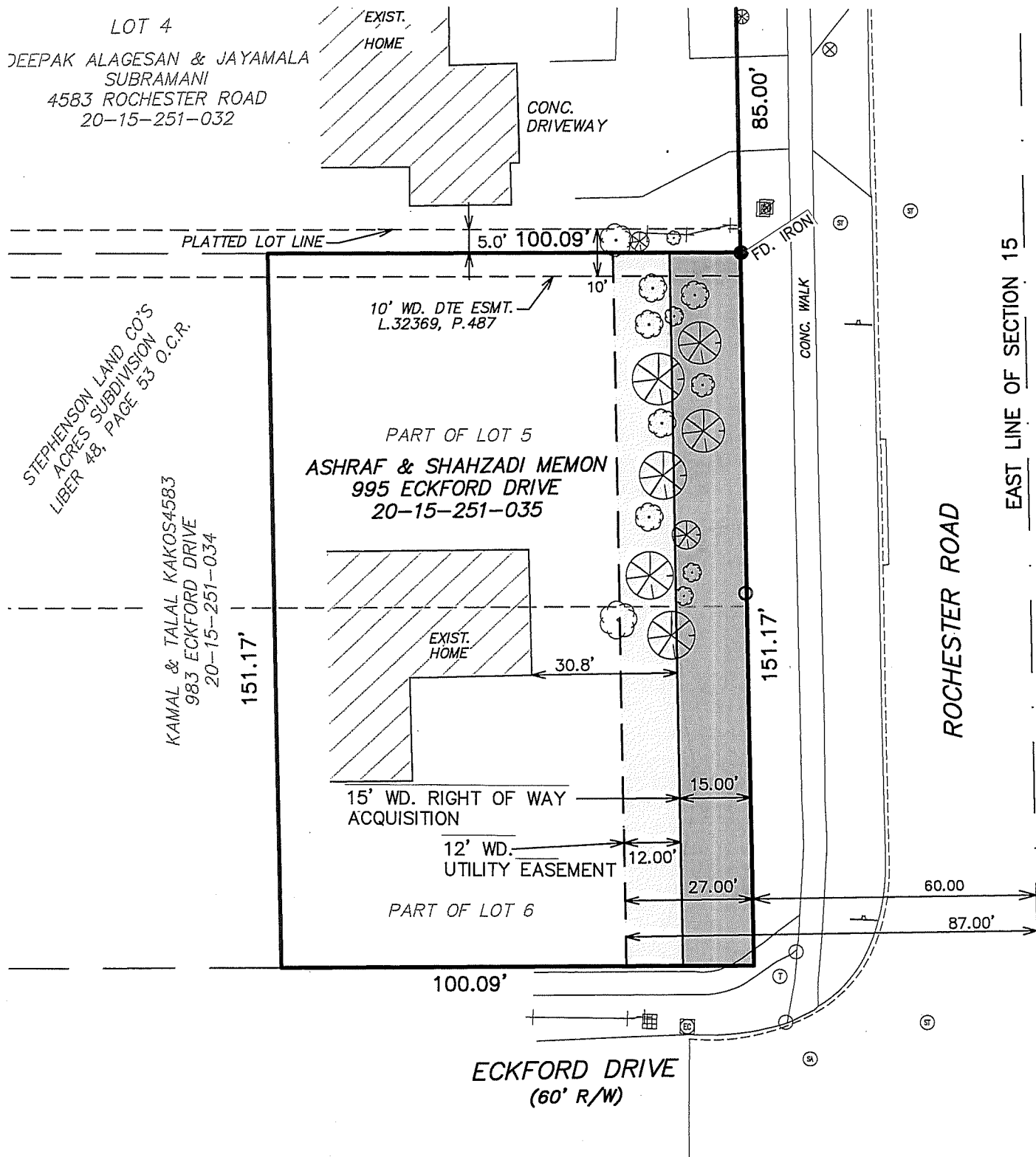


EXHIBIT "B"

PARCEL 96



NOTE:
ENTIRE PROPERTY IS NOT SHOWN.



TOTAL PROPERTY = 15,129.6+- SQ. FT.
 RIGHT OF WAY ACQUISITION = 2,268 SQ. FT.
 REMAINDER = 12,862+- SQ. FT.
 UTILITY EASEMENT = 1,814 SQ. FT.

LEGEND:
 RIGHT OF WAY ACQUISITION [shaded box]
 UTILITY EASEMENT [unshaded box]

JOB NO. 20160715
DATE 02/15/23

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

555 HULET DRIVE
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SHEET NO.
 2
 OF 2



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-09

CITY COUNCIL AGENDA ITEM

Date: December 18, 2024

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Compensation and Acceptance of a Permanent Easement,
Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #98, Sidwell
#88-20-15-251-014, Dylan and Victoria Brown

History

In connection with the proposed improvements to Rochester Road from Barclay to Trinway, Dylan Brown and Victoria Brown, owners of the property identified by Sidwell #88-20-15-251-014, granted the City of Troy a Permanent Easement for Public Utilities and Public Service Facilities.

The property is an improved residential parcel zoned R-1C, One Family Residential. It is located in the northeast ¼ of Section 15, south of Long Lake Road on the west 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 compensation amount of \$13,502.00 is justified for the necessary easement rights.

Staff also requests authorization for closing costs not to exceed \$5,000.00. These costs may include those levied by financial institutions for mortgage subordination applications, additional appraisals and processing fees.

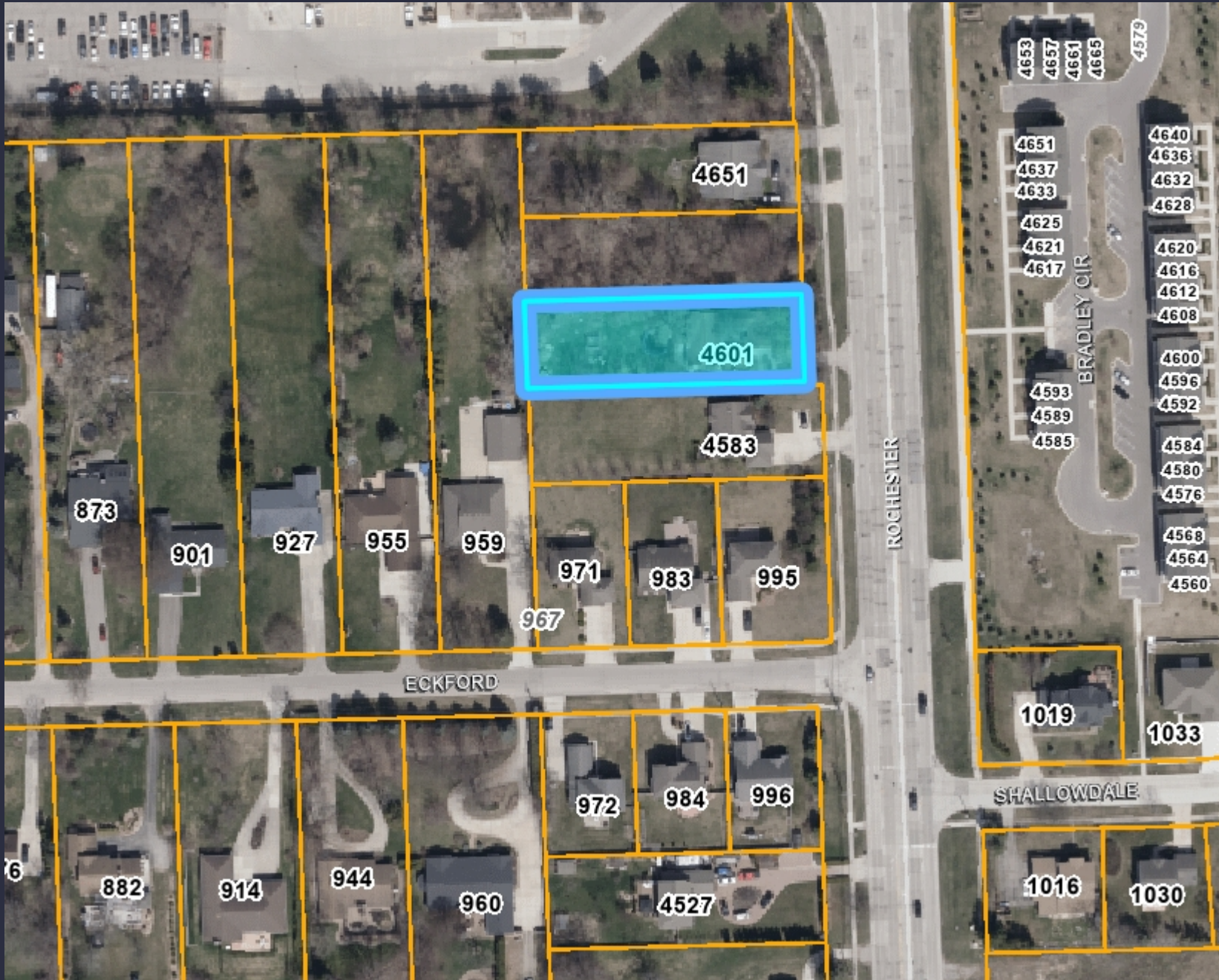
Eighty percent of all acquisition costs will be reimbursed from Federal funds. The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

Recommendation

Staff recommends that City Council accept the permanent easement and authorize compensation in the amount of \$13,502.00 and additional costs not to exceed \$5,000.00.

Legal Review

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



Notes:
 #88-20-15-251-014
 Brown, Dylan
 Rochester Road, Barclay to
 Trinway



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

Sidwell #88-20-15-251-014
Resolution #

Dylan Brown and Victoria Brown, aka Victoria Fritz, husband and wife, whose address is 4601 Rochester Road, Troy, MI 48085 for and in consideration of the sum of: Thirteen Thousand, Five Hundred, Two and 00/100 Dollar (\$13,502) 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 17TH day of DECEMBER, 2024.


_____(L.S.)
* Dylan Brown


_____(L.S.)
* Victoria Brown

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 17TH day of DECEMBER, 2024,
by Dylan Brown and Victoria Brown, aka Victoria Fritz, husband and wife.



*
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

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Piggott, Robert

UTILITY EASEMENT

EXHIBIT "A"

PARCEL 98

DESCRIPTION TAKEN FROM TITLE WORK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2208614 AND DATED JUNE 24, 2022.

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-15-251-014

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN

LOT 3, EXCEPT THE EAST 15 FEET TAKEN FOR ROCHESTER ROAD, STEPHENSON LAND COMPANY'S ACRES SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

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


DESCRIPTION OF UTILITY EASEMENT

THE EAST 12.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN

LOT 3, EXCEPT THE EAST 15 FEET TAKEN FOR ROCHESTER ROAD, STEPHENSON LAND COMPANY'S ACRES SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

CONTAINS 960 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	SHEET NO.
DATE 02/15/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	1	OF 2

2/15/2023 12:06 PM

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Piggott, Robert

UTILITY EASEMENT

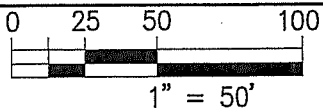
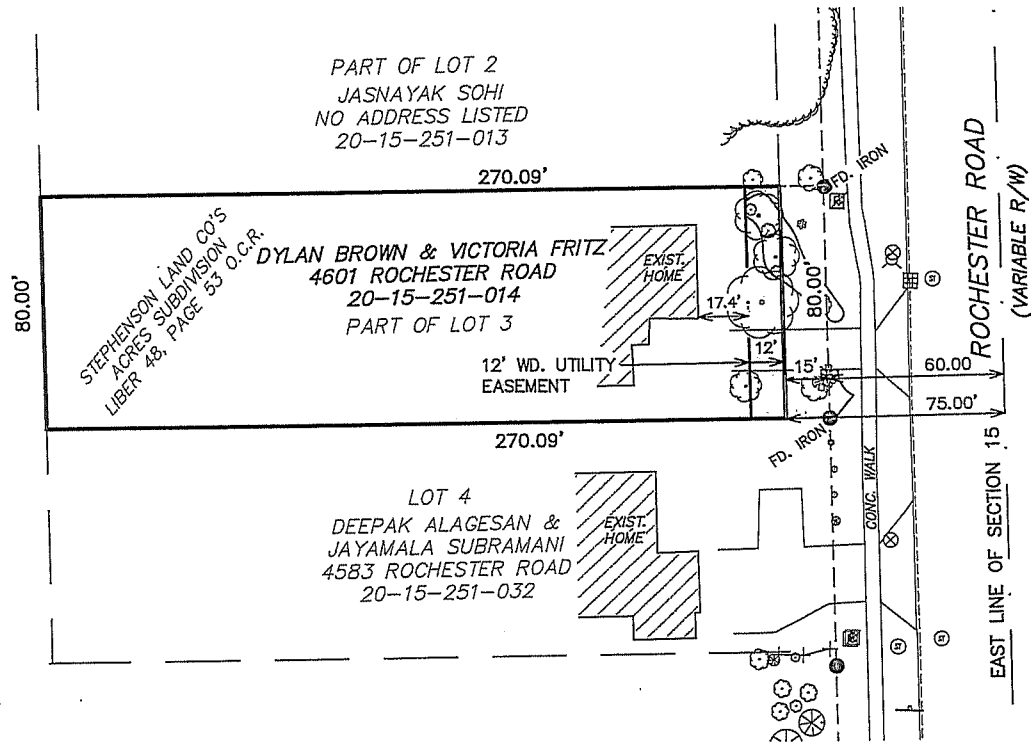
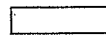


EXHIBIT "B"
PARCEL 98



TOTAL PROPERTY = 20,405.5 +/- SQ. FT.
UTILITY EASEMENT = 960 SQ. FT.

LEGEND:
UTILITY EASEMENT



JOB NO.	20160715
DATE	02/15/23

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

555 HULET DRIVE
BLOOMFIELD HILLS, MICH. 48303-0824
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SHEET NO.	2
OF	2



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-10

CITY COUNCIL AGENDA ITEM

Date: January 2, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Requests to Make Unconditional Offers and to Institute Court Action if Necessary, Rochester Road, Barclay to Trinway, Project No. 02.206.5

History

Based on a very short time frame, the City has acquired some but not all of the needed right of way, permanent easements, and temporary construction and grading permits for the Rochester Road, Barclay to Trinway Project no. 02.206.5. While negotiations are still on going with many of the property owners, City Administration is requesting City Council's approval of an expedited process in order to meet the mandates for the funding of the project.

Typically, staff negotiates with the owners and presents signed Conditional Purchase Agreements to City Council for approval, acceptance and compensation authorization. All of the properties have been appraised for the City by independent certified real estate appraisers Andrew Boettcher or Michael Kurschat. As our timelines have shrunk, and to ensure the project is kept on schedule City Administration requests that City Council authorize unconditional offers based on the appraisal report prepared for the City. These appraisal reports were reviewed as required by Federal Regulations.

In addition to the appraised values, City Administration is also seeking approval to pay closing and associated costs, which would cover any required additional appraisals, mortgage subordination applications, processing fees and costs to record documents with Oakland County Register of Deeds. The proposed resolutions provide a not to exceed amount for each of the parcels remaining for the Rochester Road project. If the parties are not able to reach an agreement within this not to exceed amount, the resolutions also provide City Administration with the authority to initiate a condemnation case.

Financial

Eighty percent of all acquisition costs 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.

City Staff is asking for authorization to make unconditional offers for right of way, permanent easements and/or temporary permits to the following property owners for the listed not to exceed compensation amounts and closing costs:

Parcel #	PROPERTY OWNER	PROPERTY ADDRESS	SIDWELL	TYPE OF ACQUISITION			COMPENSATION (A) & CLOSING COSTS(CC)
				Permit	Partial Fee	Permanent Easement	
57&58	MNK Troy 1, LLC	4396 & 4516 Rochester	20-14-301-031 20-14-152-001			X	\$18,800 (A) \$8,000 (CC)
61	Bradley Square Association	4564 Rochester	20-14-151-042			X	\$26,900 (A) \$8,000 (CC)
65	Nima Group, LLC	4690-4700 Rochester	20-14-102-040	X	X	X	\$32,603 (A) \$8,000 (CC)
66	Long Lake Development Company	4770 Rochester	20-14-102-047			X	\$36,834 (A) \$8,000 (CC)
67	Thanasas Properties, LLC	4780 Rochester	20-14-102-006			X	\$26,504 (A) \$8,000 (CC)
68	NGM Holdings, LLC	4792 Rochester	20-14-102-048	X		X	\$22,998 (A) \$8,000 (CC)
69	TLC Associates	4810 Rochester	20-14-102-044			X	\$51,145 (A) \$8,000 (CC)
70	Banks Vacuum Corp	4830 Rochester	20-14-102-001			X	\$2,588 (A) \$8,000 (CC)
74	Beck, Paul R & Carol S	4932 Rochester	20-14-101-003	X			\$805 (A) \$750 (CC)
82	Leong, Michael & Diana	5174 Rochester	20-11-351-003		X	X	\$39,201 (A) \$8,000 (CC)
83	Mesanovic, Sead	5184 Rochester	20-11-351-002		X	X	\$28,171 (A) \$8,000 (CC)
85	Cassani, Craig	5232 Rochester	20-11-301-010	X		X	\$12,600 (A) \$8,000 (CC)
88	Micallef, Joseph	5366 Rochester	20-11-301-014		X	X	\$85,000 (A) \$8,000 (CC)
89	Krajcev, Kostadin & Renee	5380 Rochester	20-11-301-012		X	X	\$65,466 (A) \$10,000 (CC)
90	Svetlana Goren	4379 Rochester	20-15-428-017			X	\$6,447 (A) \$8,000 (CC)
91	Cinader, Daniel C., Cinader Timothy M., Goodall, Joseph A. & Jill A.	Vacant	20-15-428-011			X	\$8,000 (A) \$8,000 (CC)
94	Miclea, Dorel & Nicoleta	4527 Rochester	20-15-252-046			X	\$11,136 (A) \$8,000 (CC)
95	Savaya, Sarmad & Christina	996 Eckford	20-15-252-045			X	\$11,277 (A) \$8,000 (CC)
99	Sohi, Jasnayak	Vacant	20-15-251-013			X	\$7,500 (A) \$8,000 (CC)
100	Sohi, Davinder & Jasdeep	4651 Rochester	20-15-251-012			X	\$7,500 (A) \$8,000 (CC)
102	Troy Landmark Properties, LLC	4755 Rochester	20-15-201-047		X	X	\$95,205 (A) \$10,000 (CC)
103	McDonald's Corp., #210206	48919 Rochester	20-15-201-036			X	\$40,169 (A) \$8,000 (CC)

104	DB Troy, LLC	4845 Rochester	20-15-201-030			X	\$8,280 (A) \$8,000 (CC)
106	Kroger Co. of Michigan	4889 Rochester	20-15-201-049		X	X	\$103,291 (A) \$12,000 (CC)
123	Briggs Park Condominium Association	Various Rochester	20-14-308-005			X	\$32,400 (A) \$8,000 (CC)
124	Piriaino, Anthony & Lynne	967 Longfellow	20-15-428-016			X	\$11,305 (A) \$8,000 (CC)

Recommendation

City Administration recommends that City Council approve the proposed resolutions for each of the individual properties still needed for the project.

