



TROY CITY COUNCIL

REGULAR MEETING AGENDA

FEBRUARY 24, 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

February 24, 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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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 #2025-02-

Moved by

Seconded by

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

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Legislative Update (*Presented by: Representative Thomas Kuhn*)

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:

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 – None; b) City Council Appointments – None

a) **Mayoral Appointments: None**

b) **City Council Appointments: None**

I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Historic District Commission

a) Mayoral Nominations:

Suggested Resolution

Resolution #2025-02-

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:

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-Grotsky	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	
Lee	Seojin Sarah	4/21/2025	Student – Graduates 2026
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 1/1/2030
Murrish	Dale	2/6/2027	
Vassallo	Joseph	10/16/2026	Brownfield Redev Auth exp 4/30/27

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2025-02-

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:

Historic District Commission

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Adams	John Howard	3/5/2026	5/15/2027		BOR exp 1/31/26; HDC exp 5/15/27
Chambers	Barbara	1/18/2025	3/1/2026	HC Recommendation	
Emerson	Rosalyn	9/2/2026	3/1/2026		
Rahman	Sadek	10/15/2022	3/1/2026		
Swaminathan	Abi	9/2/2025	5/15/2027		
Vacancy			5/15/2027	Timothy McGee's unexpired term (Deceased).	
Vacancy			3/1/2025	W. Kent Voigt (Deceased)	

Nominations to the Historic District Commission:

**Unexpired Term Expiring:
5/15/2027**

Term currently held by: Vacancy - Timothy McGee (Deceased)

Term Expires: 3/1/2028

Term currently held by: Vacancy - W. Kent Voigt (Deceased)

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Frisen	Sande	1/2/2027	Architectural Engineer	BCBA exp 1/1/2030

Yes:

No:

I-3 Request for Closed Session

Suggested Resolution

Resolution #2025-02-

Moved by

Seconded by

RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – *City of Troy v KJ Property*.

Yes:

No:

**I-4 Bid Waiver and Budget Amendment – Community Center Senior Center Signage
(Introduced by: Brian Goul, Recreation Director)**

Suggested Resolution

Resolution #2025-02-

Moved by

Seconded by

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *JL Geisler Co of Troy, MI* for the construction and installation of the Community Center Senior Center monument sign for an estimated total cost of \$19,980.00, which includes a 20% contingency at prices contained in quote #ESTS-57471, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Capital Fund by a total of \$19,980.00 for the Community Center Senior Center sign project.

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

Yes:
No:

I-5 Standard Purchasing Resolution 4: REMC Cooperative Purchase, Bid Waiver and Budget Amendment – Community Center Banquet Rooms Projector Equipment Upgrades and Install (*Introduced by: Brian Goul, Recreation Director*)

Suggested Resolution
Resolution #2025-02-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the upgrades to wiring, speakers, and installation of new projectors at the Troy Community Center Banquet Rooms to *Data Image of Commerce Township, MI* for an estimated cost of \$21,157.00 as per REMC Cooperative Contracts #252788 and #252735, as detailed in the attached quotation; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *TEL Systems of Ann Arbor, MI* for purchase and install of new controls and video routing system for banquet rooms 304 and 305 for an estimated cost of \$20,221.51 as detailed in the attached quotation, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That the Troy City Council hereby **APPROVES** a budget amendment to the Community Center General Equipment Capital Fund and Project Number 2025C0109 in the amount of \$45,517.00.

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

Yes:
No:

I-6 2025 City Council Meeting Schedule (*Introduced by: Frank Nastasi, City Manager*)

Suggested Resolution
Resolution #2025-02-
Moved by
Seconded by

RESOLVED, That Troy City Council **SHALL HOLD** Special Meetings on the following dates at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, March 10, 2025 Emergency Medical Services (EMS)

Wednesday, April 2, 2025 Closed Session - City Manager and City Attorney Evaluations

BE IT FINALLY RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes:

No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2025-02-

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 #2025-02-

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

- a) City Council Minutes-Draft – February 10, 2025

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 4: State of Michigan MiDEAL Extended Purchasing Program – Fleet Vehicles**

Suggested Resolution

Resolution #2025-02-

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase two (2) 2024 Chevrolet Silverado Pickup Trucks from *Berger Chevrolet of Grand Rapids, MI* as per the State of Michigan MiDEAL Extended Purchasing Program Contract #MA240000001191 for an estimated total cost of \$67,734.00, as detailed in the attached quote, a copy of which will be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

b) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Fire and Police Training Center Domestic Hot Water Heater Replacement