Legal Review

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

Chair Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:02 p.m. on October 2, 2024 in the Council Chamber of Troy City Hall.

1. ROLL CALL

Members Present

- Gary Abitheira
- Teresa Brooks
- Matthew Dziurman
- Sande Frisen
- Frank Nastasi, City Manager

Support Staff Present

- Salim Huerta, Building Official
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES – September 4, 2024

- Moved by: Brooks
- Support by: Nastasi

RESOLVED, To approve the minutes of the September 4, 2024 Regular meeting as submitted.

Yes: All present (5)

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, 5281 BERWYCK DRIVE, JAIN, MAISH KUMAR AND MINAKSHI** – This property is a double front lot. Per the City of Troy Zoning Ordinance, it is in the R1-B use district, as such it has 40 feet required front setback at both fronts, Hampshire and Livernois. The petitioner is requesting a variance for a new clay vinyl privacy fence 6 feet high for a length that totals 180.5 feet of obscuring vinyl fence, the 180.5 feet include a single gate of 5 feet. All to be installed away from the 10 and 15 feet easements on BERWYCK and LIVERNOIS. Where the City of Troy Code limits to 30 inches / 2.5 feet high non-obscuring fences since there is no common rear yard relationship (2.A). *CHAPTER 83 FENCE CODE*

Mr. Huerta read the variance request narrative. He addressed the unique case of the subject property as a three-sided lot. Mr. Huerta said the Zoning Ordinance does not define a three-sided lot. He said he and the Zoning and Compliance Specialist determined to classify the property as a double frontage. Mr. Salim asked the Board members to consider the unique case in their decision-making.

Mr. Huerta introduced a recent communication depicting a clearer plot plan of the subject project. He addressed specific setbacks in relation to the sidewalk and streets.

Manish Jain said he and his family have lived at 5281 Berwyck for 2.5 years and a fence would provide privacy and safety for his family. Mr. Jain addressed neighboring properties with existing fences similar to the fence he is requesting. He shared a picture of the property and fence at 5317 Berwyck.

There was discussion on:

- Information and pictures submitted with the request.
- Required setbacks from the sidewalk and streets.
- Neighboring properties with similar fences as proposed by applicant.
- Existing fences in relation to the subject property, specifically 5263 Berwyck (Lot 303).
- Existing vegetation in relation to the proposed fence.
- Proposed fence in relation to existing easements.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Board members discussed the uniqueness of the subject property and proposed setbacks.

Moved by: Frisen
Support by: Dziurman

RESOLVED, To **approve** the variance as requested, for the following reasons:

1. The essential characteristics of the property are difficult.
2. The request is not of a personal nature.
3. The hardship was not created by the property owner.
4. The variance does not seem to be harmful to the essential characteristics of the neighborhood.

Yes: All present (5)

MOTION CARRIED

4. **COMMUNICATIONS**

None.

5. PUBLIC COMMENT

There was no one present who wished to speak.

6. MISCELLANEOUS BUSINESS

There was discussion on the proposed meeting dates for the year 2025.

Moved by: Frisen
Support by: Dziurman

To **approve** the 2025 Building Code Board of Appeals meeting dates as proposed with the following two changes:

- Change July 2 to July 9
- Change August 6 to August 13

Yes: All present (5)

MOTION CARRIED

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:42 p.m.

Respectfully submitted,



Gary Abitheira, Chair



Kathy L. Czarnecki, Recording Secretary

A Meeting of the Civil Service Commission (Act 78) was held Wednesday, October 2, 2024 at Troy City Hall, 500 W. Big Beaver Road in the Council Boardroom. Chairman/President McGinnis called the meeting to order at 1:00 PM.

A. **ROLL CALL:** Chairman/President Donald E. McGinnis, Jr.
Commissioner David Cannon
Commissioner John Steele-Absent

B. **APPROVAL OF MINUTES:**

1. **Approval of Minutes of Monday, September 25, 2024**

Resolution #CSC-2024-10-014
Moved by Cannon
Seconded by McGinnis

RESOLVED, That the Troy Civil Service Commission (Act 78) hereby **APPROVES** the Minutes of the Monday, September 25, 2024, meeting as presented.

Yes: Cannon, McGinnis
No: None
Absent: Steele

MOTION CARRIED

C. **PETITIONS AND COMMUNICATIONS:** None

D. **REPORTS:** None

E. **OLD BUSINESS:** None

F. **NEW BUSINESS:**

1. **Approval of Eligible List for Police Officer**

Resolution #CSC-2024-10-015
Moved by Cannon
Seconded by McGinnis

RESOLVED, That the Civil Service Commission (Act 78) **APPROVES** the eligible list for Police Officer as **PRESENTED**.

Yes: Cannon, McGinnis
No: None
Absent: Steele

MOTION CARRIED

2. Approval of Eligible List for Promotion from Employed Police Recruit to Police Officer

Resolution #CSC-2024-10-016
Moved by Cannon
Seconded by McGinnis

RESOLVED, That the Civil Service Commission (Act 78) **APPROVES** the eligible list for promotion from Employed Police Recruit to Police Officer as **PRESENTED**.

Yes: Cannon, McGinnis
No: None
Absent: Steele

MOTION CARRIED

G. PUBLIC COMMENT:

H. ADJOURNMENT:

The Civil Service Commission (Act 78) meeting **ADJOURNED** at 1:03 PM.



Donald E. McGinnis, Jr., Chairman



M. Aileen Dickson, City Clerk

A Meeting of the Civil Service Commission (Act 78) was held Thursday, December 12, 2024 at Troy City Hall, 500 W. Big Beaver Road in the Council Boardroom. Chairman/President McGinnis called the meeting to order at 10:00 AM.

A. **ROLL CALL:** Chairman/President Donald E. McGinnis, Jr.
Commissioner David Cannon
Commissioner John Steele - Absent

B. **APPROVAL OF MINUTES:**

1. **Approval of Minutes of Wednesday, October 2, 2024**

Resolution #CSC-2024-12-017

Moved by Cannon

Seconded by McGinnis

RESOLVED, That the Troy Civil Service Commission (Act 78) hereby **APPROVES** the Minutes of the Wednesday, October 2, 2024, meeting as presented.

Yes: McGinnis, Cannon

No: None

Absent: Steele

MOTION CARRIED

C. **PETITIONS AND COMMUNICATIONS:** None

D. **REPORTS:** None

E. **OLD BUSINESS:** None

F. **NEW BUSINESS:**

1. **Approval of Eligible List for Police Chief**

Resolution #CSC-2024-12-018

Moved by Cannon

Seconded by McGinnis

RESOLVED, That the Civil Service Commission (Act 78) **APPROVES** the eligible list for Police Chief as **PRESENTED**.

Yes: McGinnis, Cannon
No: None
Absent: Steele

MOTION CARRIED

G. PUBLIC COMMENT:

H. ADJOURNMENT:

The Civil Service Commission (Act 78) meeting **ADJOURNED** at 10:02 AM.



Donald E. McGinnis, Jr., Chairman



M. Aileen Dickson, City Clerk

On October 15, 2024 at 7:00 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Barbara Chambers
David Eisenbacher
Aaron Green
Tyler Fox
Mahendra Kenkre (arrived 7:04)
James McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist
Nicole MacMillan, Assistant City Attorney

2. PROCEDURE- read by Mr. Eisenbacher

3. APPROVAL OF MINUTES –

Moved by Fox
Second by Green

RESOLVED, to approve the September 17, 2024 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes

5. HEARING OF CASES:

- A. 5589 JOHN R, TERESITA SANDOVAL - A variance request from the requirement that the minimum site area for an adult foster care facility be at least 40,000 square feet. The Zoning Ordinance requires 4,000 square feet per resident, and 10 residents are proposed. The site area is 34,798.5 square feet.

Moved by Eisenbacher
Second by Fox

RESOLVED, to grant the request.

Yes: Green, Fox, Kenkre, Chambers, Eisenbacher

No: McCauley, Bossenbroek

MOTION PASSED

- B. 645 BURTMAN PAUL SCHILLER, ITALY AMERICAN CONSTRUCTION - A variance request to allow a proposed detached accessory structure (garage) be set back 3 feet from the side property line, where the Zoning Ordinance requires the proposed garage be set back 6 feet from the side property line.

Moved by Eisenbacher
Second by McCauley

RESOLVED, to grant the request

Yes: Fox, Chambers, McCauley, Eisenbacher, Kenkre
No: Green, Bossenbroek

MOTION PASSED

6. COMMUNICATIONS – Mr. Evans advised the board there were cases for the November agenda.
7. MISCELLANEOUS BUSINESS - General Board discussion on certain residential areas of the City that appear to have consistent nonconforming development patterns, including the 645 Burtman neighborhood. The Board desires to know options to request these areas be studied for potential Zoning Ordinance changes to better accommodate for the nonconforming conditions.
8. PUBLIC COMMENT – None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:23 p.m.

Respectfully submitted,



Michael Bossenbroek, Chair



Paul Evans, Zoning & Compliance Specialist

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 22, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure for tonight’s meeting.

1. ROLL CALL

Present:

Toby Buechner
 Tyler Fox
 Michael W. Hutson
 Tom Krent
 David Lambert
 Marianna Perakis

Absent:

Carlton M. Faison
 Lakshmi Malalahalli
 John J. Tagle

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
 R. Brent Savidant, Community Development Director
 Julie Quinlan Dufrane, Assistant City Attorney
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2024-10-061

Moved by: Fox
 Support by: Buechner

RESOLVED, To approve the agenda as prepared.

Yes: All present (6)
 Absent: Faison, Malalahalli, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – October 8, 2024

Resolution # PC-2024-10-062

Moved by: Krent
 Support by: Fox

RESOLVED, To approve the minutes of October 8, 2024 Regular meeting as submitted.

Yes: All present (6)
 Absent: Faison, Malalahalli, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVALS

Mr. Savidant said each applicant was advised that three Planning Commissioners would be absent from tonight’s meeting. He stated five (5) affirmative votes are required for the Special Use Approval applications and that it is likely each applicant will request a formal postponement until a full Board is present. Mr. Savidant asked the Planning Commission to provide feedback only to each applicant and conduct the public hearing.

Ms. Dufrane stated at no point should the Planning Commission deliberate on either application.

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for the Residence Inn Hotel. He said the applicant is asking for consideration of a 30-foot front setback to accommodate outdoor seating. Mr. Carlisle is asking the applicant to redesign the site to comply with the parking requirements or seek a parking deviation. He addressed the proposed number of parking spaces as relates to the lot split and shared parking agreement with the office building.

Mr. Carlisle encouraged the applicant to revise the proposed building elevations and building materials to be more in line with the architectural design standards of the Big Beaver form-based district. He addressed Zoning Ordinance Section 5.04.E Big Beaver District Design Standards, Section 8.06 Site Plan Review Design Standards and Section 9.03 Special Use Approval Standards.

Present were Project Architect Scott Bowers and Shawn Namou of Troy Hotel Group.

There was discussion on:

- Parking.
 - Recalculation of required spaces; parking and mechanical space below office building to effectuate potentially one short parking space.
 - Requirements for full restaurant use.
 - Underutilized parking of office space.
 - Flexibility of City ordinance requirements.
 - Consideration by applicant to provide parking study.

- Outdoor seating.
 - Alternative uses of public space; patio, café, coffee shop, full restaurant.
 - Setback in relation to outdoor seating/patio.
 - Accessibility of public space by hotel guests, public, pedestrians.
 - Potential to extend lobby area for larger capacity/use.
- Elevations.
 - Architectural design, building materials to meet Big Beaver zoning district.
 - Higher caliber, sleek, upscale, high-end design and building materials.
 - Marriott flagship brand elements.
- Potential to repurpose hotel in future; condos, apartments.
- Market demand for extended stay hotel.
- Consideration by applicant of incorporate sustainability resources.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Mr. Namou asked to postpone the application to a future meeting because there are three members absent.

Resolution # PC-2024-10-063

Moved by: Fox
Seconded by: Lambert

RESOLVED, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, based on the Planning Commission absences, in lieu of the applicant responding to Planning Commission feedback.

Yes: All present (6)
Absent: Faison, Malalahalli, Tagle

MOTION CARRIED

6. **PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0007)** – Proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node “J”) Zoning District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for the El Car Wash. He said the Planning Commission has the authority to grant relief from the build-to-line requirements on both E Long Lake and Dequindre as they relate to the proposed mixed use, two-story building. Mr. Carlisle addressed the use and function of the second floor office space and emphasized its use must not have any affiliation with the car wash use. He suggested discussing with the applicant the excess number of

parking spaces and the number of stacking and vacuum spaces in relation to the Fleis & VandenBrink traffic study.

Mr. Carlisle addressed architectural elevations and building materials, alternatives to seek relief of transparency requirements and pedestrian access to the second floor office use. He addressed Zoning Ordinance Section 5.04.E Big Beaver District Design Standards, Section 8.06 Site Plan Review Design Standards and Section 9.03 Special Use Approval Standards.

Mr. Savidant shared a video presentation prepared by the applicant.

Present were Gabriel Schuchman and Eric Harrison of El Car Wash, Mitchell Harvey of Stonefield Engineering & Design, Eric Meyers of Krieger Klatt Architects, and Julie Kroll of Fleis & VandenBrink.

Mr. Schuchman shared the history of the El Car Wash, its locations in Florida and their up and coming locations throughout Michigan. He addressed their community foundations and local sponsorships. Mr. Schuchman said the second floor of the car wash would be used by local non-profit organizations. He confirmed two interested tenants are *The Rainbow Connection* and *Jenna Kast Believe in Miracles Foundation*.

Ingrid Todt, Executive Director of *The Rainbow Connection*, said their foundation is proud to be a part of the start-up project of the El Car Wash and local communities. She said the office space would be used for their staff and client meetings.

Ms. Kroll said additional traffic from the proposed car wash would be negligible. She said traffic to and from a car wash is considered as pass-by trips. Ms. Kroll said the generation of traffic is not adding to the traffic but only adding to the turning movements at the driveway, redistributing the traffic to the use.

Mr. Harvey addressed the internal and external site circulation, noting they would be working with the RCOC (Road Commission of Oakland County) for designated turn lanes.

Mr. Meyers addressed the architectural design features and color scheme.

There was discussion on:

- Second floor office space.
 - Prominence of entrance.
 - Pedestrian access.
 - Accessible parking spaces.
 - Violation of Zoning Ordinance should there be an affiliation of office use to the car wash use.
 - Signage to promote non-profit organization tenants.
- Feasibility study / market for a car wash.
- Two communications received by residents expressing concern with traffic impact.

- Gateway signage; *Welcome to Troy* sign/logo.
- Architectural building materials and color scheme.
- Compatibility of car wash use in the NN (Neighborhood Node) zoning district.
- Consideration by applicant to engage additional mixed uses to the site.

PUBLIC HEARING OPENED

- Jennifer Brady, 5074 Fedora Drive; spoke in support of the project.

PUBLIC HEARING CLOSED

Mr. Schuchman asked to postpone the item to a future meeting for consideration by a full Board.

Resolution # PC-2024-10-064

Moved by: Buechner
Seconded by: Fox

RESOLVED, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node “J”) District, to a future date for consideration by a full Board.

Yes: All present (6)
Absent: Faison, Malalahalli, Tagle

MOTION CARRIED

OTHER ITEMS

7. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

9. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:47 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czarnecki, Recording Secretary

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CITY COUNCIL AGENDA ITEM

Date: January 2, 2025

To: Honorable Mayor and City Council Members

From: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney
Julie Quinlan Dufrane, Assistant City Attorney
Nicole F. MacMillan, Assistant City Attorney

Subject: Fourth Quarter 2024 Litigation Report

The following is the quarterly report of pending litigation and other matters of interest. **Developments during the FOURTH quarter of 2024 are in bold.**

A. ANATOMY OF THE CASE

Once a lawsuit has been filed against the City or City employees, the City Attorney's office prepares a memo regarding the allegations in the complaint. At that time, our office requests authority from Council to represent the City and/or the employees. Our office then engages in the discovery process, which generally lasts for several months, and involves interrogatories, requests for documents, and depositions. After discovery, almost all cases are required to go through case evaluation (also called mediation). In this process, three attorneys evaluate the potential damages, and render an award. This award can be accepted by both parties, and will conclude the case. However, if either party rejects a case evaluation award, there are potential sanctions if the trial result is not as favorable as the mediation award. In many cases, a motion for summary disposition will be filed at the conclusion of discovery. In all motions for summary disposition, the Plaintiff's version of the facts are accepted as true, and if the Plaintiff still has failed to set forth a viable claim against the City, then dismissal will be granted. It generally takes at least a year before a case will be presented to a jury. It also takes approximately two years before a case will be finalized in the Michigan Court of Appeals and/or the Michigan Supreme Court.

B. ZONING CASES

These are cases where the property owner has sued for a use other than that for which the land is currently zoned and/or the City is suing a property owner to require compliance with the existing zoning provisions.

1. **Tollbrook, LLC v City of Troy** - Tollbrook submitted an application for a rezoning of three parcels on McClure, from one family residential zoning to Big Beaver Form Based District zoning. This application was proposed as a straight rezoning request, and was denied by Troy City Council, consistent with the recommendation from the Planning Commission. Plaintiff filed this Complaint, alleging substantive due process violations. Plaintiff filed it in Oakland County Circuit Court, and the City removed it to federal court, since the parties previously litigated a very similar case before Judge Goldsmith.