Suggested Resolution

Resolution #2025-02-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Limbach, Inc. of Pontiac, MI* to furnish all labor, materials and equipment for the Fire and Police Training Center Tankless Hot Water System for an estimated cost of \$39,915.00, as detailed in the attached proposal and per the Oakland County Extended Purchasing Contract #009746, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

c) Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Tile Replacement at the Troy Family Aquatic Center

Suggested Resolution

Resolution #2025-02-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *National Restoration Inc. of Milford, MI* for replacement of the tiles at the Troy Family Aquatic Center for an estimated cost of \$104,375.00, as detailed in the attached proposal and as per the Oakland County Extended Purchasing Contract #009849, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

d) Standard Purchasing Resolution 4: MiDEAL Purchasing Cooperative - Envirosight Rover X Sewer Truck Crawler and Camera Assembly

Suggested Resolution

Resolution #2025-02-

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase the Envirosight Rover X Sewer Truck Crawler and Camera Assembly from *MacQueen Equipment, LLC of Lake*

Orion, MI utilizing the MiDEAL Cooperative Contract 240000000166 for an estimated total cost of \$71,800.00, as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

e) Standard Purchasing Resolution 4: OMNIA Partners Purchasing Cooperative – 52-4 District Court Phase I LED Lighting Upgrade

Suggested Resolution
Resolution #2025-02-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Graybar of Lansing, MI* for the purchase of LED lights and installation materials for the 52-4 District Court Phase I LED Lighting Upgrade for an estimated cost of \$29,186.74, as detailed in the attached quote and per the Omnia Partners Contract Number EV2370, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

f) Standard Purchasing Resolution 4: OMNIA Partners Purchasing Cooperative and Bid Waiver – Golf Course Equipment

Suggested Resolution
Resolution #2025-02-

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf course equipment for Sylvan Glen Golf Course for an estimated total cost of \$95,745.60, utilizing the OMNIA Partners Cooperative Contract #2023261 and TROON National Account pricing as detailed in the attached quotes, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-5 Private Agreement – Contract for Installation of Municipal Improvements – Town Haven Site Condominium Development – Project No. 24.916.3

Suggested Resolution
Resolution #2025-02-

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

J-6 Oakland County License Agreement for Use of Troy Community Center as Early Voting Center

Suggested Resolution

Resolution #2025-02-

WHEREAS, Troy City Council approved the Agreement for Election Services Between Oakland County and City of Clawson and City of Troy at the Regular City Council Meeting on September 18, 2023, establishing an Early Voting Center at the Troy Community Center for voters of Troy and Clawson; and,

WHEREAS, Troy City Council approved the License Agreement for usage of the banquet facility rooms at the Troy Community Center for the Early Voting Center on October 16, 2023, with the agreement expiring in December in even years; and,

WHEREAS, The City of Troy wishes to continue the partnership with Oakland County and the City of Clawson for Early Voting Services for the voters of Troy and Clawson;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Oakland County License Agreement for Use of Troy Community Center, and authorizes the Mayor and City Clerk to sign the agreement on behalf of the City of Troy, a copy of which shall be **ATTACHED** to the Minutes of this meeting.

J-7 Request for Acceptance of a Permanent Easement, Bharatiya Temple, Sidwell #88-20-06-101-016

Suggested Resolution
Resolution #2025-02-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for water main from the Bharatiya Temple, owners of the property having Sidwell #88-20-06-101-016.

BE IT FURTHER RESOLVED, That a copy of the recorded easement shall be **ATTACHED** to the original Minutes of this meeting.

J-8 Request for Acceptance of Two Warranty Deeds and Five Permanent Easements, Town Haven, LLC, Sidwell #88-20-22-226-023 and -024

Suggested Resolution
Resolution #2025-02-

RESOLVED, That Troy City Council **ACCEPTS** two warranty deeds for right of way and a detention facility, and five permanent easements for sidewalks, water mains, public utilities and public service facilities, sanitary sewers, and storm sewers and surface drainage from Town Haven, LLC, owner of the properties having Sidwell #88-20-22-226-023 and -024.

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

J-9 Act 51 Mileage Certification for 2024

Suggested Resolution

Resolution #2025-02-

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

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

(Via Toscana St) Part of the Southwest $\frac{1}{4}$ of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Southwest Corner of said Section 1; thence South 88 degrees 30 minutes 57 seconds East, along the South Line of said Section 1, 2187.25 feet to the point of beginning of the centerline of Via Toscana; thence North 00 degrees 07 minutes 29 seconds East 385.95 feet to the point of ending of said road. Said centerline of road is 385.95 feet in length more or less.

(Bloomingdale Drive) Part of the Southwest $\frac{1}{4}$ of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the South $\frac{1}{4}$ Corner of said Section 14; thence South 89 degrees 59 minutes 40 seconds West, along the South Line of said Section 14, 670.85 feet and North 00 degrees 42 minutes 53 seconds West 636.46 feet and Due West 555.01 feet and Due North 150.00 feet to the point of beginning of the centerline of Bloomingdale; thence Due West 197.99 feet to the point of ending of said road. Said centerline of road is 197.99 feet in length more or less.

(Holm Street) Part of the Northeast $\frac{1}{4}$ of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the East $\frac{1}{4}$ Corner of said Section 11; thence Due North, along the East Line of said Section 11, 777.02 feet and South 89 degrees 22 minutes 00 seconds West 864.67 feet to the point of beginning of the centerline of Holm; thence South 00 degrees 14 minutes 00 seconds West 382.00 feet to the point of ending of said road. Said centerline of road is 382.000 feet in length more or less.

(Blaketon Ct) Part of the Northeast $\frac{1}{4}$ of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. The centerline of road being more particularly described as follows: Commencing at the Center of said Section 15; thence North 00 degrees 12 minutes 10 seconds West, along the North and South $\frac{1}{4}$ Line of said Section 15, 166.20 feet to the point of beginning of the centerline of Blaketon; thence South 89 degrees 57 minutes 30 seconds East 544.48 feet; thence South 64 degrees 05 minutes 20 seconds East 89.84 feet to the point of ending of said road. Said centerline of road is 634.32 feet in length more or less; and,

WHEREAS, The above said street is located within the City of Troy; right of way is under the control of the City of Troy; said street is public street and is for public street purposes and was open to the public prior to December 31, 2024;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** the following non-platted street: Kohli Drive into the City of Troy local street system.

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) Planning Commission-Final – January 28, 2025

O-2 Department Reports:

- a) Planning Commission 2024 Annual Report
 - b) Troy Historical Society Annual Report for Fiscal Year Ending June 30, 2024 and Financial Statements for Fiscal Year Ending June 30, 2024
-

O-3 Letters of Appreciation:

- a) To the Fire Department from J. Kent Clarke, Jr.
 - b) To Kurt Bovensiep and DPW Staff from William and Shirley Schmidt
-

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

O-5 Oakland County Treasurer’s Office Foreclosure Prevention

P. COUNCIL COMMENTS:

P-1 No Council Comments

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:

February 24, 2025.....Capital Conference Follow Up
April 14, 2025.....Special Meeting – Budget
April 16, 2025..... Special Meeting – Budget (as needed)

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

CITY COUNCIL AGENDA ITEM



Date: February 17, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle A. Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Brian Goul, Recreation Director
Emily Frontera, Purchasing Manager

Subject: Bid Waiver and Budget Amendment – Community Center Senior Center Signage
(Introduced by: Brian Goul, Recreation Director)

History

- On September 16, 2024, City Council approved Resolution #2024-09-122 for a budget amendment to replace the Community Center monument, entrance, and wayfinding signage.
- All signs were purchased and were installed in the last month.
- Over the past year there has been discussion by City Council and the seniors that use the new Senior Center requesting staff to look into placing a senior center sign on Livernois.
- KMA Design was used to provide the necessary design construction documents for the Senior Center sign.
- The Senior Center monument sign will be smaller than the Community Center monument sign and will not be lit but will match the look of the main monument sign.
- JL Geisler Co. was chosen to construct and install the current Community Center monument sign. To maintain uniformity between signs, City Management is recommending that the bid process be waived and a contract be awarded to JL Geisler Co for the Senior Center monument sign.
- The sign will be located near the banquet center parking lot entrance off of Livernois.

Purchasing

- On September 16, 2024, City Council approved Resolution # 2024-09-122 for a budget amendment and contract to low bidder meeting specifications, JL Geisler Co for the entrance monument sign at the Troy Community Center.
- To maintain consistency and aesthetics among the Community Center signage, City Management is requesting to waive the bid process and to contract with *JL Geisler Co of Troy, MI* for the construction and installation of the Senior Center monument sign.
- JL Geisler has successfully satisfied all requirements on previous contracts with the City.