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Plaintiff then filed a motion to request a transfer of the case back to the Oakland County Circuit Court. This motion was briefed by the parties, and is pending. The motion is still under advisement. On March 5, 2021, Judge Goldsmith entered an Order, remanding the case to the Oakland County Circuit Court. Plaintiff submitted a proposed confidential settlement offer that was considered and rejected by City Council. The City subsequently filed a Motion for Consolidation and Request for Transfer which was denied by the Circuit Court. This case is now in the discovery phase. The City of Troy filed a motion to dismiss with oral argument scheduled for March 9, 2022. The Court adjourned oral argument on its own motion. The parties are waiting for the Court to either reschedule argument or issue an opinion and order. The Court entered an Order reassigning this case to Judge Matis of the Oakland County Circuit Court. Plaintiff subsequently filed a motion objecting to the reassignment which will be argued on July 6, 2022. The Court also scheduled a pre-trial conference for the same date to discuss scheduling the City's outstanding Motion to Dismiss. At the pre-trial, Plaintiff's counsel asked the Court for permission to file a supplemental brief. The Court granted that request. Plaintiff then filed a brief which included some additional affidavits, and the City timely responded. The Court scheduled oral argument for October 12, 2022. The Court issued an opinion on December 13, 2022 granting in part and denying in part the City's Motion to Dismiss. The Court dismissed Plaintiff's Substantive Due Process claim, but ruled that Plaintiff's Takings Claim could proceed. The parties will engage in the discovery process pursuant to a scheduling order to be entered by the Court. Discovery continues in this case. Discovery continues in this case and will close on July 17, 2023. Thereafter, the City plans to file a motion to dismiss. The City timely filed its motion for summary disposition, which is scheduled for argument on October 18, 2023. In the interim, the Court ordered the parties to participate in a mandatory settlement conference, which was unsuccessful. The Court then granted the City's motion for summary disposition as to all of Plaintiff's remaining claims on October 25, 2023. Plaintiff subsequently filed a timely appeal to the Michigan Court of Appeals. Plaintiff/Appellant filed the transcript of proceedings on March 12, 2024, which triggers the deadline for Appellant's brief. Plaintiff/Appellant filed its Brief on Appeal on June 4, 2024. The City will file a timely Brief on Appeal. After submitting timely appellate briefs, the parties are waiting for the Court of Appeals to schedule a date and time for oral argument. **The Court has not yet scheduled the oral argument.**

2. **Tollbrook West LLC. v City of Troy** - Tollbrook West submitted an application to rezone two parcels located at 3109 Alpine and an adjacent vacant parcel from R-1B to Big Beaver District zoning. This straight rezoning application was denied by the Troy City Council on July 22, 2019, consistent with the Planning Commission recommendation. Plaintiff filed this Complaint, alleging substantive due process violations. Plaintiff filed it in Oakland County Circuit Court, and the City removed it to federal court, since the parties previously litigated a very similar case before Judge Goldsmith. Plaintiff then filed a motion to request a transfer of the case back to the Oakland County Circuit Court. This motion was briefed by the parties, and is pending. The motion is still under advisement. On March 5, 2021, Judge Goldsmith entered an Order, remanding the case to the Oakland County Circuit Court. Plaintiff submitted a



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3. **Stafa et. al v. Troy-** This federal case was served on the City on March 20, 2024. It was filed by Safet Stafa, Tollbrook LLC, Tollbrook West LLC, Tollbrook North LLC and Arban Stafa against the City. It is currently assigned to Judge Nancy Edmunds. In the complaint, Plaintiffs argue that the City's actions in denying various rezoning requests was in retaliation for the numerous lawsuits Plaintiffs filed against the City, allegedly in violation of the First Amendment. The complaint also asserts an allegation that the City treated Plaintiffs differently than other developers and land owners, depriving Plaintiffs of rights to equal protection of the law. The case seeks damages, injunctive relief, and attorney fees under 42 U.S.C. Section 1983. The City's first responsive pleading is due on or before April 10, 2024. The City timely filed a Motion to Dismiss. Plaintiff subsequently filed a Motion for Temporary Restraining Order/Preliminary Injunction concerning one of its projects. The City filed a response and the parties are now awaiting a decision from the Court. After receipt of the City's Motion to Dismiss, Judge Goldsmith gave the Plaintiff the option to submit an amended complaint, and Plaintiff availed itself of that opportunity. On June 28, 2024, the City filed a Motion to Dismiss



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the Amended Complaint for failure to state a claim. Defendant filed a response to the City's motion to dismiss, and the Court has not yet ruled on this motion. The parties are also waiting for the Court's decision regarding Plaintiffs' request for a temporary restraining order and/or preliminary injunction. **The Court has not rendered its decision.**

4. **Sterling Construction v. City of Troy** – Plaintiff/Appellant, Sterling Construction, Inc. submitted a site plan, seeking to develop 152 multi-family residential units on 5.72 acres of land located on the northwest corner of Crooks and Wattles which is zoned Neighborhood Node ("NN"). The site plan identified one of the proposed building types called for a maximum building height of 33.5 feet. The City's Zoning Ordinance provides: "Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5 stories, 30 feet in height." (Troy Zoning Ordinance, Chapter 39, Section 5.06(E)(3)(c)(i)). Plaintiff argues that the City's Zoning Administrator incorrectly applied the definition of "building height" as that term is defined in the City's Zoning Ordinance. Plaintiff filed an appeal of the Zoning Administrator's decision with the Troy Zoning Board of Appeals (ZBA), which affirmed the Zoning Administrator. Plaintiff/Appellant then filed a Claim of Appeal from the ZBA decision, arguing that it was arbitrary and capricious and not supported by competent, material, and substantial evidence. The City of Troy timely filed the record on appeal with the Oakland County Circuit Court. Plaintiff/Appellant's Brief on Appeal is due on October 1, 2024. The City will file its Response Brief in accordance with the Michigan Court Rules. **The City timely filed its Response Brief. The case was reassigned to Judge Kwame Rowe, who scheduled oral argument for February 6, 2025.**

C. EMINENT DOMAIN CASES

These are cases in which the City wishes to acquire property for a public improvement and the property owner wishes to contest either the necessity or the compensation offered. In cases where only the compensation is challenged, the City obtains possession of the property almost immediately, which allows for major projects to be completed.

1. **Troy v KJ Property, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge David M. Cohen. A hearing on the complaint and the City's request for immediate possession was initially set for September 25, 2024, but was subsequently adjourned. **The Court issued a scheduling order establishing discovery and witness and exhibit list deadlines. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for January 6, 2026.**
2. **Troy v Denha, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Jeffery S. Matis. A hearing on the complaint and the City's request for



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immediate possession was initially set for September 25, 2024, but was subsequently adjourned. **The hearing on the complaint was initially adjourned to October 23, 2024 and then again to October 30, 2024. On October 30, 2024 the Court entered an order surrendering possession and vesting title to the property to the City. The order also required the City to pay the estimated just compensation to the property owner. The case will now proceed on the issue of just compensation only. The Court issued a scheduling order establishing discovery deadlines and witness and exhibit list and appraisal report due dates and an order requiring facilitation. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for March 2, 2026.**

3. **Troy v Kreger, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Martha Anderson. A hearing on the complaint has not yet been scheduled. **The Court issued a scheduling order establishing discovery deadlines and for the exchange of witness and exhibit lists. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for January 5, 2026.**

4. **Troy v Potts, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Nanci Grant. A hearing on the complaint has not yet been scheduled. **The hearing on the complaint was set for October 23, 2024. Defendants Mr. and Mrs. Potts filed a motion to review necessity and to dismiss the case. The hearing on that motion was also scheduled for October 23, 2024. The City filed a timely response to the motion. Prior to the hearing date, the Potts withdrew their motion to challenge necessity and dismiss the case. On October 21, 2024 the Court entered an order surrendering possession and vesting title to the property to the City. The order also required the City to pay the estimated just compensation to Flagstar Bank, which is named as a defendant since it has a mortgage interest in the subject property. The case will now proceed on the issue of just compensation only. The Court issued a scheduling order establishing discovery deadlines and for the exchange of witness and exhibit lists. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for December 8, 2025.**

D. CIVIL RIGHTS CASES

These are cases that are generally filed in the federal courts, under 42 U.S.C. Section 1983. In these cases, the Plaintiffs argue that the City and/or police officers of the City of Troy somehow violated their civil rights.

1. **Gillman v. Troy et. al** - Steven Gillman filed this lawsuit on November 29, 2021, as the Personal Representative of the Estate of Megan Miller. Ms. Miller died after being detained in the City's lock up facility on an alleged parole violation and also because Troy police officers wanted to speak with her about the death of her infant child. The



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Complaint alleges that while Miller was in custody, the City and its employee knew or should have known that she was suffering from a serious medical need associated with recent drug use. The Complaint alleges that the City and its employee were deliberately indifferent to Miller's serious medical needs, and that the City maintained an unconstitutional custom, policy, practice or custom and/or inadequately trained its personnel which resulted in the wrongful death of Miller while she was in the City's custody. Plaintiff's 42 U.S.C. Section 1983 claims are asserted under the Eighth and Fourteenth Amendments of the United States Constitution. Plaintiff also asserts a state law claim against the individual employee for alleged gross negligence. The City timely filed its answer to the Complaint. The Court held a scheduling conference and the parties are engaging in the discovery process. The discovery process continues. Discovery continues. Plaintiff filed a Motion to Extend Discovery which was granted by the Court, so discovery continues and depositions have been scheduled. Discovery closed in this matter on February 10, 2023. The City timely filed its Motion for Summary Judgment on February 17, 2023. The parties are waiting for the Court to issue an opinion in this matter. The Court also issued a new scheduling order in this case moving trial to March of 2024. On July 25, 2023, Judge Goldsmith granted the City's Motion for Summary Judgment, but denied the individual Police Service Aide's motion. The Police Service Aide then timely filed an appeal of this decision with the Sixth Circuit Court of Appeals on August 21, 2023. The Court issued a briefing schedule. Appellant's brief is due on November 1, 2023; Appellee's brief is due December 3, 2023. The Court granted extensions of time to file the appellate briefs. Appellant's brief was timely filed on February 26, 2024. Appellee's brief is due on March 27, 2024. The Appellee filed a corrected Brief on Appeal on May 30, 2024. The briefing is concluded in this case, and the parties are awaiting a date for oral argument. **The Sixth Circuit Court of Appeals entertained oral argument on October 31, 2024. The parties are waiting for a decision.**

2. **Melvin Matsey v. Troy, et al.** - Melvin Matsey was a suspect in some burglaries in the area and had been under surveillance by the Troy Police Department Special Investigations Unit (SIU). On March 9, 2022, at approximately 8:30pm, Matsey was observed running away from a closed business carrying something under his arm. He quickly got into his parked car and drove away. SIU officers followed him, and used a boxing maneuver to stop him. Officers then got Matsey out of his car, and took him in for questioning. Plaintiff's complaint alleges there was no legal basis for the boxing maneuver, and that he was falsely arrested. He alleges injuries, pain and psychological trauma resulted. Plaintiff's complaint is brought under 42 USC, Section 1983 and it asserts claims under the 5th, 8th, and 14th Amendments of the United States Constitution. Plaintiff also asserts state law claims against the individual officers for assault and battery, intentional infliction of emotional distress and alleged gross negligence. He is seeking damages in an amount exceeding \$75,000, plus interest, costs and attorney fees. On June 26, 2024, Judge Kumar, the U.S. District Court Judge assigned to this case, entered a scheduling order. On August 20, 2024, Plaintiff filed an amended complaint specifically identifying all of the individual officers involved in the March 9, 2022 encounter. The City will file a timely response. The City has also initiated discovery. **The City filed a response to the amended complaint, and the parties are engaging in discovery.**



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3. **Edward Ross v. Troy, et. al.**- Plaintiff filed this lawsuit under 42 U.S.C. Section 1983, claiming a deprivation of his constitutional rights resulting from his termination as a volunteer firefighter. The complaint was served on the City and the individual defendants on August 1, 2024. A timely response will be filed with the Court. **The City timely filed its answer. The parties are scheduled for mediation on March 5, 2025.**

E. PERSONAL INJURY AND DAMAGE CASES

These are cases in which the Plaintiff claims that the City or City employees were negligent in some manner that caused injuries and/or property damage. The City enjoys governmental immunity from ordinary negligence, unless the case falls within one of four exceptions to governmental immunity: a) defective highway exception, which includes sidewalks and road way claims; b) public building exception, which imposes liability only when injuries are caused by a defect in a public building; c) motor vehicle exception, which imposes liability when an employee is negligent when operating their vehicle; d) proprietary exception, where liability is imposed when an activity is conducted primarily to create a profit, and the activity somehow causes injury or damage to another; e) trespass nuisance exception, which imposes liability for the flooding cases.

1. **Tschirhart v. Troy** - Plaintiff filed this wrongful death lawsuit against the City, claiming that the City and individual City employees and contractors were responsible for the drowning death of Plaintiff's son, Shaun Tschirhart, at the Community Center pool on April 15, 2015. Shaun was swimming in the pool that day as part of a Friendship Club activity, and unfortunately suffered a seizure while swimming. Plaintiff's complaint alleges gross negligence, and an alleged failure to properly screen, train, and supervise City employees. The case is assigned to Oakland County Circuit Court Judge Daniel O'Brien. As its first responsive pleading, the City filed a motion for dismissal, arguing that Plaintiff had failed to assert a viable claim against the City. This motion is pending before the Court. The Court denied the City's motion, and the City immediately filed a claim of appeal with the Michigan Court of Appeals, challenging the denial of governmental immunity. A timely brief on appeal will be filed once the Court issues a briefing schedule. The City's brief on appeal is due February 7, 2019. A timely brief on appeal was filed by the City of Troy Defendants. Plaintiff's brief on appeal is expected to be filed by April 12, 2019. The briefs have been submitted, and the parties are waiting for the Court to schedule oral argument. Oral argument was held on December 6, 2019 in the Court of Appeals. On December 17, 2019, the Court issued an Opinion and Order reversing the trial court's decision, agreeing with the City that summary disposition should have been granted to the City of Troy and the individually named Troy defendants. The Court, however, remanded the case to the trial court, allowing Plaintiff an opportunity to seek leave to amend her Complaint. Plaintiff filed an application for leave to appeal with the Michigan Supreme Court. The parties anticipate that oral argument will be scheduled for March or April 2021. The Michigan Supreme Court did not schedule this matter for its March, April, or May docket, so the parties are hoping that oral argument on the application will happen in June 2021. The parties are still waiting for the Michigan Supreme Court to schedule oral argument in this matter.



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The Michigan Supreme Court scheduled oral arguments for November 9. The Supreme Court issued its opinion, remanding this case back to the Oakland County Circuit Court for a decision consistent with part of the Court of Appeals' decision. Plaintiff filed a motion in Oakland County Circuit Court to lift the stay entered in this matter which was granted by the Court on March 23, 2022. Subsequently, Plaintiff filed a motion seeking leave to file an amended Complaint in this matter. The City filed a motion opposing this request. The Court will hear oral argument on this motion on April 20, 2022. On April 20, 2022, the Court denied plaintiff's motion seeking leave to amend the Complaint, dismissing the case. Plaintiff filed an appeal of this decision. Plaintiff filed a motion to extend the time for filing the brief on appeal with the Court of Appeals, and then timely filed her appellate brief on September 23, 2022. The City will file a timely Brief on Appeal. The City timely filed its Brief on Appeal, and the parties are waiting for the Court of Appeals to schedule oral argument. The Court of Appeals scheduled oral argument for May 2, 2023. The Court of Appeals reversed the lower court's decision and remanded the case to the Oakland County Circuit Court to permit Plaintiff to file an Amended Complaint. On July 27, 2023, Plaintiff filed a Motion to Lift the Stay in the case. Plaintiff then filed another amended complaint on September 28, 2023. The Court re-opened the case, but there has been a delay in entering the Court order memorializing this action. There is a hearing scheduled for April 3, 2024 on Plaintiff's motion to lift the stay and file an amended complaint against the individual defendants only. The trial court lifted the stay in this matter and the parties have filed their Answers to the Complaint and are proceeding with discovery. The discovery phase continues in this case. **The parties are continuing with the discovery process.**

F. MISCELLANEOUS CASES

1. **Michigan Association of Home Builders; Associated Builders and Contractors of Michigan; and Michigan Plumbing and Mechanical Contractors Association v. City of Troy** - The Plaintiffs filed a complaint for Declaratory and Injunctive Relief in the Oakland County Circuit. On the date of filing the Plaintiffs also filed a Motion for Preliminary Injunction and Order to Show Cause. The Plaintiffs allege that the City of Troy has violated Section 22 of Michigan's Stille-DeRossett Hale Single State Construction Code Act by collecting fees for building department services that are not reasonably related to the cost of providing building department services. They are alleging that the City of Troy has illegally entered into a contract with Safe Built of Michigan, Inc. for building services that provides that 20% of each building permit fee be returned to the City to cover services that are not "reasonably related to the cost of building department services," as required by state statute. The Plaintiffs also assert a violation of the Headlee Amendment, arguing that the 20% returned to the City is a disguised tax that was not approved by voters. The Plaintiffs are asking for a declaratory judgment, as well as a return of any "surplus" building department service funds collected to date. Plaintiffs also request an order requiring the City to reduce its building department fees. The City of Troy was served with the Complaint and the Motion for Preliminary Injunction and Order for Show Cause on Wednesday, December 15, 2010. The parties were required to appear at Court on Wednesday,



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December 22, 2010, but the Court did not take any action at that time. Instead, the Court adjourned the matter to January 19, 2011. In the interim, the parties may engage in preliminary discovery in an attempt to resolve this matter. The parties are conducting discovery. The parties have completed discovery. Trial in this matter is scheduled for January 30, 2012. After being presented with motions for summary disposition, the Court ordered the parties to engage in mediation with a neutral municipal audit professional. Financial documents concerning this case are now being reviewed by an independent CPA. It is expected that the April 19, 2012 trial date will be postponed until after this review is complete. Mediation was unsuccessful in resolving this case, and therefore the Court is expected to issue an order on the pending Summary Disposition Motions. The trial date has been adjourned. On November 13, 2012, Oakland County Circuit Court Judge Shalina Kumar issued her order in favor of the City, and dismissed this case. Plaintiffs filed an appeal, which is now pending in the Michigan Court of Appeals. Appellant's brief is expected to be filed soon. The parties timely filed their appellate briefs, and are now waiting for the Court of Appeals to schedule a date for oral argument. The Court of Appeals has not yet scheduled oral argument for this case. The parties are still waiting for a date for oral argument. Oral argument was held on March 4, 2014. On March 13, 2014, the Court of Appeals issued its opinion ruling in the City's favor and affirming the Circuit Court's decision dismissing the case. On April 23, 2014, Plaintiff Home Builders filed an Application for Leave to Appeal with the Michigan Supreme Court. Troy's response was filed on May 19, 2014. The Michigan Supreme Court considered the application for leave to appeal and ordered that the matter be scheduled for oral argument. The Court also permitted the parties to submit supplemental briefs, which are due October 29, 2014. The City timely filed its supplemental brief with the Michigan Supreme Court. The parties are now waiting for the Court to set a date for oral argument on the application. The Michigan Supreme Court entertained oral arguments on the application for leave to appeal on March 11, 2015. On June 4, 2015, the Michigan Supreme Court reversed the decisions of the Court of Appeals and the Circuit Court and ruled there was no requirement for Plaintiffs to exhaust their administrative remedies. The case was remanded to Circuit Court for further proceedings. A status conference was held on June 18, 2015 with Judge Kumar. During the status conference, Judge Kumar scheduled a hearing for September 2, 2015, allowing the parties to address the issues that were previously raised in the motion for summary disposition but were not decided since the case was initially dismissed for failure to exhaust administrative remedies. At the hearing on September 2, 2015, Judge Kumar allowed Plaintiffs to request additional discovery within 30 days. Thereafter, both parties are allowed to file supplemental briefs. Supplemental briefs have been filed and we are awaiting a decision. On February 5, 2015, Judge Kumar issued her opinion and order ruling in favor of the City and dismissing the case. Plaintiffs filed a Claim of Appeal with the Michigan Court of Appeals on February 23, 2016. The Plaintiffs and the City have both filed appellate briefs. Based on our request, the Michigan Municipal League Legal Defense Fund, Public Corporations Section of the State Bar of Michigan, Michigan Townships Association and also Safe Built have filed a motion asking for permission to file amicus briefs supporting the City's position. The