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CITY COUNCIL AGENDA ITEM

Financial

The total cost of construction and installation by JL Geisler Co. for the senior center monument sign is \$16,650 plus a 20% contingency amount of \$3,330. Funds were not budgeted for this project in the Capital Fund and will require a budget amendment of \$19,980 to the Land Improvements Entry Way Signage & Landscape Capital Account 401.756.755.974.175 under Project Number 2025C0099 for the 2025 fiscal year.

Recommendation

City Management, in the best interest of the City, recommends waiving the bid process and awarding a contract to *JL Geisler Co of Troy, MI* for the Senior Center monument sign for an estimated total cost of \$19,980, which includes a 20% contingency, at prices contained in the attached quote number ESTS-57471. Additionally, City Management recommends City Council approve a budget amendment to the Capital Fund by a total of \$19,980 for the Senior Center sign project.



Project:	City of Troy, MI Troy Senior Center
Address:	500 West Big Beaver, Troy, MI 48084
Project Number:	2024-11-11
Date:	Revision #1 11-14-2024
Project Manager:	Barbara Martin
Sign Type:	TSC
Issued for:	Construction Documents

No part of this document may be reproduced or utilized in any form, without prior written authorization by Keressee Martin Associates, Inc. (DBA, KMA Design)

These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. KMA must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.



5875 New King Ct
Troy, MI 48098
(248) 585-6880

ESTIMATE

ESTS-57471

The way to grow your business!
www.MichiganSignShops.com

Payment Terms: 50/COD

Created Date: 1/24/2025

DESCRIPTION: Troy Senior Center Ground Sign

Bill To: City of Troy
500 West Big Beaver Road
Troy, MI 48084
US

Installed: City of Troy
Kurt Bovensiep
500 W Big Beaver
Troy, MI 48084
US

Requested By: Kurt Bovensiep
Email: K.Bovensiep@troymi.gov
Work Phone: (248) 524-3489
Cell Phone: (248) 885-1953

Salesperson: Lola Desjardins
Email: lola@michigansignshops.com
Entered By: Lola Desjardins

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Single Sided Non-Lit Custom Aluminum Cabinet Aluminum Sign Cabinet - Overall Size of Big Cabinet: 75"(w) x 45"(h) x 12"(d) - Main Body Painted PMS 533 w/ Satin Clear Coat - (2) 1/8" Aluminum Pieces to sit on top of Cab. Painted PMS 1645C and 7487C w/ Satin Clear Coat - (1) 1/8" aluminum piece to sit on bottom painted PMS 3252C - Non-Lit - Verbiage White Reflective Vinyl Standard White Reflective Vinyl - Size: 14.375"(h) x proportional Mini Cabinet - 1/8" Aluminum - Aluminum Sheet with Reflective Vinyl (white) Aluminum Footing Skirt	1	\$9,350.00	\$9,350.00
2	Installation Installation of Ground Sign	1	\$2,000.00	\$2,000.00
3	New Footing / Pole - New Footing (Concrete) - New Pole	1	\$3,500.00	\$3,500.00
4	ENG - Engineered Drawings (Required By City for Permit)	1	\$1,000.00	\$1,000.00

5	Local Sign Permits, City of Troy	1	\$800.00	\$800.00
	Process and application of Sign Permit in ??? - Permit Procurement Fee: \$400, Sign Permits: \$400(estimate) **Final permit fees will be added once permit has been pulled			

Orders less than \$500 must be paid in full at the time the order is placed. Orders over \$500 require a 50% deposit (minimum) at the time the order is placed and before any work can begin, including the design. Any credit card payment will have a 3% fee. Production will not begin until we have received approval of the proof from the Customer. All signs remain the property of Signarama Troy/National Branding until paid in full. Signarama Troy/National Branding reserves the right to remove signage from Customer's location at Customer's expense for failure to pay in full. Orders cannot be cancelled or edited without written consent from Signarama Troy/National Branding. Restocking & Design fees apply. Accepting delivery and/or installation of the work is Customer affirmation that the work substantially conforms to all expectations. Customer shall be liable for all costs related to collection balances. Within 24 hrs of project completion, the invoice will be sent and either an ACH debit will be submitted or the stored CC will be charged with a 3% fee.

Subtotal:	\$16,650.00
Taxes:	\$0.00
Grand Total:	\$16,650.00
<i>Credit Card Surcharge:</i>	3.00%
<i>Total with Surcharge:</i>	\$17,149.50

This estimate is valid for 30 days from created date.

Signature: _____ **Date:** _____



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



Date: February 18, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
 Rob Maleszyk, Chief Financial Officer
 Kyle Vieth, Controller
 Alex Bellak, Information Technology Director
 Brian Goul, Recreation Director
 Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4 REMC Cooperative Purchase, Bid Waiver and Budget Amendment - Community Center Banquet Room Projector Equipment Upgrades and Install (*Introduced by Brian Goul, Recreation Director*)

History

- There are five projectors and two TVs in the banquet rooms at the Community Center.
- The current projectors are starting to fail and are at their end of life at 10 years old.
- Current projectors are depreciated LCD style and would be replaced with brighter, more energy-efficient Laser projectors.
- Many customers have had increasing issues connecting their computers to the projectors due to the outdated VGA wiring in each room.
- The current TVs cannot be adjusted to have different display sources separate from the projectors; the new system will allow us to use multiple projectors and TVs for the same or different presentations.
- The improvements will add HDMI plugs, wiring and new external speakers for the rooms that do not currently have external speakers, improving video and audio quality.
- Updating the video control equipment and wiring will create better customer service and make it easier for staff to set up for groups.

Purchasing

- Pricing for the projectors, wiring, and audio enhancements at the Community Center Banquet Rooms has been provided by *Data Image of Commerce Twp, MI* per the REMC Cooperative Contracts #252788 and #252735 for an estimated total cost of \$21,157 as detailed in the attached quote dated February 11, 2025.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).
- Pricing for the purchase and installation of the new video control and video routing system for rooms 304 and 305 has been provided by *TEL Systems of Ann Arbor, MI* as detailed in the attached quote #22702 for an estimated cost of \$20,221.51.
- TEL Systems is an authorized vendor and certified installer of the Creston screen / audio mixing systems and a subsidiary company of Data Image.
- Due to their existing business partnership with Data Image, TEL Systems will save the City overhead costs compared to bringing in an outside vendor unfamiliar with the scope of services and configurations needed for this project.



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CITY COUNCIL AGENDA ITEM

Financial

Funds for this project were not budgeted. The estimated total cost for this project is \$41,379 with a 10% contingency of \$4,138 for a not to exceed amount of \$45,517. This acquisition will require a budget amendment in the amount of \$45,517 to the Community Center General Equipment Capital Fund under Project Number 2025C0109 for the 2025 fiscal year. Expenditures will be charged to Account Number 401.756.755.978.045.

Recommendation

City Management recommends awarding a contract for the upgrades to wiring, speakers, and installation of new projectors in the Community Center Banquet Rooms to *Data Image of Commerce Township, MI*, at a total estimated price of \$21,157 as detailed in the attached quote and as per the REMC Cooperative Contracts #252788 and #252735.

City Management further recommends the bid process be waived and a contract be awarded to *TEL Systems of Ann Arbor, MI* for the purchase and installation of new controls and video routing systems for banquet rooms 304 and 305 for an estimated price of \$20,221.51 as detailed in the attached quotation.

City Management finally recommends that City Council approve a budget amendment to the Community Center General Equipment Capital Fund and Project Number 2025C0109 in the amount of \$45,517.



DATAIMAGE

PRESENTATION TECHNOLOGY SPECIALISTS

Date: February 11, 2025
Attention: Alex Bellak
Subject: City of Troy Community Rooms Projector Swap Revised

Thank you for allowing Data Image the opportunity to propose AV project scope. This proposal is for the projector and HDMI upgrade only. A separate quote will come for the larger rooms, 304 & 305 control system. Please consider the following REMC pricing

Manufacturer	Item Number	Description	Qty	Sell	Ext Sell
		301, 302, 303, 304, 305			
Epson	L630U	6000 ANSI, WXGA projector - laser	5	\$ 2,699.00	\$ 13,495.00
		REMC Pricing			
Chief	RPAUW	Universal projector mount	5	\$ 116.00	\$ 580.00
Liberty	DLHD50WPKT-W	HDMI extender kit	5	\$ 131.00	\$ 655.00
DI	Misc.	Wire, hardware, shipping	5	\$ 72.00	\$ 360.00
DI	Labor	Installation	5	\$ 572.00	\$ 2,860.00
					\$ 17,950.00
		Speaker Option - 301, 302, 303			
Atlas	SM52TW	Wall speaker - white	6	\$ 169.00	\$ 1,014.00
Atlas	PA1001G	Audio amplifier - pole mount	3	\$ 399.00	\$ 1,197.00
DI	Misc.	Wire, hardware, shipping	3	\$ 46.00	\$ 138.00
DI	Labor	Installation	3	\$ 286.00	\$ 858.00
					\$ 3,207.00

Please consider this proposal and feel free to contact me with questions or concerns. This proposal does not include state sales tax or AC power.