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Michigan Association of Realtors has sought permission to file an amicus brief supporting Plaintiffs' position. The Plaintiffs filed a reply brief. We are waiting for the Court of Appeals to rule on the motions for amicus briefs and to schedule a date for oral argument. Oral argument has not yet been scheduled. The parties presented oral arguments on September 7, 2017. On September 28, 2017, the Court of Appeals entered a two to one decision affirming the Circuit Court's grant of summary disposition in favor of the City. The Plaintiffs have filed an application for leave to appeal to the Michigan Supreme Court. The City timely filed an answer to the application. Additionally, the Michigan Municipal League's Legal Defense Fund, the Government Law Section of the State Bar of Michigan, and the Michigan Townships Association filed a motion to file an amicus curiae brief with the Supreme Court, supporting the City's position and asking for a denial of the application for leave to appeal. The Court granted the request for MML's amicus brief on January 5, 2018, and the brief was accepted for filing. The Michigan Realtor's Association filed a motion to file an amicus brief on behalf of Plaintiff Home Builders on February 23, 2018. On June 20, 2018, the Michigan Supreme Court entered an order granting the Michigan Realtor's Association's motion to file a brief amicus curiae. The Court also ordered that oral arguments be scheduled on Plaintiff's application for leave to appeal, and established a schedule for submitting supplemental written briefs. The Court accepted an amicus brief from the Michigan Health and Hospital Association and the Michigan Society of Association Executives, which was drafted by the attorney representing the Home Builders. The parties are now waiting for the Supreme Court to schedule oral argument. On December 19, 2018, the Michigan Manufacturers Association filed a motion to file a brief amicus curiae, and attached its proposed brief to the motion. On December 21, 2018, the Supreme Court granted the motion and accepted the brief that was submitted on December 19, 2018 for filing. The Michigan Supreme Court presided over the oral argument on March 7, 2019. After oral argument, the Court granted a motion to file a late amicus curiae brief. The City filed a response seeking to address the arguments raised in that brief and attached a proposed response. On April 5, 2019, the Court granted the City's motion to file a response to the amicus curiae brief and accepted the City's response for filing. The parties are now waiting for the Supreme Court to issue its opinion. On July 11, 2019, the Michigan Supreme Court entered its decision holding that the use of the revenue generated by the City's building inspection fees to pay the Building Department's budgetary shortfalls in previous year's violates the State Construction Code Act. The Court reversed the decisions of the Court of Appeals and the Circuit Court and remanded the case back to the Circuit Court for further proceedings. On remand the City can still present evidence to justify the retention of a portion of the fees. The Court permitted additional discovery, as requested by Plaintiff, and the City has responded to the numerous discovery requests. The Plaintiffs sought additional discovery, which the City objected to. The Plaintiffs then filed a motion to compel additional discovery and the City filed a response to the motion. The parties resolved the motion without a hearing with a stipulated order in which the City agreed to provide some additional information, which has now been provided. The Plaintiffs have now indicated they would like to take some depositions. Because of the Emergency Declaration, and the difficulty in conducting depositions,



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Plaintiff filed a motion to extend the discovery deadline, and the City has not objected to this Motion. The Court has scheduled a new trial date. Plaintiffs filed a motion for summary disposition. The Court issued a scheduling order, requiring the City to respond on or before November 18, 2020, and scheduling the hearing for December 2. Oral argument was held on the summary disposition motion on December 2nd. We are awaiting a decision from the Court. The Court granted Plaintiffs' motion to file supplemental information. Plaintiffs then filed a supplementary brief, and the City filed its response. We are awaiting a decision by the Court on the summary disposition motion. On May 26, 2021, the Court entered its opinion and order denying both requests for summary disposition. The Court ruled that the Michigan Association of Home Builders had standing to pursue a claim under the Headlee Amendment but it dismissed the Headlee Amendment claims of Associated Builders and Contractors of Michigan and Michigan Plumbing and Mechanical Contractors Association on the basis those Plaintiffs did not establish standing. The case will now proceed to trial unless otherwise resolved through facilitation. The Court has scheduled a status conference for June 30th. The Court ordered facilitation, which was unsuccessfully accomplished on September 15, 2021. The Court also allowed the Plaintiff to take a late deposition of the City's Chief Financial Officer Rob Maleszyk, who was not employed during by the City prior to the discovery cut-off date. The case will now proceed to trial, and the Court has scheduled a status conference for October 19, 2021. The Court adjourned the status conference to November 2, 2021 and subsequently adjourned it to January 14, 2022. The case was re-assigned to visiting Judge Sosnick since Judge Kumar was appointed to serve as a Judge in Federal Court. The status conference was then adjourned to March 1, 2022. However, the case was then re-assigned to the newly appointed Judge Cohen and the status conference was rescheduled for April 5, 2022. On April 5, 2022, Judge Cohen held a status conference, and he scheduled trial for August 2, 2022. The trial commenced on August 2, 2022 and the testimony was concluded on August 3, 2022. Rather than hear closing arguments, the Court directed the parties to submit closing argument briefs within two weeks after a transcript of the testimony is prepared. The Court reporter has notified the parties the transcript will not be available until late October, 2022. The transcript of the trial was filed with the Court, and the parties were then required to simultaneously file written closing arguments, which were timely filed. Afterwards, the City filed a motion asking for permission to file a supplemental response to Plaintiff's closing argument and the Plaintiff opposed that motion. On November 30th, Judge Cohen granted the City's motion, and allowed Plaintiff to file a supplemental response too, and these were timely filed. We are now awaiting a decision from the Court. On February 2, 2023, Judge Cohen issued his opinion and order after bench trial. He found in favor of the Plaintiff on its Construction Code claim and enjoined the City from considering the work of non-building department employees in the calculation of building department expenses when determining what to charge for building permits. However, the Court ruled in favor of the City on Plaintiff's Headlee Amendment claim and ruled the Plaintiff did not establish standing and dismissed that claim. Plaintiff then filed a motion to amend the judgment or for a new trial, and the City responded. The trial Court denied Plaintiff's motion. On March 2, 2023, Plaintiff filed a claim of Appeal in the Michigan Court of Appeals appealing Judge Cohen's



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decision to dismiss Plaintiff's Headlee Amendment Claim and his denial of the motion to amend judgment. On March 9, 2023, the City filed a Claim of Cross Appeal appealing the previous decision of Judge Kumar denying the City's request for summary disposition and Judge Cohen's decision finding in favor of Plaintiff on the Construction Code claim. On July 3, 2023, the City filed its Brief on Cross Appeal. On July 28, 2023, the Plaintiff filed its Appellate Brief. On August 2, 2023, the Plaintiff filed its Brief in Response to the City's Cross Appeal. On August 23, 2023, the City filed its Reply to Plaintiff's Response to the City's Cross Appeal. The City filed its Appellee Brief on September 1, 2023 and Plaintiff filed its Reply on September 15, 2023. The parties are now waiting for the Court of Appeals to schedule oral argument. The parties are still waiting for the Court to schedule oral argument. The Michigan Court of Appeals has scheduled oral argument for July 11, 2024. After oral argument, the parties are waiting for the Court of Appeals to issue its opinion. **On October 16, 2024, the Michigan Court of Appeals issued an opinion affirming the Circuit Court decision in favor of Plaintiff on the Construction Code Claim, reversing the decision on the Headlee Amendment claim, and remanding the case back to the Circuit Court for judgment in favor of Plaintiff. On November 27, 2024, the City filed an Application for Leave to Appeal to the Michigan Supreme Court and the Plaintiff timely responded.**

2. **Scott Stoglin, John Milliron, Peter Dungjen & Joel Barthlow v. Troy.** Stoglin, Milliron, Dungjen and Barthlow are retired volunteer firefighters who filed a Freedom of Information Act request, seeking information pertaining to the required closure of the Voluntary Fire Fighter Incentive Plan and the benefits they received. There was a partial denial, since some of the requested information is protected from disclosure, and Plaintiffs filed this lawsuit challenging that determination. A motion for summary disposition was filed on July 9, 2024, and oral argument was initially scheduled for August 14, 2024, and adjourned to September 25, 2024. The Court waived oral argument and will issue an opinion on the City's motion. **The parties are still waiting for the Court to issue its opinion on the City's motion. In the meantime, the parties were required to submit witness lists and exhibit lists. The City also timely responded to Plaintiffs' discovery requests. The parties are now preparing for a bench trial, which is scheduled to start on February 24, 2025.**
3. **Sullivan v Troy Police Department.** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. The Plaintiff was seeking the return a pistol that was confiscated from her 14-year-old son who was charged with a juvenile offense for unlawfully possessing a concealed weapon. Plaintiff's motion seeking immediate possession of the firearms was scheduled for June 26, 2024. The City filed a response to the motion. Plaintiff failed to appear for the hearing and as a result, Plaintiff's motion for immediate possession was denied. **There has not been any additional action to date.**
4. **Graham v Troy Police Department.** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiff is seeking the return a pistol



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that was confiscated in connection with a charge of unlawfully possessing a concealed firearm. Plaintiff's motion seeking immediate possession of the firearms was scheduled for October 30, 2024, and after the City filed its timely response, the Court adjourned the case to allow the parties to explore a resolution. On December 12, 2024, the Court entered an order allowing the firearm to be returned to Plaintiff. This case is now concluded.

5. **Wiley v Troy Police Department.** This is a claim and delivery action assigned to Judge McGinnis in the 52-4 District Court. Plaintiff is seeking the return a pistol that was turned over to the Troy Police Department as a condition of bond in connection with a charge of domestic assault against the Plaintiff. The City filed its response to the Plaintiff's complaint and motion. On November 6, 2024, the Court entered an order allowing the firearm to be returned to Plaintiff. This case is now concluded.
6. **Wang v Troy Police Department.** This is a claim and delivery action assigned to Judge McGinnis in the 52-4 District Court. Plaintiff is seeking the return of numerous items, including firearms that were seized from Plaintiff's home pursuant to a search warrant based on information Plaintiff's minor son was using the items to make unlawful firearms, bombs and explosives. The City filed a response to the Plaintiff's complaint and motion, and the Court adjourned the hearing to allow the parties to explore a possible resolution. A consent judgment was entered on December 9, 2024 allowing for the return of some items to Plaintiff but ordering the disposal of the items that were related to making firearms and/or explosive devices. The case is now concluded.
7. **Johnson v Troy Police Department.** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiff is seeking the return a pistol that was confiscated when she was arrested and charged with unlawfully possessing a concealed firearm. The City filed a response to the motion. At the date of the hearing on the motion, the Court was willing to adjourn the hearing date to allow Plaintiff to provide additional information in support of her claim. However, the parties were able to negotiate a resolution before leaving Court and on December 18, 2024, the Court entered a stipulated order allowing the firearm to be returned to a third party. This case is now concluded.
8. **Murphy v Troy Police Department.** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiff is seeking the return of several firearms and ammunition. The Troy Police Department confiscated a gun and ammunition when Plaintiff was arrested for operating while under the influence of liquor and for unlawful possession of a dangerous weapon. Plaintiff had other guns at home, which were later turned over as a bond condition. Plaintiff's motion seeking immediate possession of the firearms and ammunition is scheduled for January 8, 2025. The City has filed a response to the motion.



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9. **White v Troy Police Department.** This is a claim and delivery action assigned to Judge Hartig in the 52-4 District Court. Plaintiffs are seeking the return of two pistols that were turned over to the Troy Police Department as a bond condition for the domestic assault charge against the Plaintiffs' son. Plaintiffs' son was in possession of the guns. Plaintiffs' motion seeking immediate possession of the firearms is scheduled for January 29, 2029.

G. CRIMINAL APPEALS/ DISTRICT COURT APPEALS

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

There were no criminal appeals/ district court appeals during this past quarter.

H. ADMINISTRATIVE PROCEEDINGS

The City Attorney's Office is working with the City Assessor in the following Tax Tribunal cases, where Property owners challenge the City Assessor's property valuation determinations or other determinations.

2023 CASES

Office Ventures Troy I LLC, Case No. 23-000537

The City timely filed its answer and affirmative defenses. The prehearing statement and valuation discovery are due January 3, 2024. The City submitted discovery to Petitioner. The City timely filed its prehearing statement and valuation disclosure on December 28, 2023. The Tax Tribunal has scheduled a prehearing conference for May 2, 2024. The Tribunal scheduled the hearing in this case to start on October 7, 2024. **The parties stipulated to a consent judgment, which the Tribunal Judge approved on October 15, 2024. This case is now concluded.**

OVT Wilshire Owner LLC, Case No. 23-000536

The City timely filed its answer and affirmative defenses. The prehearing statement and valuation discovery are due January 3, 2024. The City submitted discovery to Petitioner. The City timely filed its prehearing statement and valuation disclosure on December 28, 2023. The Tax Tribunal has scheduled a prehearing conference for May 2, 2024. The Tribunal scheduled the hearing in this case to start on or about October 9, 2024 (after the conclusion of Office Ventures Troy). The parties have been preparing for the trial in this case. **The parties stipulated to a consent judgment, which the Tribunal Judge approved on October 15, 2024. This case is now concluded.**



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Troy KS Development LLC, Case No. 23-001272

The City timely filed its answer and affirmative defenses on July 18, 2023. The parties will commence the discovery process. The prehearing statement and valuation disclosure are due March 19, 2024. The parties agreed to an extension of time, which the Tribunal granted. The parties continue to exchange information. Petitioner filed a motion seeking to add the 2024 tax year to this pending case. The City filed a response concurring in the relief, and the Tribunal granted the motion. The parties timely filed the Pre-Hearing Statements and Valuation Disclosures for both 2023 and 2024 on June 20, 2024. The parties are now waiting for the Tax Tribunal Judge to schedule a trial date. **The Tribunal has scheduled the trial date to start on June 9, 2025.**

Troy KS Development LLC, Case No. 23-001274

The City timely filed its answer and affirmative defenses on July 18, 2023. The parties will commence the discovery process. The prehearing statement and valuation disclosure are due March 19, 2024. The parties agreed to an extension of time, which the Tribunal granted. The parties continue to exchange information. Petitioner filed a motion seeking to add the 2024 tax year to this pending case. The City filed a response concurring in the relief, and the Tribunal granted the motion. The parties timely filed the Pre-Hearing Statements and Valuation Disclosures for both 2023 and 2024 on June 20, 2024. The parties are now waiting for the Tax Tribunal Judge to schedule a trial date. **The Tribunal Judge scheduled the trial to start on June 13, 2025.**

Troy Crossing LLC, Case No. 23-001405

The City timely filed its answer and affirmative defenses on July 18, 2023. The parties will commence the discovery process. The prehearing statement and valuation disclosure are due April 4, 2024. The parties stipulated to an extension of time, which the Tribunal granted. The parties continue to exchange information. Respondent's Pre-Hearing Statement and Valuation Disclosure were timely filed on July 3, 2024. Petitioner also withdrew its appeal on one of the two parcels, which was affirmed on July 16, 2024. The Tribunal scheduled a prehearing conference for November 1, 2024. **The Tribunal scheduled the trial to start on March 24, 2025.**

Timberland 5455, Case No. 23-001670

The City timely filed its answer and affirmative defenses. The parties will commence the discovery process. The City has been provided with some requested information. The prehearing statement and valuation disclosure are due June 4, 2024. The parties continue to exchange information. The parties timely filed the Valuation Disclosures and Pre-Hearing Statements on June 4, 2024. The parties are now waiting for the Tax Tribunal Judge to schedule a trial date. **Trial is scheduled to start on January 27, 2025.**

Troy Lodging LLC, Case No. 23-001831

The City timely filed its answer and affirmative defenses on July 20, 2023. The parties will commence the discovery process. The prehearing statement and the valuation disclosure are due June 20,



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2024. Discovery continues. Respondent City timely filed its Pre-Hearing Statement and Valuation Disclosure on June 20, 2024. The Tax Tribunal Judge scheduled a prehearing conference for October 18, 2024. **Petitioner failed to appear at the prehearing conference, and as a result, the Tribunal Judge issued a default order on October 18, 2024. On November 12, 2024, after no response from Petitioner, the Tribunal Judge issued an Order of Dismissal. This case is now concluded.**

Universal Property TMP LLC, Case No. 23-002023

The City timely filed its answer and affirmative defenses on August 2, 2023. The parties will commence the discovery process. The prehearing statement and valuation disclosure are due July 5, 2024. Discovery continues. Petitioner requested an adjournment of the scheduling dates, and the City concurred in the request, which was submitted to the Tribunal. **The Tribunal granted the requested adjournment. The parties timely filed Pre-Hearing Statements and Valuation Disclosures before the September 19, 2024 deadline. Petitioner filed a Motion to Dismiss the case, and the City filed its response. On November 22, 2024, the Tribunal entered an order denying Petitioner's motion. The case is now scheduled for a pre-hearing conference on January 21, 2025.**

Quality Behavioral Health, Case No. 23-002182

The Tribunal dismissed the Petitioner's first two petitions for defects, but accepted the third petition, even though it also was defective. The City timely filed its answer and affirmative defenses on November 13, 2023. The Tribunal scheduled a status conference for January 11, 2024. Subsequent to the status conference, the Tribunal entered a scheduling order for motions to be filed. On April 17, 2024, Petitioner filed a motion for summary judgment. The City timely responded on May 8, 2024. The parties are now waiting for a decision from the Tribunal on the pending motion. On August 16, 2024, the Court entered an order denying Petitioner's motion for summary disposition. **Trial is now scheduled for February 11 and 12, 2025.**

Noor International Academy, Case No. 23-002393

The City timely filed its answer and affirmative defenses on October 17, 2023. The parties will commence the discovery process. The prehearing statement and valuation disclosure are due July 5, 2024. The parties are preparing motions for summary disposition, based on the tax exemption dispute between the parties. Initial work has commenced on the summary disposition motion. The City continues to work on the summary disposition motion pleading, and also the Pre-Hearing Statement and Valuation Disclosure. The City timely filed its Pre-Hearing Statement on July 5, 2024. The Tribunal scheduled a prehearing conference for November 6, 2024. **On October 30, 2024, Petitioner filed a Motion to Dismiss, and the City filed its Response on November 14, 2024. The parties are now waiting for the Tribunal to issue its order. In the meantime, the prehearing conference is adjourned until after a decision is rendered.**



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Troy Westington, Case No. 23-002586

The City timely filed its Answer and Affirmative Defenses. The Prehearing Statement and Valuation Disclosure are due July 5, 2024. The parties have exchanged information and discovery. Petitioner filed a motion to add a challenge to the 2024 tax year to this case, and the City filed a response concurring in the requested relief. The Tribunal granted the motion. Petitioner requested an adjournment of the scheduling dates, and the City concurred in the request, which was submitted to the Tribunal. The Tribunal Judge granted the requested adjournment. The Pre-Hearing Statements and Valuation Disclosures are now due on October 7, 2024. **The parties timely filed the pleadings. A prehearing conference is scheduled for February 3, 2025.**

Akm Hasan, Case No. 23-002734

Petitioner was defaulted in this case, but the Tribunal entered an order reinstating the case on November 30, 2023. Petitioner has not yet taken any further action on this case. Petitioner has not yet taken any action to comply with the Tribunal's order. There has not been any new development in this case. **There have not been any new developments.**