Thank you,

Ron Ruth

BILL TO		JOB LOCATION	
Company: Troy, City of		Company: Parks & Recreation	Date: 2025-02-06
Address: 500 W. Big Beaver Rd Troy, MI 48083		Address: 3179 Livernois Troy, MI 48083	Sales Rep:
			Phone:
			Email:
Contact: Alex Bellak		Contact:	
Phone: (248) 526 5137		Phone:	

TITLE
 Community Rooms 304 & 305 AV Control System

SCOPE OF WORK

Install new control and video routing system. This will be Crestron NVX, HD, 4K-60, IP based transmission

Inputs - 2 wall plate HDMI in rooms 304 & 305

Outputs - 2 displays in 304 and 2 display in 305

Program audio routed to existing house audio system - 2 zones.

10-inch touch panel will be mounted in the existing equipment cabinet - we can also write a control script for owner supplied PC's/IPAD but there will have to be a networked IP connection to the equipment cabinet (by others)

Crestron control processor with POE switch

Include installation, programming, PM and CAD

Include 1 year warranty

QUOTATION: 22702

Thalner Electronic Laboratories, Inc.
 d/b/a TEL Systems
 7235 Jackson Rd.
 Ann Arbor MI 48103
 734-761-4506

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Other Items					
DM-NVX-E20-2G-W-T	Crestron	DM NVX 4K60 4:2:0 Network AV Encoder, Wall Plate, White Textured	2.00	\$705.88	\$1,411.76
DM-NVX-D30	Crestron	DM NVX 4K60 4:4:4 HDR Network AV Decoder	6.00	\$841.18	\$5,047.08
RMC4	Crestron	4-Series Control System	1.00	\$647.06	\$647.06
TSW-1070-B-S	Crestron	10.1 in. Wall Mount Touch Screen, Black Smooth	1.00	\$1,794.12	\$1,794.12
TSW-1070-RMK-2	Crestron	Rack Mount Kit for TSW-1070 Series	1.00	\$129.41	\$129.41
GSM4230P-100NAS	Netgear	AV LINE M4250-26G4F-POE+ 24X1G POE+ 300W 2X1G AND 4XSFP MANAGED SWITCH	1.00	\$1,353.88	\$1,353.88
2413 0091000	Belden	2413 Cat6e, 1K Ft, Wht	1,000.00	\$0.47	\$470.00
MISC-EXPENSE		Misc Material	1.00	\$192.31	\$192.31
FREIGHT	Tel Systems	Standard Freight/Shipping	1.00	\$157.89	\$157.89
INSTALLATION - I		Installation Services	1.00	\$9,018.00	\$9,018.00
Other Items Total:					\$20,221.51
Subtotal:					\$20,221.51
Tax:					\$0.00
Total:					\$20,221.51

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN

BUYER: _____ SIGNATURE: _____ DATE: _____
(Print Name)

General Terms and Conditions

These Terms & Conditions are by and between Thalner Electronic Laboratories, Inc. d/b/a TEL Systems, Inc. and the undersigned Customer (the "Customer")

- PRICING All prices good up to 15 days after quote date, and all sales are considered final.** Additional Freight Charges and/or Surcharges may be applied to the Final Invoice.
- STORED MATERIAL: Equipment is ordered promptly when project is approved. Client will be charged for Stored Material as product is received here at our facility. The material is fully insured in a climate controlled storage area at our facility. Photos, suppliers packing slips, etc. will be supplied upon request.**
- TARIFF Pass-Through:** Any applicable tariffs, duties, or government-imposed fees incurred during the provision of our services will be passed on to the client and reflected in our billings/invoices.
- This proposal is issued pursuant to and governed by the agreement listed as "University of Michigan Strategic Supplier Agreement for Product Purchase".
- INSTALLATION:** Customer hereby grants to TEL Systems the right to install the equipment, and represents and warrants that all necessary governmental and third-party approvals for installation have been obtained. Delays in installation caused by public agencies, manufacturers, suppliers, acts of God, strikes or other union bargaining, and all acts not directly attributable to TEL Systems shall not in any way affect the obligations of Customer. TEL Systems shall not be responsible for damages for any such delay.
- TAXES, FEES, AND PERMITS:** Customer agrees to pay TEL Systems all State and Local taxes, excises, permits, and fees if required. All dollars in this agreement are pretax unless otherwise stipulated.
- PAYMENT:** Payment accepted in the form of cash, cleared business or personal check or other pre-approved electronic payment options. Financing options are available and must be agreed upon before sale.
- SHIPPING:** All shipments of Equipment are FOB TEL Systems' distribution facilities, unless otherwise noted in quotation.
- RESPONSIBILITY:** Please reference the proposal number on purchase orders or correspondence. Until balance is paid, Customer agrees to take proper care of the Equipment on premises and to be responsible for its damage or loss by fire, theft, casualty or any other cause whatsoever, and will not permit or suffer same to be removed from the place of its location at address of Customer, without written consent of TEL Systems or assigns.
- INFRASTRUCTURE:** In the event that TEL Systems is installing equipment or systems that require connectivity to the Customer network including, but not limited to, VOIP / SIP / POTs connectivity, Internet Access, Wireless Network Access, firewall traversal, port forwarding, TEL Systems may advise Customer as to the network requirements. Any responsibility for infrastructure on the part of TEL Systems stops at the installed equipment's network jack or wireless connection; and configuration of the network settings on the device sold. TEL Systems is not responsible for updating network settings in the event the Customer's network changes. If the Customer's network is not "Plug and Play" then any custom network settings must be supplied by the Customer to TEL Systems before the completion of installation.
- INSTALLATION AND SITE PREPARATION:** Installation (field assembly, interconnection, equipment calibration and checkout) is to be performed by the TEL Systems' trained technical employees. There may be times that TEL Systems will find it necessary to employ sub-contractors to assist in or carry out, in whole or in part, the installation. TEL Systems shall coordinate and cooperate with other trades to facilitate satisfactory work progress. If the TEL System's work in progress is impeded by other trades and/or contractors (excluding TEL System's own subcontractors) or by scheduling delays due to the Customer, time delays in the final installation as well as additional charges including labor, travel and reasonable expenses may result.
- The Customer shall be responsible for preparing, at its own expense, the installation site in accordance with the TEL Systems' instructions, including the requirements specified in the quotation. TEL Systems shall not be responsible for any high voltage electrical work, conduits, raceways, cable trays, ceiling modifications, structural modifications, or mechanical systems modifications. Unless otherwise specified, Customer shall provide TEL Systems with source code (uncompiled) including GUI touch panel files for any non-TEL Systems programmed remote control systems required to be modified under the terms of this agreement. All building renovations, structural, aesthetic, trim, finish work or otherwise are not included in TEL Systems' pricing.
- Installation price reflects work performed during normal business hours only, unless specified in writing.
- The Customer shall provide TEL Systems with reasonable access to the installation site before delivery, for purposes of determining site readiness for installation, and shall designate an individual on Customer's staff to serve as a contact person for all site preparation and installation issues. The installation will be scheduled through this single point of contact. If the Customer needs to move the pre-scheduled installation date 10 business days or closer before the pre-scheduled install date, additional fees may incur.
- Customer shall provide TEL Systems with access to the installation site to prepare for installation. The Customer shall indemnify the TEL Systems against any loss, damage or claim arising out of the condition of the storage and installation premises. Customer shall obtain at its expense and keep effective all permissions, licenses, and permits whenever required for the installation and/or use of the Equipment and the premises where the Equipment shall be situated.
- LIMITATIONS OF WARRANTY – PRODUCTS OF OTHERS:** This proposal will include a limited one-year, on-site parts and labor warranty against defective workmanship on the installation and on the products included in the system. The system warranty is initiated at the time of substantial system completion. Please see the TEL Systems Warranty/Implementation Agreement for more details and clarifications.
- Unless otherwise specified, no warranty is provided for "consumables" including batteries, lamps, glassware and evacuated devices. TEL Systems' obligation with respect to any material or part identified in the quotation, literature, or specifications furnished to the Customer as manufactured or supplied by others, shall be to pass on to the Customer the applicable manufacturer's warranties, if any. TEL Systems makes no implied or assumed claims regarding performance, capabilities or interface capability of the equipment listed unless otherwise noted.
- CHOICE OF LAW AND SEVERABILITY:** This agreement shall be interpreted in accordance with and governed in all respects by the law of the State of Michigan. Should any provision of this agreement be found invalid or unenforceable by a court of law, it shall not affect the validity of any other provision contained herein.
- RESTOCKING FEES:** Equipment returns must be authorized in writing by TEL Systems and may incur a re-stocking fee plus total freight.
- CHANGE ORDERS:** Any changes made to the design of the system or the contractual agreements in implementation or functionality may result in a price change and will require a "Change Order" form signed by an authorized decision maker for the Customer.