2024 Cases

1401 Troy Associates, LP, Case No. 24-000795

This petition was timely filed prior to the May 31, 2024 deadline. The City timely filed its answer and affirmative defenses on June 11, 2024. The parties will commence the discovery process. The Tribunal set a March 4, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

Athens Plaza, LLC, Case No. 24-000951

This petition was filed prior to the May 31, 2024 deadline. The City timely filed its answer and affirmative defenses on June 4, 2024. The parties will commence the discovery process. The Tribunal set a February 18, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

Kilmer Plaza, LLC, Case No. 24-000796

This petition was filed prior to the May 31, 2024 deadline. The City timely filed its answer and affirmative defenses on June 11, 2024. The parties will commence the discovery process. The Tribunal set a February 18, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

Macomb Residential Opportunities, Case No. 24-001160

This petition was timely filed prior to the May 31, 2024 deadline. The City timely filed its answer and affirmative defenses on May 16, 2024. The parties will commence the discovery process. Discovery



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requests were sent to Petitioner on July 11, 2024, and responses were timely received. **The City filed a motion for summary disposition on December 26, 2024.**

Mich Troy Technology Inc., Case No. 24-002244

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 4, 2024. The parties will commence the discovery process. The Tribunal set a February 3, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

Northfield Point Retail, LLC, Case No. 24-000832

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 11, 2024. The parties will commence the discovery process. The Tribunal set a March 4, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

Pantero, Inc., Case No. 24-000933

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 4, 2024. The parties will commence the discovery process. The Tribunal set a February 3, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

Reddy Office Center, LLC, Case No. 24-000954

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 4, 2024. The parties will commence the discovery process. The Tribunal set a February 3, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties stipulated to a consent judgment, which the Tribunal Judge approved on October 28, 2024. This case is now concluded.**

Saks Troy, LLC, Case No. 24-000561

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 4, 2024. The parties will commence the discovery process. The Tribunal set a February 3, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

Somerset Place LLC and Frankel Associates, Case No. 24-000814

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on May 14, 2024. The parties will commence the discovery process. The Tribunal set a January 17, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**



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CITY COUNCIL AGENDA ITEM

Troy Crossing, LLC, Case No. 24-000844

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 11, 2024. The parties will commence the discovery process. The Tribunal set a March 4, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

Timberland 5545, Case No. 24-001350

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 24, 2024. The parties will commence the discovery process. The parties are currently preparing for trial in the 2023 appeal. **The prehearing statements and valuation disclosures are due May 6, 2025.**

MK Oakland Mall, Case No. 24-001352

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 24, 2024. The parties will commence the discovery process. The Tribunal set an April 4, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

501 Stephenson, LLC, Case No. 24-001351

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 24, 2024. The parties will commence the discovery process. The Tribunal set an April 4, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. **The parties are in the discovery phase.**

14 Mile/ John R Road Holdings LLC, Case No. 24-001354

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 24, 2024. The parties will commence the discovery process. **The prehearing statements and valuation disclosures are due April 4, 2025.**

Aevri Long Lake, LLC, Case No. 24-002043

This case was filed prior to the May 31, 2024 deadline, but not served on the City until July 1, 2024. The City timely filed its Answer and Affirmative Defenses on July 12, 2024. The parties will commence the discovery process. **The prehearing statements and valuation disclosures are due June 4, 2025.**



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CITY COUNCIL AGENDA ITEM

Brinker Restaurant Corporation, Case No. 24-002112

This case was filed prior to the May 31, 2024 deadline, but not served on the City until July 3, 2024. The City timely filed its Answer and Affirmative Defenses on July 12, 2024. The parties will commence the discovery process. **The parties stipulated to a consent judgment, which the Tribunal Judge approved on October 31, 2024. This case is now concluded.**

GLF TROY OFFICE LLC, Case No. 24-001631

This case was filed prior to the May 31, 2024 deadline, but not served on the City until July 3, 2024. The City timely filed its Answer and Affirmative Defenses on July 12, 2024. The parties will commence the discovery process. **The Tribunal set an April 21, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures.**

GLF TROY OFFICE, LLC, Case No. 24-001633

This case was filed prior to the May 31, 2024 deadline, but not served on the City until July 3, 2024. The City timely filed its Answer and Affirmative Defenses on July 12, 2024. The parties will commence the discovery process. **The Tribunal set an April 21, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures.**

SZR TROY ASSISTED LIVING, LLC, Case No. 24-001576

This case was filed prior to the May 31, 2024 deadline, but not served on the City until July 3, 2024. The City timely filed its Answer and Affirmative Defenses on July 12, 2024. The parties will commence the discovery process. **The Tribunal set an April 21, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures.**

Liberty Investments, Case No. 24-001317

This case was filed prior to the May 31, 2024 deadline, but there was a delay in the service on the City. The City timely filed its answer and affirmative defenses on August 23, 2024. The parties will commence the discovery process. **The parties stipulated to a consent judgment, which the Tribunal Judge approved on December 3rd, 2024. This case is now concluded.**

Macy's Retail Holdings, Case No. 24-001652

This case was filed prior to the May 31, 2024 deadline, but there was a delay in the service on the City. The City timely filed its answer and affirmative defenses on August 23, 2024. The parties will commence the discovery process. **The Tribunal set an April 21, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures.**



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CITY COUNCIL AGENDA ITEM

CC Troy Associates II, LLC, Case No. 24-001862

The City timely filed its answer and affirmative defenses on July 30th, 2024. The parties will commence the discovery process. **The Tribunal set a May 6, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures.**

Atlantic Ave Holdings, LLC, Case No. 24-002470

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. **The prehearing statements and valuation disclosures are due June 20, 2025.**

CC Troy Associates, LLC, Case No. 24-001866

The City timely filed its answer and affirmative defenses on August 23rd, 2024. The parties will commence the discovery process. **The Tribunal set a May 6, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures.**

Troy Elite Properties, LLC, Case No. 24-001996

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. **The prehearing statements and valuation disclosures are due June 20, 2025.**

Troy Lodging, LLC, Case No. 24-002033

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. **The prehearing statements and valuation disclosures are due May 20, 2025.**

Troy Sports Center, LLC, Case No. 24-002723

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. **The prehearing statements and valuation disclosures are due August 4, 2025.**

Big Beaver Hospitality Group, LLC, Case No. 24-001585

The City timely filed its answer and affirmative defenses on August 23rd, 2024. The parties will commence the discovery process. **The Tribunal set an April 21, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures.**



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CITY COUNCIL AGENDA ITEM

Somerset Campus Holdings, LLC, Case No. 24-001541

The City timely filed its answer and affirmative defenses on August 23rd, 2024. The parties will commence the discovery process. **The parties are in the discovery phase.**

Woodbridge Sales & Engineering, Inc. Case No. 24-001600-TT

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. **The Tribunal set a May 6, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures.**

Flagstar Bank Case No. 24-001989

The City timely filed its answer and affirmative defenses on September 18, 2024. The parties will commence the discovery process. **The prehearing statements and valuation disclosures are due June 4, 2025.**

United States Steel Corp. No. 24-002135

The City was served with this appeal on September 24, 2024. The City timely filed its answer and affirmative defenses. **The prehearing statements and valuation disclosures are due July 7, 2025.**

Office Ventures Troy LLC Case No. 24-003227

The City was served with this appeal on September 19, 2024. The City will timely file its answer and affirmative defenses. **The City timely filed its answer and affirmative defenses. The parties stipulated to a consent judgment, which the Tribunal Judge approved on October 15, 2024. This case is now concluded.**

OVT Wilshire Owner LLC No. 24-003228

The City was served with this appeal on September 19, 2024. The City will timely file its answer and affirmative defenses. The parties will commence the discovery process. **The City timely filed its answer and affirmative defenses. The parties stipulated to a consent judgment, which the Tribunal Judge approved on October 15, 2024. This case is now concluded.**

Edward Ross v. Troy-Our office is also handling another administrative case against the City, which has been filed with the State of Michigan Office of Administrative Hearings. This complaint, filed by Edward Ross, alleges unlawful political retaliation resulted in his termination as a volunteer firefighter. The City's answer to this complaint is due on or before August 23, 2024. The City timely filed a position statement and motion to dismiss, and Petitioner filed a response. The Administrative Law Judge granted the City leave to file a reply to Petitioner's response, which was timely submitted on September 25, 2025. The Administrative Law Judge initially scheduled a hearing for September 27, 2024, but this was subsequently adjourned to October 31, 2024. **The Administrative Law Judge**



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CITY COUNCIL AGENDA ITEM

has taken the motion under advisement. In the meantime, the trial is tentatively set for March 25, 2025.

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



**Interim Financial Report
1st Quarter
For The Three Months Ended
September 30, 2024**

CITY OF TROY
QUARTERLY REPORT
THREE MONTHS ENDED September 30, 2024
HIGHLIGHTS

General Fund

Revenues

Total revenues are \$46.6 million to date and represent 64.8% of total budgeted revenues and other sources. This is an increase of \$3.3 million or 7.6% compared to the same time period in the prior year and includes recognition of total property tax revenues of \$43 million. Tax revenue increased \$2.7 million or 6.6%. Grant revenue is currently at \$101 thousand, which is consistent with the prior year. This is expected to increase and be in line with the budgeted amount as this is primarily made up of State Shared Revenues which involves the reversal of accruals and the State's timing of payments.

Expenditures

Total General Fund expenditures to date are \$13.8 million or 19.1% of the annual budget. This is an increase of \$0.3 million or 2.3% compared to the same time period in the prior year. Currently, all departments appear to be within expected budgetary parameters to date.

Capital Fund

Revenues

Total revenues are \$10.2 million to date and represent 52% of total budgeted revenues and other sources. Grant revenue is currently at \$0.2 million; however, this will see a significant increase as the fiscal year progresses due to the MDOT Rochester Road Project and Cricket Project.

Expenditures

Expenditures for capital projects of \$6.3 million represent 17% of budgeted projects. This is up approximately \$0.6 million from the prior year due to the addition of the Library's Bookmobile and increased expenses for road construction.

Major Streets Fund

Revenues

Total revenues of \$0.8 million represent 9.7% of total budgeted revenues. This is consistent with the prior year due to the reversal of accruals and the State's timing of payments. Current trends indicate that the fund will generate budgeted amounts by the end of the fiscal year.

Expenditures

Total expenditures of \$1.7 million represent 18.1% of total budgeted expenditures. This is a decrease of approximately \$0.3 million over the prior year amount as expected due to the decrease in transfers to the Capital Fund.

Local Streets Fund

Revenues

Total revenues of \$0.7 million represent 15% of total budgeted revenues. This is consistent with the prior year due to the reversal of accruals and the State's timing of payments. Current trends indicate that the fund will generate budgeted amounts by the end of the fiscal year.

Expenditures

Total expenditures of \$1.1 million represent 18.5% of total budgeted expenditures. This is down approximately \$0.2 million from the prior year as expected due to the decrease in transfers to the Capital Fund.

Aquatic Center

Revenues

Total revenues of \$345 thousand represent 44.9% of total budgeted revenues. This is an increase of approximately \$23 thousand from the prior year due to a slight increase in usage and rentals.

Expenses

Expenses of \$290 thousand or 32.6% compared to budget are higher than the prior year amount to date of \$206 thousand due to increased staffing.

Sanctuary Lake Golf Course

Revenues

Revenues of \$1.3 million are up \$0.2 million or 17.0% compared to the prior year for the same time period. Total year to date rounds are 21,294 representing an increase of approximately 1,912 rounds from the prior year. Average revenue per round is \$62.02 compared to prior year of \$58.27.

Expenses

Total expenditures of \$0.8 million are up \$0.1 million or 20% compared to the prior year. The Golf Course operating expenses are covered by the day-to-day revenues; however, similar to previous years, the fund cannot cover its annual debt payments. As a result, the General Fund covers the remaining portion. As of 9/30/24, the cash advance from the General Fund to Sanctuary Lake is \$7.7 million.

Sylvan Glen Golf Course

Revenues

Revenues of \$0.9 million are flat compared with the prior year to date amounts. Total year to date rounds are 21,245 representing a decrease of approximately 438 rounds from the prior year. Average revenue per round is \$35.83 compared to prior year of \$35.67.

Expenses

Total expenditures of \$0.5 million are flat compared to prior year but are in line with expectations. As of 9/30/24, the cash advance to Sanctuary Lake is \$3.3 million which is no change from the prior year.

Sanitary Sewer Fund

Revenues

Sanitary Sewer fund revenues of \$4.0 million are down \$0.3 million or 6.2% from the prior year to date due primarily from reduced consumption (sold 108,758 mcf, down 18,191 mcf or 4.8%). Note: Sewer disposal charges are based upon water consumption.

Expenses

Sanitary Sewer fund expenses of \$2.2 million are flat compared with the prior year to date and are in line with expectations.

Water Fund

Revenues

Water fund revenues of \$5.9 million are down \$0.5 million or 7.2% primarily due to a decrease in consumption (sold 108,758 mcf, down 18,191 mcf or 4.8%). Weather patterns can have a significant impact on consumption over the summer months.

Expenses

Water fund total expenses of \$4.6 million are up \$1.3 million. The increase is primarily due to the timing of billings from Great Lakes Water Authority (GLWA) as there were two bills paid this year compared to one in the prior year during this quarter.

**Quarterly Financial Report
Aquatic Center Fund
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Aquatic Center Fund Revenues							
CHARGES FOR SERVICES	572,028	717,000	317,912	44.34	688,000	326,200	47.41
INTEREST & RENT	22,877	28,100	5,145	18.31	20,600	16,809	81.60
OTHER REVENUE	-10,398	0	-763	0.00	0	2,290	0.00
OTHER FINANCING SOURCES	0	0	0	0.00	60,000	0	0.00
	584,507	745,100	322,295	43.26	768,600	345,300	44.93
Aquatic Center Fund Expenditures							
Aquatic Center	678,508	1,142,532	206,480	18.07	888,872	289,947	32.62
	678,508	1,142,532	206,480	18.07	888,872	289,947	32.62

**Quarterly Financial Report
Capital Projects Fund
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Capital Projects Fund Revenues							
TAXES	7,345,672	7,200,000	7,330,740	101.82	7,612,500	7,631,752	100.25
LICENSES AND PERMITS	108,045	150,000	0	0.00	100,000	0	0.00
GRANTS	9,594,275	9,528,000	569,495	5.98	3,078,400	235,609	7.65
CONTRIBUTIONS FROM LOCAL UNITS	417,834	210,000	0	0.00	210,000	194,080	92.42
CHARGES FOR SERVICES	194,807	310,000	140,131	45.20	310,000	1,894	0.61
INTEREST & RENT	574,831	35,000	103,298	295.14	310,800	91,525	29.45
OTHER REVENUE	262,666	30,000	43,494	144.98	60,000	15,002	25.00
OTHER FINANCING SOURCES	11,747,529	13,243,577	2,720,091	20.54	7,930,000	2,032,497	25.63
	30,245,659	30,706,577	10,907,249	35.52	19,611,700	10,202,360	52.02
Capital Projects Fund Expenditures							
Capital Outlay	27,683,779	47,672,037	5,703,371	11.96	37,207,492	6,331,612	17.02
	27,683,779	47,672,037	5,703,371	11.96	37,207,492	6,331,612	17.02

**Quarterly Financial Report
General Fund
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
General Fund Revenues							
TAXES	41,579,349	40,715,450	40,350,919	99.10	43,492,450	43,006,472	98.88
LICENSES AND PERMITS	5,003,451	4,245,060	824,696	19.43	4,733,470	947,944	20.03
GRANTS	12,111,599	10,408,603	82,722	0.79	11,000,116	100,500	0.91
CONTRIBUTIONS FROM LOCAL UNITS	51,193	56,500	43,437	76.88	355,739	44,402	12.48
CHARGES FOR SERVICES	7,066,671	6,936,400	929,126	13.39	7,303,400	1,183,295	16.20
FINES AND FORFEITURES	716,199	736,750	114,776	15.58	665,800	146,729	22.04
INTEREST & RENT	3,220,182	1,370,500	546,294	39.86	1,978,554	625,782	31.63
OTHER REVENUE	1,886,078	1,365,700	339,065	24.83	1,705,522	483,304	28.34
OTHER FINANCING SOURCES	373,639	849,330	46,815	5.51	600,450	40,473	6.74
	72,008,362	66,684,293	43,277,851	64.90	71,835,501	46,578,901	64.84
General Fund Expenditures							
General government	10,528,024	11,458,991	2,204,019	19.23	12,065,715	2,309,147	19.14
Public Safety	36,689,479	40,311,076	7,328,804	18.18	42,537,990	7,770,513	18.27
Public Works	2,443,861	2,448,877	502,723	20.53	2,581,424	602,811	23.35
Community Development	4,639,387	4,638,822	852,617	18.38	5,131,506	980,248	19.10
Recreation and Culture	8,580,140	9,037,172	2,140,849	23.69	10,049,719	2,177,995	21.67
Transfers Out & Other Uses	2,010,000	2,020,000	500,000	24.75	10,700	0	0.00
	64,890,892	69,914,938	13,529,012	19.35	72,377,054	13,840,713	19.12

**Quarterly Financial Report
Library Fund
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Library Fund Revenues							
TAXES	6,656,765	6,550,000	6,644,887	101.45	6,960,540	7,060,403	101.43
GRANTS	176,588	120,000	44,572	37.14	120,000	45,739	38.12
CONTRIBUTIONS FROM LOCAL UNITS	120,010	141,600	100	0.07	115,300	0	0.00
CHARGES FOR SERVICES	11,951	4,100	1,839	44.85	9,200	3,904	42.44
FINES AND FORFEITURES	16,148	10,000	4,121	41.21	13,000	3,150	24.23
INTEREST & RENT	196,548	42,000	43,478	103.52	42,000	49,106	116.92
OTHER REVENUE	33,580	8,000	1,230	15.38	11,000	1,646	14.96
	7,211,589	6,875,700	6,740,226	98.03	7,271,040	7,163,947	98.53
Library Fund Expenditures							
Recreation and Culture	6,340,897	7,323,151	1,444,986	19.73	7,694,204	1,846,132	23.99
	6,340,897	7,323,151	1,444,986	19.73	7,694,204	1,846,132	23.99

Quarterly Financial Report
Local Street Fund
For the Period Ending September 30, 2024

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Local Street Fund Revenues							
GRANTS	3,152,724	3,000,000	310,766	10.36	3,250,000	310,014	9.54
INTEREST & RENT	84,773	32,000	17,784	55.58	45,000	11,385	25.30
OTHER FINANCING SOURCES	1,500,000	1,500,000	375,000	25.00	1,500,000	375,000	25.00
	4,737,497	4,532,000	703,551	15.52	4,795,000	696,399	14.52
Local Street Fund Expenditures							
Public Works	1,794,685	2,793,617	342,831	12.27	3,011,809	414,391	13.76
Recreation and Culture	932,428	943,980	247,120	26.18	1,074,704	210,372	19.57
Transfers Out & Other Uses	3,000,000	3,000,000	750,000	25.00	2,000,000	500,000	25.00
	5,727,114	6,737,597	1,339,951	19.89	6,086,513	1,124,763	18.48

**Quarterly Financial Report
Major Street Fund
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Major Street Fund Revenues							
GRANTS	8,025,817	7,700,000	791,130	10.27	8,150,000	788,481	9.67
INTEREST & RENT	72,071	35,000	23,191	66.26	75,000	7,278	9.70
	8,097,888	7,735,000	814,321	10.53	8,225,000	795,759	9.67
Major Street Fund Expenditures							
Public Works	2,432,652	3,567,718	339,047	9.50	3,679,439	281,177	7.64
Recreation and Culture	99,817	133,920	35,952	26.85	114,690	23,806	20.76
Transfers Out & Other Uses	7,154,000	7,154,000	1,625,000	22.71	5,500,000	1,375,000	25.00
	9,686,468	10,855,638	2,000,000	18.42	9,294,129	1,679,984	18.08

**Quarterly Financial Report
Refuse Fund
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Refuse Fund Revenues							
TAXES	6,525,454	6,425,000	6,512,214	101.36	6,810,700	6,941,418	101.92
GRANTS	88,914	60,000	0	0.00	92,082	0	0.00
CHARGES FOR SERVICES	1,106	500	100	20.00	800	326	40.79
INTEREST & RENT	131,499	20,000	33,481	167.40	45,000	38,415	85.37
	6,746,973	6,505,500	6,545,795	100.62	6,948,582	6,980,160	100.45
Refuse Fund Expenditures							
Sanitation	6,178,715	6,473,350	1,281,881	19.80	6,965,940	1,308,582	18.79
	6,178,715	6,473,350	1,281,881	19.80	6,965,940	1,308,582	18.79

**Quarterly Financial Report
Sanctuary Lake Golf Course
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sanctuary Lake Golf Course Revenues							
CHARGES FOR SERVICES	2,658,353	2,033,740	1,129,426	55.53	2,220,150	1,320,664	59.49
	2,658,353	2,033,740	1,129,426	55.53	2,220,150	1,320,664	59.49
Sanctuary Lake Golf Course Expenditures							
Sanctuary Lake	2,619,201	2,904,863	681,627	23.47	3,343,848	821,214	24.56
	2,619,201	2,904,863	681,627	23.47	3,343,848	821,214	24.56

**Quarterly Financial Report
Sewer Fund
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sewer Fund Revenues							
CHARGES FOR SERVICES	14,236,340	15,999,000	4,216,314	26.35	16,438,254	3,957,454	24.07
INTEREST & RENT	270,782	200,000	47,622	23.81	247,128	43,674	17.67
OTHER REVENUE	14,337	0	0	0.00	0	0	0.00
	14,521,458	16,199,000	4,263,937	26.32	16,685,382	4,001,128	23.98
Sewer Fund Expenditures							
Sewer	15,873,492	19,639,439	2,493,069	12.69	18,810,701	2,222,644	11.82
	15,873,492	19,639,439	2,493,069	12.69	18,810,701	2,222,644	11.82

**Quarterly Financial Report
Sylvan Glen Golf Course
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Sylvan Glen Golf Course Revenues							
CHARGES FOR SERVICES	1,765,664	1,227,800	773,353	62.99	1,390,840	761,131	54.72
INTEREST & RENT	160,263	182,400	103,315	56.64	155,200	110,368	71.11
	1,930,427	1,410,200	876,668	62.17	1,546,040	871,499	56.37
Sylvan Glen Golf Course Expenditures							
Sylvan Glen	1,723,155	1,533,133	461,849	30.12	1,821,500	446,571	24.52
	1,723,155	1,533,133	461,849	30.12	1,821,500	446,571	24.52

**Quarterly Financial Report
Water Fund
For the Period Ending September 30, 2024**

Description	Last Year Total Actual	Last Year Budget	Last Year Year To Date	Last Year Percent to Budget	Current Year Budget	Current Year Year To Date	Current Year % to Budget
Water Fund Revenues							
CHARGES FOR SERVICES	21,723,076	23,695,500	6,383,069	26.94	24,692,638	5,933,306	24.03
INTEREST & RENT	57,706	104,400	6,114	5.86	43,667	-8,326	(19.07)
OTHER REVENUE	375,436	100,100	0	0.00	0	0	0.00
	22,156,218	23,900,000	6,389,183	26.73	24,736,305	5,924,981	23.95
Water Fund Expenditures							
Water	24,049,012	28,090,150	3,316,970	11.81	28,015,497	4,643,674	16.58
	24,049,012	28,090,150	3,316,970	11.81	28,015,497	4,643,674	16.58

City of Troy
Schedule of Cash and Investments
9/30/2024

Fund	Financial Institution	Type of Investment	Rate	G/L Account	Balance per Bank (cost)	Deposits in Transit	Outstanding Checks	Transfers	Other Items	Balance per Books
Pooled Investment Fund	Comerica	Checking Account	-	751.001.001	\$ (870,757.69)	\$ 102,937.61	\$ (1,286,251.29)	\$ (21,393.83)	\$ (321,836.77)	\$ (2,397,301.97)
Pooled Investment Fund	Comerica Jfund	Cash & Cash Equivalents	4.79	751.013	\$ 5,427,592.92					\$ 5,427,592.92
Pooled Investment Fund	Comerica	Cash & Cash Equivalents	0.51	751.001.230	\$ 255,653.85					\$ 255,653.85
Pooled Investment Fund	Comerica	Government & Municipal Bonds	3.12	751.180	\$ 29,644,826.17					\$ 29,644,826.17
Pooled Investment Fund	Fifth Third Bank	Cash & Cash Equivalents	4.81	751.001.230	\$ 768.65					\$ 768.65
Pooled Investment Fund	Fifth Third Bank	Government & Municipal Bonds	2.41	751.180	\$ 51,998,402.38					\$ 51,998,402.38
Pooled Investment Fund	Huntington Investment Co	Cash & Cash Equivalents	4.62	751.001.230	\$ 108,788.16					\$ 108,788.16
Pooled Investment Fund	Huntington Investment Co	Government Bonds	0.30	751.180	\$ 1,113,557.03					\$ 1,113,557.03
Pooled Investment Fund	Huntington	Money Market	2.70	751.001.140	\$ 9,838.75					\$ 9,838.75
Pooled Investment Fund	MBIA-Class	Money Market	5.23	751.180	\$ 53,581,471.07					\$ 53,581,471.07
Pooled Investment Fund	PNC Bank	Money Market	4.86	751.180	\$ 21,544.29					\$ 21,544.29
Pooled Investment Fund	Robinson Capital	Cash & Cash Equivalents	4.80	751.001.230	\$ 691,064.59					\$ 691,064.59
Pooled Investment Fund	Robinson Capital	Government & Municipal Bonds	3.85	751.180	\$ 14,488,559.89					\$ 14,488,559.89
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.100	\$ 1,117,466.90	\$ 31,690.62	\$ (23,781.66)			\$ 1,125,375.86
Sanctuary Lake Golf Course	Fifth Third Bank	Checking Account	-	585.001.130	\$ 4,875.43	\$ -	\$ (550.47)			\$ 4,324.96
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.100	\$ 659,230.55	\$ 21,923.14	\$ (16,086.48)			\$ 665,067.21
Sylvan Glen Golf Course	Fifth Third Bank	Checking Account	-	584.001.130	\$ 10,838.40	\$ -	\$ -			\$ 10,838.40
Trust & Agency Fund	Comerica	Checking Account	-	703.001.001	\$ 264,158.17	\$ 134,549.58	\$ (24,800.02)	\$ 21,393.83	\$ -	\$ 395,301.56
Trust & Agency Fund	MBIA-Class	Money Market	5.23	703.180	\$ 882,599.13					\$ 882,599.13
Trust & Agency Fund	Comerica Jfund	Cash & Cash Equivalents	4.79	703.013	\$ 476,416.30					\$ 476,416.30
Total					\$ 159,886,894.94	\$ 291,100.95	\$ (1,351,469.92)	\$ -	\$ (321,836.77)	\$ 158,504,689.20



500 West Big Beaver
Troy, MI 48084
troymi.gov

O-02c

CITY COUNCIL AGENDA ITEM

Date: January 13, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Emily Dumas, Library Director

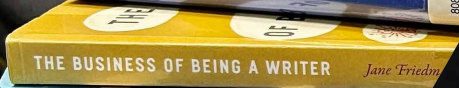
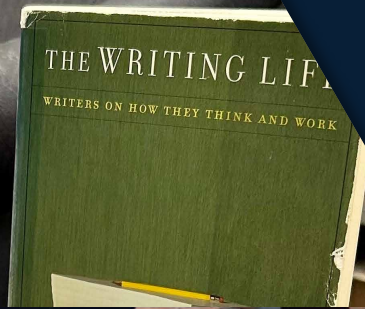
Subject: Troy Public Library Annual Report

Each year Michigan public libraries submit a report to the state that documents the data and statistics collected throughout the previous fiscal year. The compiled data includes performance indicators such as door count, circulation, program attendance, number of library card holders, and more. It also records general budgetary data for the fiscal year, and demographic data for the area the library services. This form provides a comprehensive overview of the library, and this information is collected and shared by the Library of Michigan.

This report is a requirement to receive state aid, funding that is allocated to public libraries each year under an appropriation of general funds from the Michigan legislature.

The reporting period for submittal of this data to Library of Michigan runs from October 1st through February 1st. Libraries must submit their reports within this timeframe to be eligible to receive state aid.

The information collected for the 2023-24 state report, as well as additional items of interest, is compiled into the attached report in a form that is presentable to the Council and the public.



TPL
troy public library

Year in Review

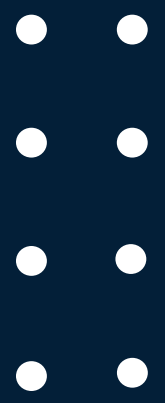
Jul 2023–Jun 2024



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Dear Library Patrons and Supporters,

As we enter a new year, I am filled with gratitude for the steadfast support of our remarkable community. It is truly a privilege to witness how deeply the people of Troy value and embrace their public library, creating a space to continuously learn, grow, and connect.

At the Troy Public Library we have continued to expand services and cultivate the library collection, and there are many accomplishments to proudly highlight in this annual report. I invite you to journey through the last year and view the spectacular things going on at your library!

We would not be where we are today without your partnership, enthusiasm, and belief in the library and all it represents for our community. Your support inspires our staff to continuously strive for excellence in everything we do.

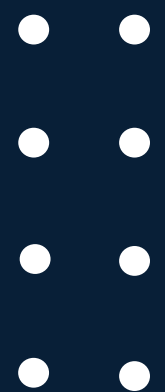
As we look forward to the future, we remain committed to serving you with integrity and an unwavering dedication to providing excellent services.

Thank you once again for your invaluable support.

With heartfelt appreciation,



Emily Dumas
Library Director



At a Glance



Items Circulated
1,014,368



Homebound Deliveries
2,362



Program Attendance
33,142



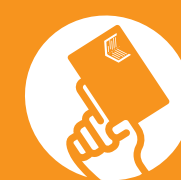
Patron Visits
344,049



Reference Questions
45,973



Library Card Holders
71,681



New Library Cards
11,877



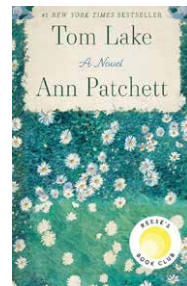
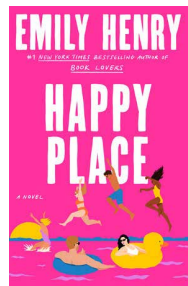
Database Uses
110,863

Items in Collection
336,791

Top Circulated Materials

Books

Adult Fiction



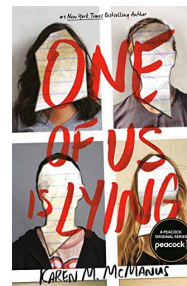
Biography



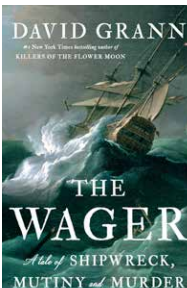
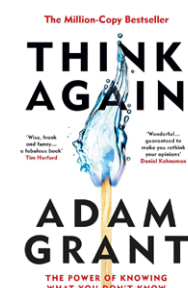
Adult Science Fiction



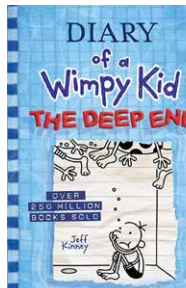
Teen Fiction



Adult Nonfiction

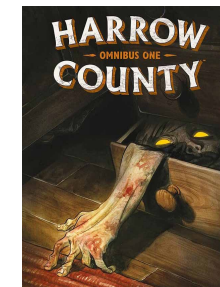
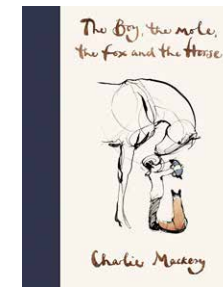


Youth Fiction



Graphic Novels & Anime

Adult



Teen



Youth



Anime



eBooks

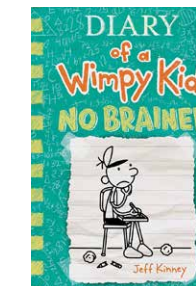
Adult



Teen

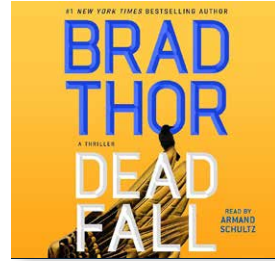
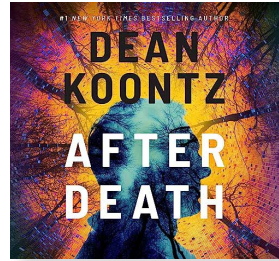


Youth

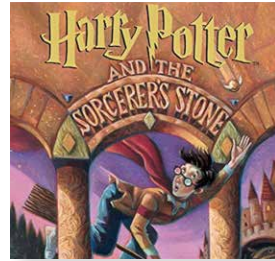
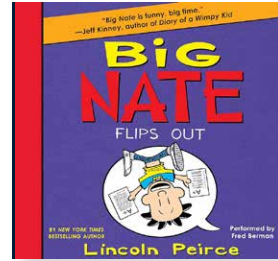


Audiobooks

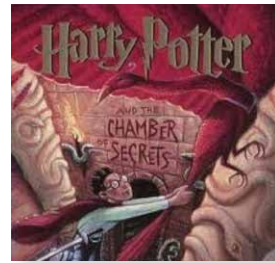
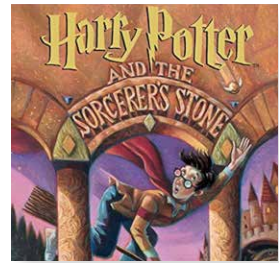
Adult



Youth Playaways



Books on CD



Music

CD



Vinyl

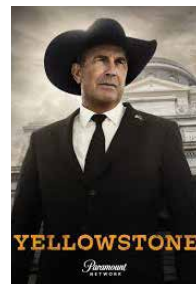


Movies & TV

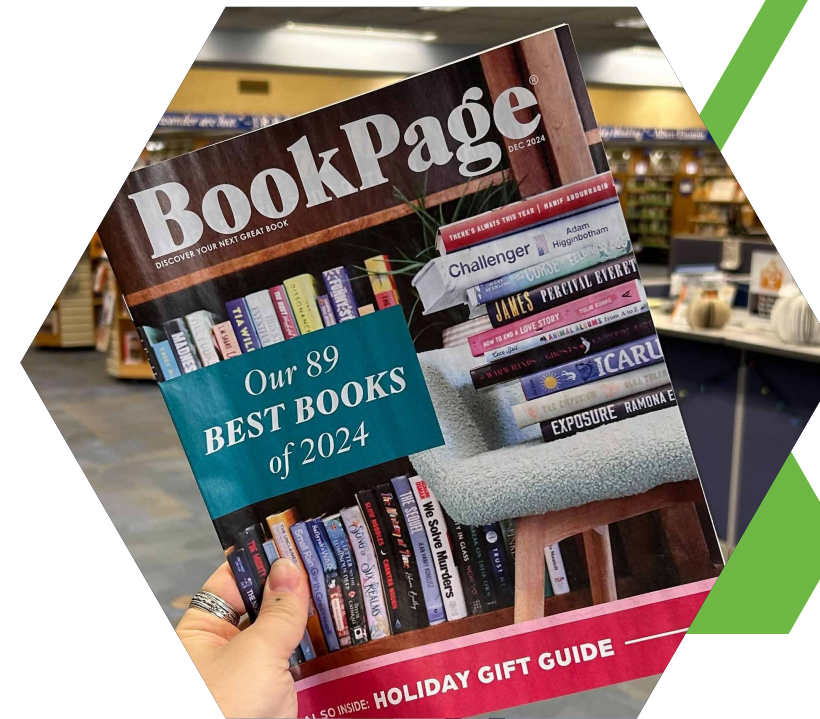
Adult DVD



Adult TV Series



Youth DVD



Top Circulated Materials

“Books and Brews has been one of my favorite programs! It is always fun to discuss a book, as well as other topics, with people who have grown to be good friends.”

—Cassie Bunker,
TPL Patron

“The Troy Library card is the ‘Best Deal in Town’ for this 83 year old. I use it constantly to:

- Learn about what I was not taught in school
- Catch up on the latest research on my favorite topics
- Meet famous women and men in the past who made the world better
- See old television shows that I had no time to watch because I was busy working.”

—Anna,
TPL Patron

“I’m proud of how our Troy Library has kept up with the times, offering so many services. From books regularly updated, like to plan travels, to audiobooks to listen to on those trips (and year round), to the library book club that has gotten me out of my comfort zone and into new ones, to the media center where I’ve converted analog “treasures” to digital, to the new bookmobile that I helped support... my library is a great value and most importantly, there for all in the Troy community.”

—Dan Alpert,
TPL Patron





Adult Services

- Charlie Cart
- BookSparks (Adult Literacy)
- Grab & Go Paperback Collection
- Page Turners Book Group
- Library Speakers Consortium
- Virtual Author Talks

Teen Services

- Teen Experience Kits
- Tween Advisory Board

Digital Services

- 20 More Hotspots Added
- Seed Starting Kits

Youth Services

- New Play Panels Replaced Old Magnet Board in Play Area
- Listen Along Collection Launched
- Paws to Read Program Expanded to Saturdays
- Youth Services Volunteer Program Re-established
- STEM Kits Added to Universal Access Collection
- Universal Access Collection Re-labeled for Better Discovery
- 500 Solar Eclipse Glasses Provided to Troy Community April 2024
- First Robotics Demonstration Day
- Graphic Collection Shifted to New Location and Given More Space



New Services



Circulation Services

New Reusable Tote Bags for Checkout

Updated Branding of Holds and Auto-Renew Email Notices

Marketing Services

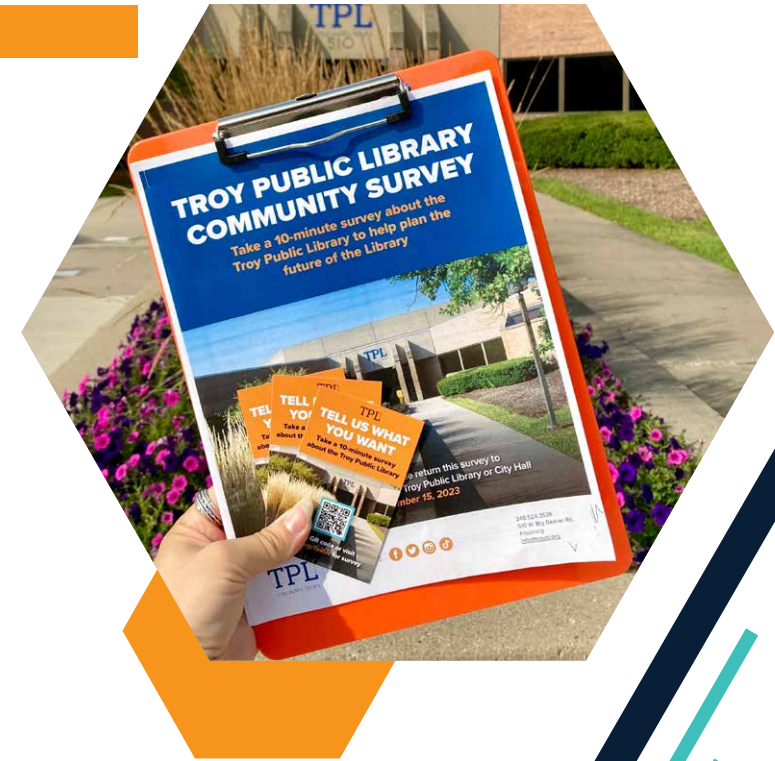
Age-Specific Monthly Program Emails Launched

Inactive Patron Retention Emails Launched



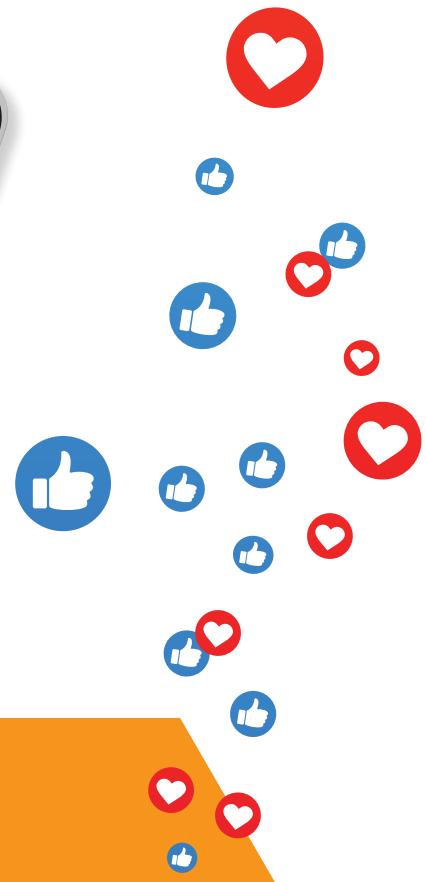
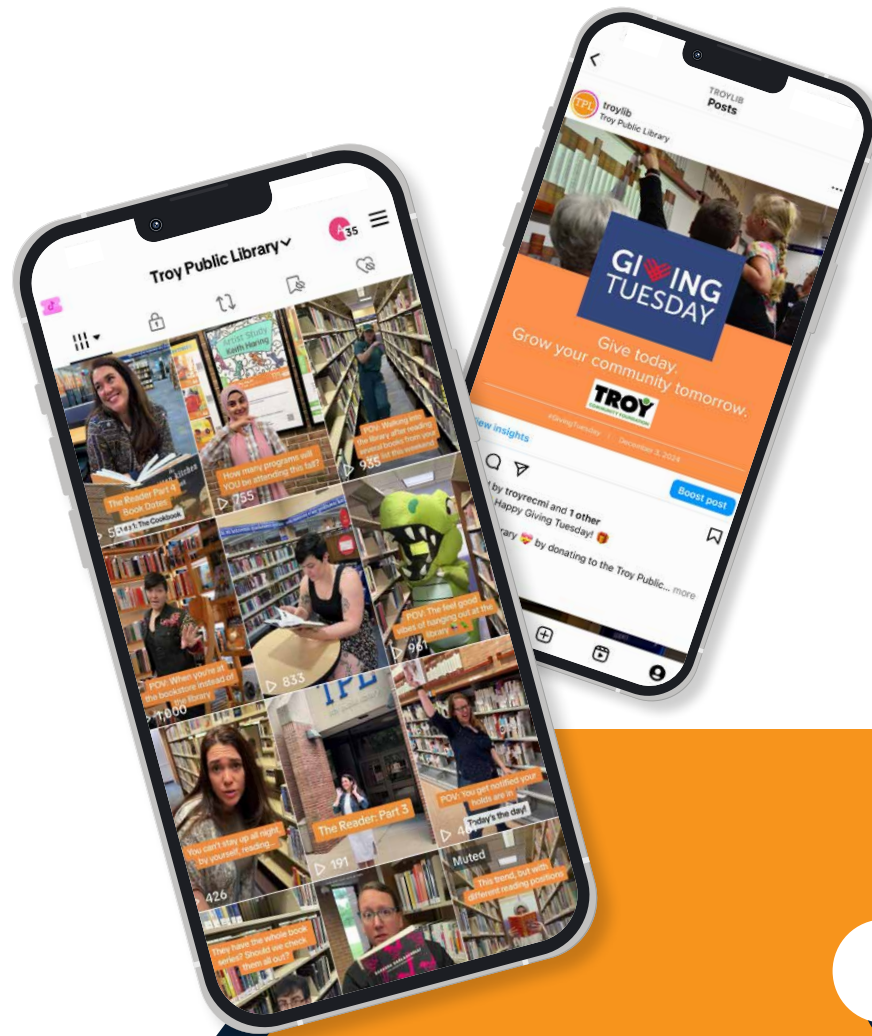
Community Engagement

Strategic Planning Promotion & Support



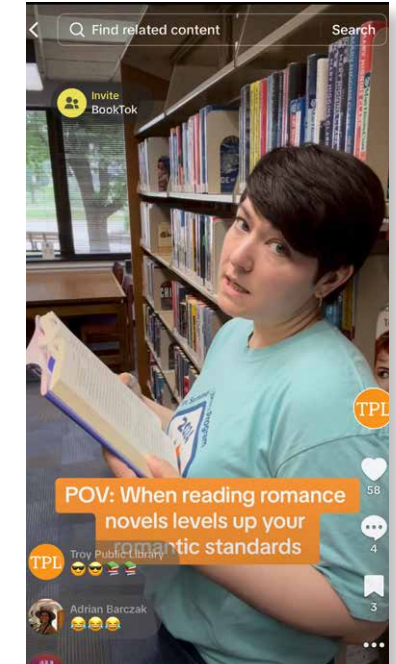
In order to improve the library for staff and patrons, the library launched a strategic planning process to learn what the diverse Troy population wants from their library. TPL received over **2,700** survey responses and met with various community members. The next step is working towards implementing requested improvements.

New Services



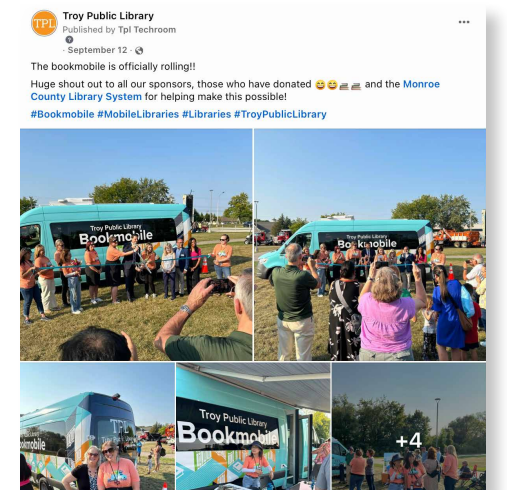
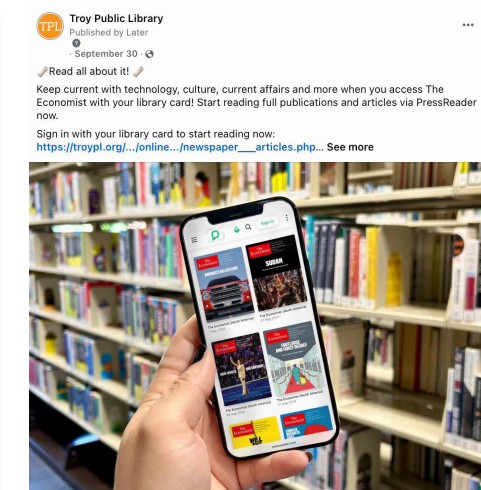
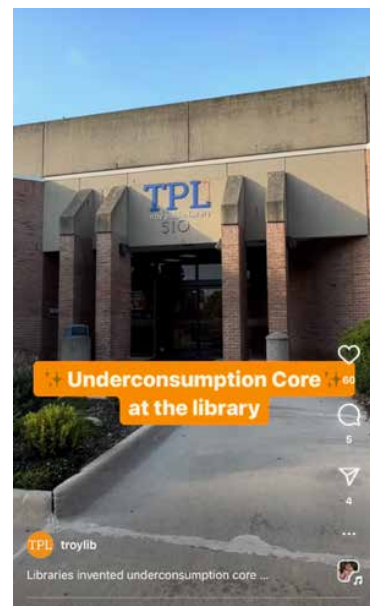
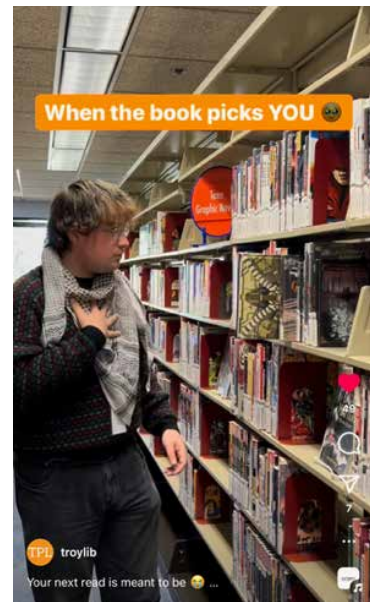
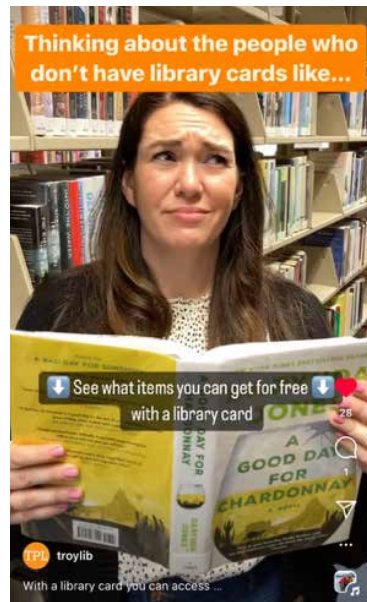
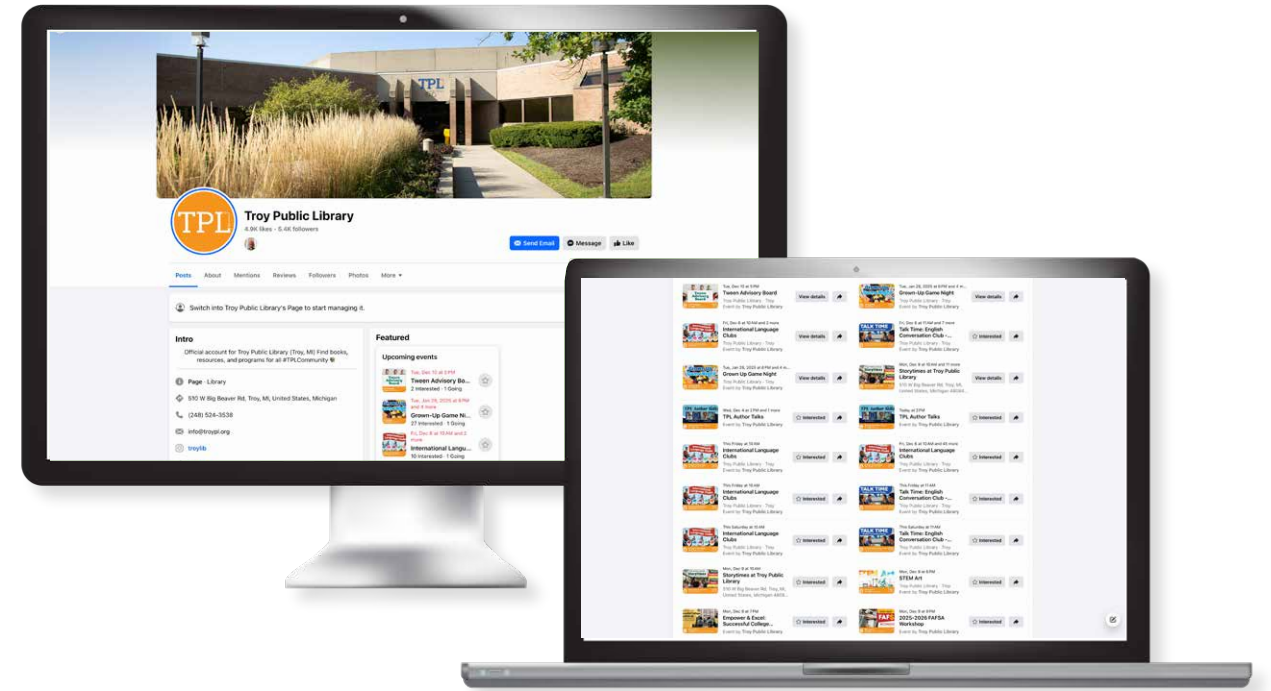
Total Followers: 1,804
New Followers: 322
Total Views: 179,882
Top Video Viewed: 16,400

Social Media





Total Followers: **2,487**
 New Followers: **523**
 Total Reach: **213,770**
 Top Video Viewed: **132,000**



Total Page Followers: **6,655**
 New Followers: **461**
 Total Reach: **178,068**
 Total Visits: **22,002**



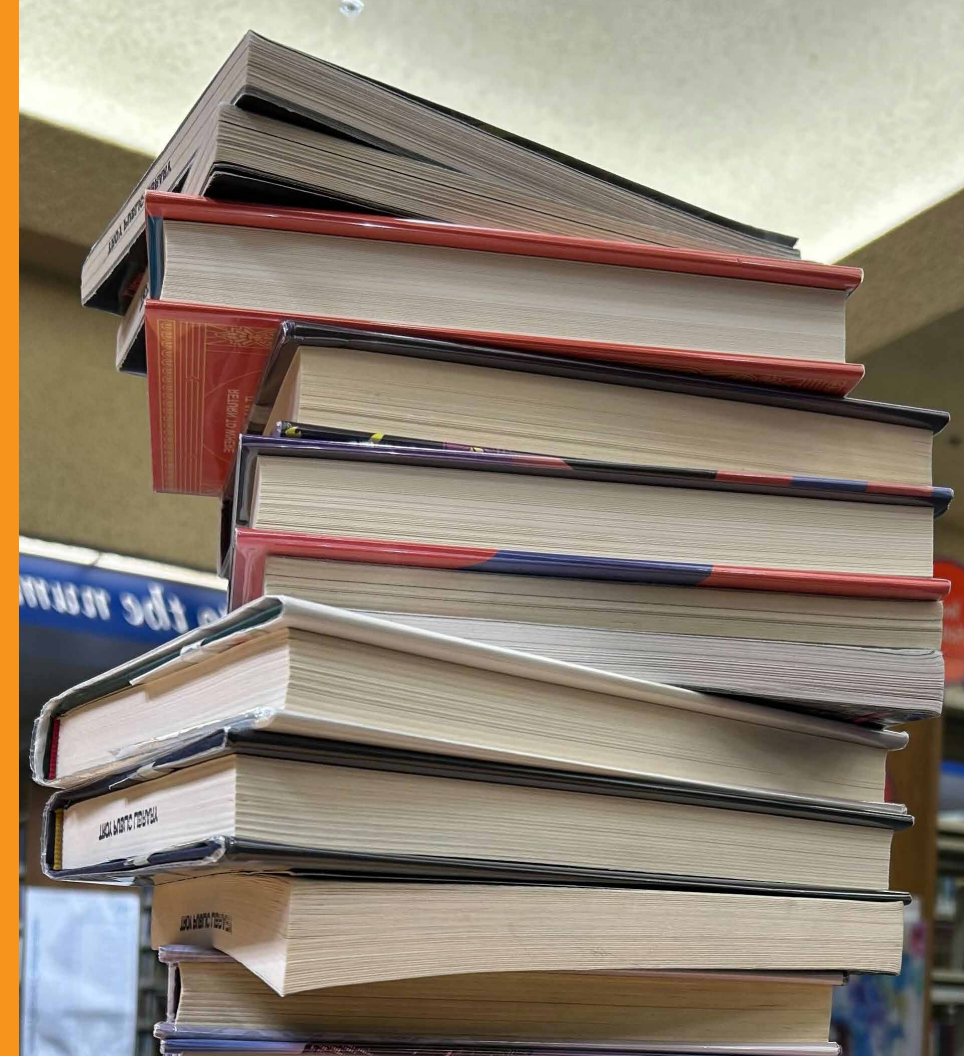


“The Troy Public Library is humming along, providing A+ services (despite a building that doesn’t grade as high!), welcoming hundreds of thousands of visitors yearly, and circulating close to one million items. Our Library offers many new collections and services, and in June the Library started taking services on the road with its new bookmobile that allows the public to browse and check out books at its various stops. I love what our Troy Library Team does and look forward to working toward a new state of the art Library building to match the A+ services!”

—Ethan Baker,
Mayor of Troy

“The information desk [always] impresses me with the friendly and efficient way they handle my inquiries. They go above and beyond!”

—Anonymous
TPL Comment Card

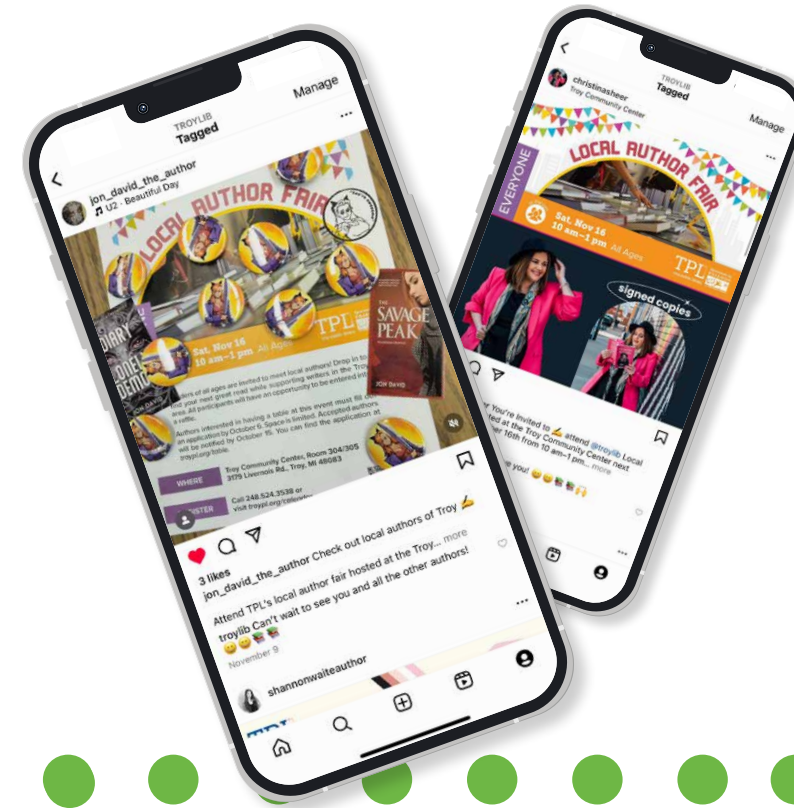


Community Engagement



Local Author Fair

Local authors from Troy networked and shared their writings with the community. Several genres and formats of books were featured. Thank you to all the authors that participated!



International Language Clubs



International language speakers are welcomed every weekend for a casual conversation club to share cultural activities, make new friends, and practice language skills.

Summer Library Program

1,657 patrons participated in the program this year and over **8,109** attended summer programming events. The Troy community shows its passion for reading and learning!



Bookmobile Launch

The Bookmobile officially launched this year! Community patrons showed their enthusiasm for Bookmobile at the launch on September 12. Its services have received nothing but praise so far, and the library looks forward to expanding the collection in years to come.



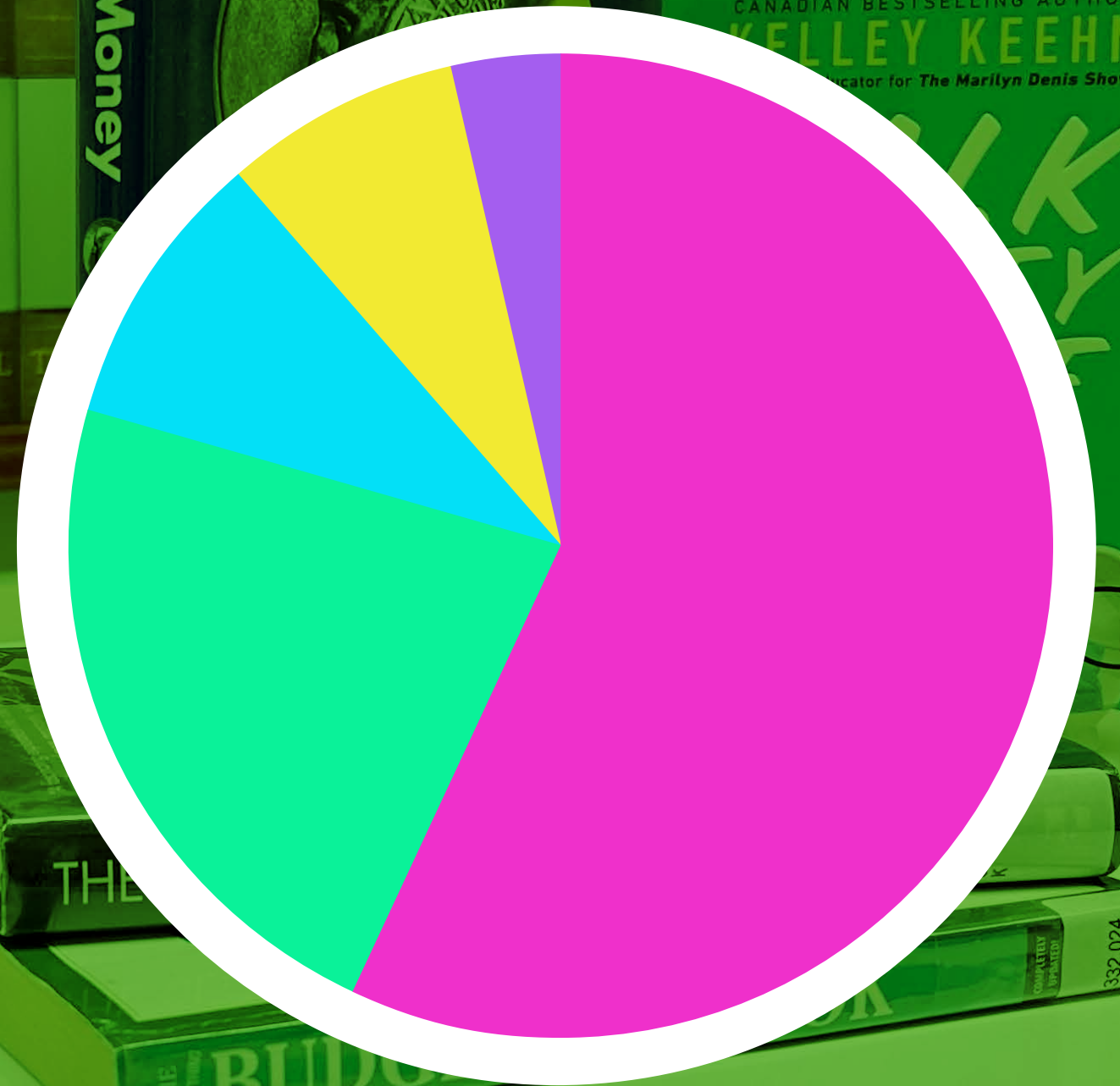
Community Engagement

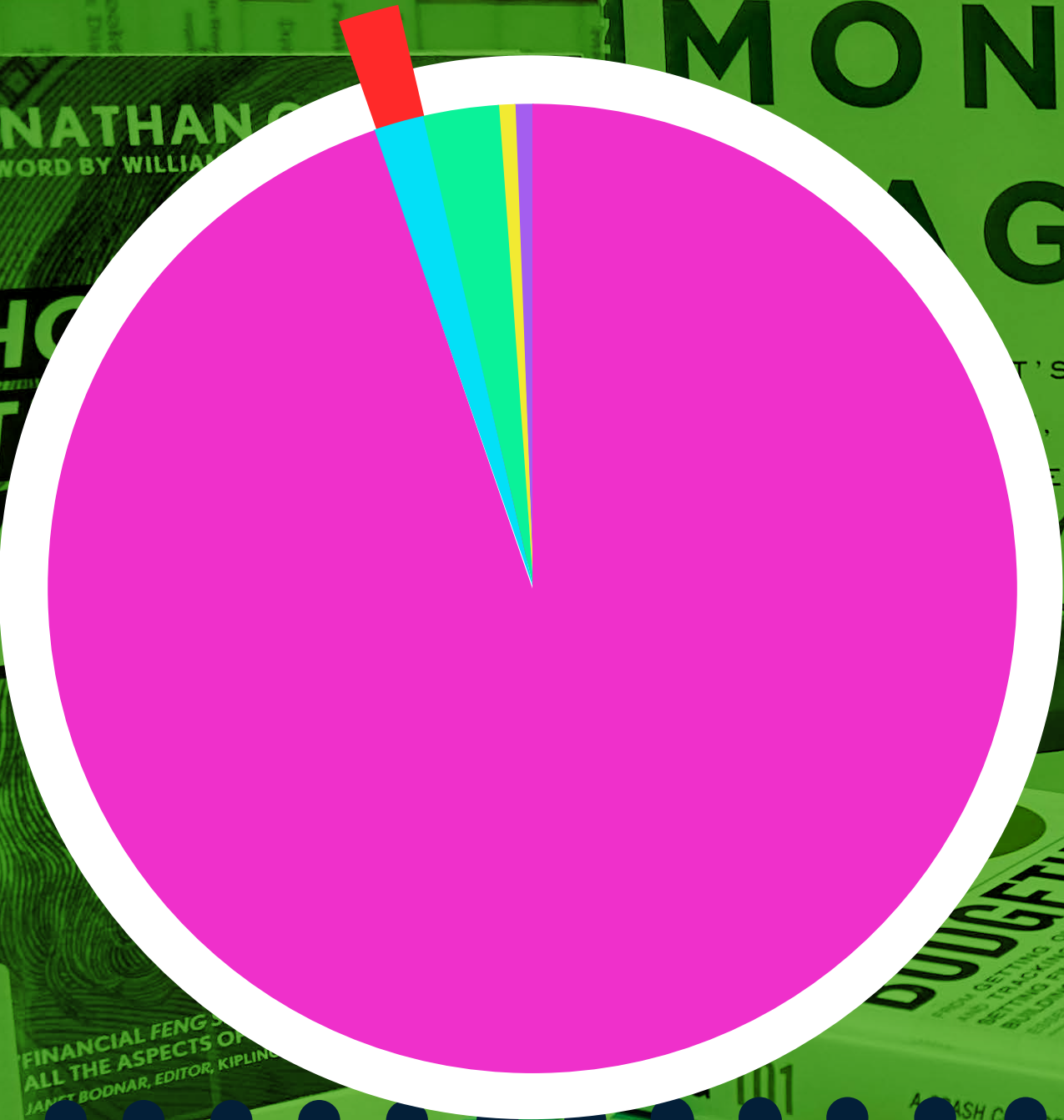
Budget

Expense Breakdown

TOTAL: \$6,320,456

- Personnel & Benefits **\$3,607,265**
- Operational Charges **\$1,414,642**
- Collections **\$593,646**
- Capital Projects **\$483,646**
- Supplies **\$221,257**





Revenue Breakdown

TOTAL: \$7,211,589

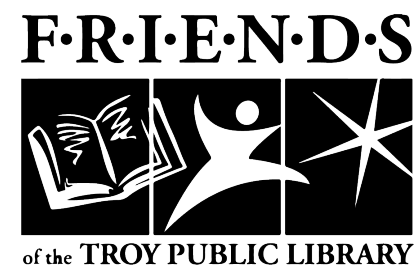
- Taxes **\$6,656,765**
- Penal Fines **\$119,910**
- State Sharing **\$176,588**
- Private Contributions **\$32,866**
- Other **\$28,912**
- Interest & Rent **-\$196,548**

Budget

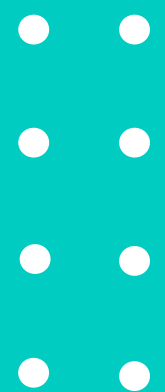
Friends of the Troy Public Library

The Friends of the Troy Public Library continue to support the activities and promotion of the library. Their donations, volunteerism, fundraising, and advocacy all help fund programs, activities, and collection items. Troy Public Library and the Friends would like to thank all those who volunteer and work in the bookshop.

The Friends are always looking for more volunteers. If you'd like to be a part of your library community please reach out to the Friends at: friendstpl.org/volunteer



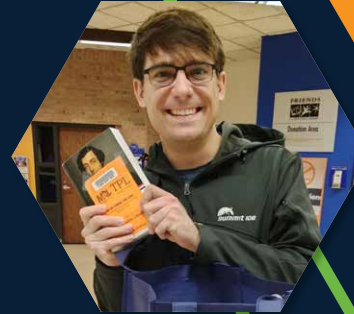
Basement Bookshop Hours
Saturday 10 am–1 pm
Sunday 1–4 pm
friendstpl.org

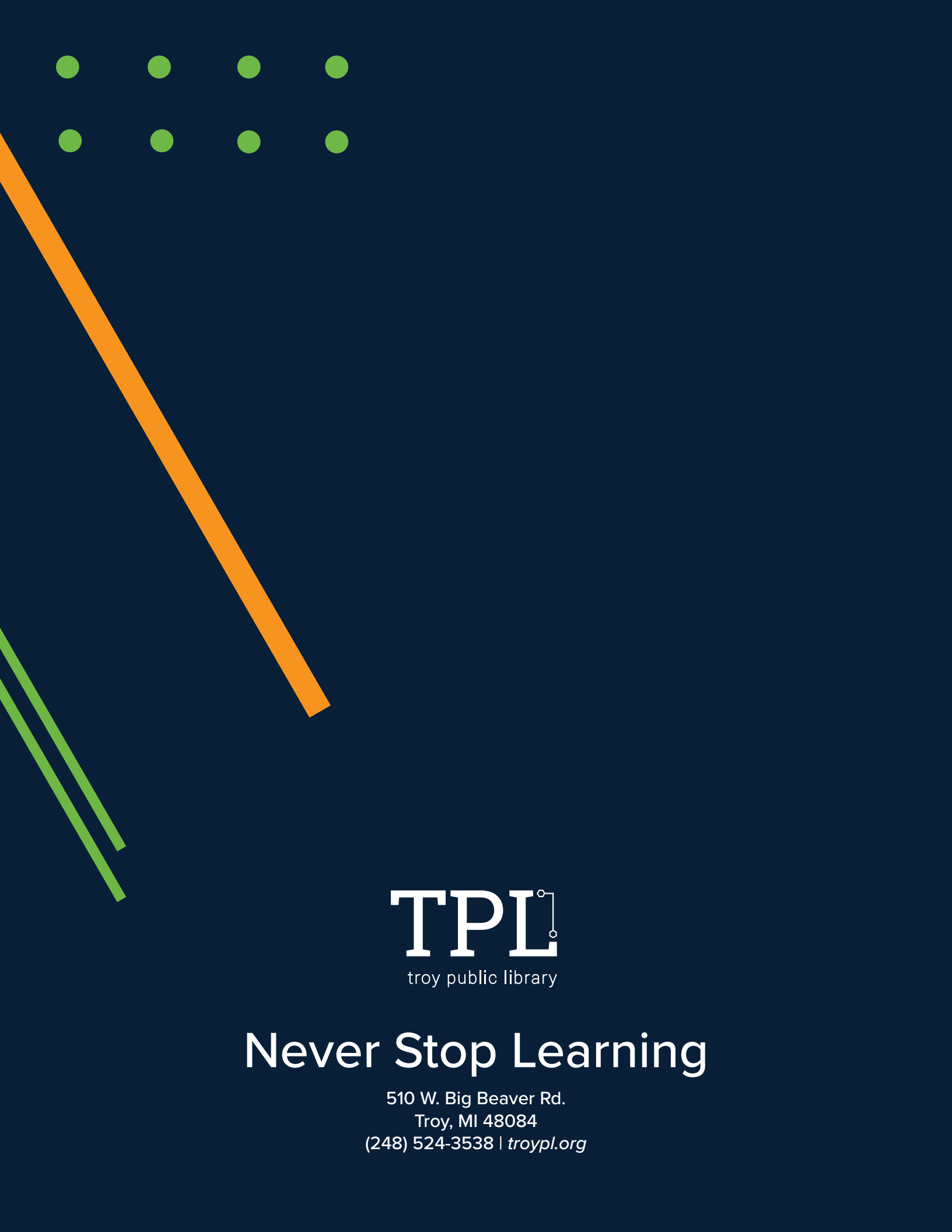


Thank You Loyal Patrons

As a new year begins, the Troy Public Library team wants to take a moment to express heartfelt gratitude for you, the loyal patrons of the Troy Public Library. Your trust, commitment, and engagement is a source of constant inspiration and motivation for the staff and volunteers at the library.

As TPL steps into a new chapter, staff are excited to bring you even more of what you love and are dedicated to serving you even better. Thank you for being an important part of the library's story.





Never Stop Learning

510 W. Big Beaver Rd.
Troy, MI 48084
(248) 524-3538 | troypl.org



500 West Big Beaver
Troy, MI 48084
troymi.gov

O-02d

CITY COUNCIL AGENDA ITEM

Date: January 7, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Robert Maleszyk, Chief Financial Officer
Emily Frontera, Purchasing Manager
Jeanette Menig, Human Resources Director

Subject: Insurance Benefits Consultant and Agent of Record

History

In 2012 the City selected Gallagher Benefit Services as our Benefits Consultant and Insurance Agent of Record. Gallagher has provided expert guidance in benefit plan design, compliance assistance, financial analysis, vendor bidding for insurance products/services, education, and research. They assist with our full-range of benefits: medical, prescription drug, dental, vision, life insurance, disability and employee assistance program. They help coordinate benefits for employees and retirees, including navigating the challenging arena of medicare coordination. In addition, recently they were responsible for facilitating the latest insurance benefits for volunteer firefighters.

Financial

As our Agent of Record, all remuneration for their services are issued in the form of commissions they receive from the insurance carriers.

Agreement

The previous agreement with Gallagher expired on December 31, 2024. We have entered into a new five-year agreement which will expire on December 31, 2029 and will be renewable for one-year extensions after expiration.

My name is Noel Jonescuc and I am the senior project manager for Robertson Homes. I want to send a note expressing my appreciation for the Troy building department. With the holidays approaching I have been under extreme pressure to close a large amount of single family and multi family homeowners at the village of Troy project. This could not of happened without the extreme help and professional staff at the Troy building department. I am an individual that does not email upper management. This is a case where you need to know the staff you have working for you is exceptional. The understanding, accommodating, and professionalism they have provided to me is by far the best customer service I have received working in a variety of different municipalities over my 25 year career.

Thank you for having extraordinary supportive people in the roles that you have for the City of Troy Building Department

Please feel free to reach out to me if you have any questions and would like to have a conversation. My number is xxx-xxx-xxxx.

Sincerely,
Noel Jonescuc

Noel Jonescuc | Senior Project Manager

Robertson Brothers Homes Meadows of Troy - Brewster Village - Bloomfield Grove - Hills of Franklin

On behalf of myself and my neighbors, I would like to recognize and acknowledge Cindy Stewart for her assistance in helping us to get Comcast and WOW Internet Services to reroute their cables in our subdivision.

DTE upgraded our electrical service and installed a new transformer, poles and wires. Despite our efforts, we were having difficulty getting the internet providers to move their wires to the new poles. Their wires have been draped across my neighbor's roof, which has been a source of irritation.

Thanks to Cindy's assistance both cable services have responded. WOW has already moved their cables to the new poles and Comcast is on site today moving their lines. Cindy was very responsive to our request for help and was instrumental in getting this done. We sincerely appreciate her help. Thank you!

Best regards,

Mike Brewer



CHARTER TOWNSHIP OF ORION
OFFICE OF THE SUPERVISOR
CHRIS BARNETT

O-03c

December 18, 2024

Troy City Council
500 W. Big Beaver Rd
Troy, MI 48084

Dear Troy City Council Members,

On behalf of the Orion Township community, we would like to recognize the Troy Fire Department for their willingness to provide coverage to the Rochester Hills Fire Department when they responded to the recent explosion at Keatington New Town Condos.

We are proud to be a part of a community that supports one another, and it is in times of crisis, when we are reminded of the power of unity and the importance of coming together. It's not just the firefighters on the front lines who make a difference, but the collective effort of all who contribute.

We are truly grateful for their commitment to public safety.

Sincerely,

A blue ink signature of Chris Barnett, consisting of a large, stylized 'C' followed by a horizontal line.

Chris Barnett
Supervisor
Charter Township of Orion

A blue ink signature of Ryan Allen, consisting of a stylized 'R' followed by a horizontal line.

Ryan Allen
Fire Chief
Charter Township of Orion