500 West Big Beaver
Troy, MI 48084
troymi.gov

COUNCIL AGENDA ITEM

Date: February 17, 2025
To: Frank Nastasi, City Manager
From: Robert J. Bruner, Deputy City Manager
Dylan Clark, Management Analyst
Subject: 2025 City Council Meeting Schedule



Background

The City Council adopted its calendar year 2025 regular meeting schedule on November 25, 2024. The schedule also included special meetings on Monday, April 14 and Wednesday, April 16, 2025 for presentation of the proposed fiscal year 2025-2026 budget, in accordance with City Charter Section 8.2. On February 10, 2025 City Council also scheduled a special meeting on February 24, 2025 for Capital Conference Follow Up.

The December 9, 2024 regular City Council meeting included an Emergency Medical Services (EMS) Feasibility Study Presentation. Staff has prepared additional information regarding EMS and recommends presentation and discussion of this information at a special meeting.

Further, City Council approved the hiring of Jaymes Vettrano for personnel evaluations of City Manager and City Attorney at the January 27, 2025 regular meeting. Management recommends the scheduling of a closed session, consistent with the evaluation timeline approved by City Council.

Recommendation

The following special meeting date is proposed for Emergency Medical Services (EMS):

- Monday, March 10, 2025

This meeting will be held at 6:00 PM in the Council Board Room consistent with the City Council Rules of Procedure.

The following special meeting date is proposed for Closed Session - City Manager and City Attorney Evaluations:

- Wednesday, April 2, 2025

This meeting will be held at 6:00 PM in the Council Board Room consistent with the City Council Rules of Procedure.

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 February 10, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

B. ROLL CALL:

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

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

-
- C-1** Troy Youth Assistance Annual Report (Presented by: Karl Schmidt, TYA Advisor and Shari Pawlus, TYA Co-Chair)

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 – Traffic Committee

a) **Mayoral Appointments: None**

b) **City Council Appointments:**

Resolution #2025-02-018

Moved by Gunn

Seconded by Hodorek

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

Traffic Committee

Appointed by Council

7 Regular Members

3 Year Term

Nominations to the Traffic Committee:

Term Expires: 1/31/2028

Timothy Battle

Term currently held by: Cindy Nurak – No Reappointment

Yes: All-7

No: None

MOTION CARRIED

I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – None

a) **Mayoral Nominations: None**

b) **City Council Nominations: None**

I-3 No Closed Session Requested

I-4 2025 City Council Meeting Schedule (Introduced by: Frank Nastasi, City Manager)

Resolution #2025-02-019

Moved by Baker

Seconded by Chanda

RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, February 24, 2025

Capital Conference Follow Up

BE IT FINALLY RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes: All-7

No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2025-02-020-J-1a

Moved by Hamilton

Seconded by Brooks

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 #2025-02-020-J-2

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

- a) City Council Minutes-Draft – January 27, 2025

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

a) **Standard Purchasing Resolution 4: GSA Purchasing Cooperative – Truck Hoist Replacement and Oakland County Extended Purchasing Contract – Electrical Contractor Services and Department of Public Works Fleet Division Garage**

Resolution #2025-02-020-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Vehicle Services Group, LLC of Madison, Indiana* for the purchase and installation of a replacement truck hoist at the Department of Public Works Fleet Garage for an estimated cost of \$139,102.75 as detailed in the attached quote and per the GSA Governmental Cooperative Purchasing Contract #GS-07F-294AA, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Shaw Systems of Southfield, Michigan* for the electrical contractor services of the replacement truck hoist at the Department of Public Works Fleet Garage for an estimated cost of \$4,005.00 as detailed in the attached quote and per the Oakland County Extended Cooperative Purchasing Contract #010460, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

b) **Standard Purchasing Resolution 4: State of Michigan MiDEAL Extended Purchasing Program – Police Department Replacement Vehicles**

Resolution #2025-02-020-J-4b

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase two (2) 2025 Ford Explorer SUV Utility vehicles from *Gorno Ford of Woodhaven, MI* as per the State of Michigan MiDEAL Extended Purchasing Program Contract #MA240000001193 for an estimated total cost of \$91,990.00 as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

J-5 2025 Specialized Services Operating Assistance Program SMART Contract

Resolution #2025-02-020-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between SMART and the City of Troy for the Specialized Services Operating Assistance Program that includes \$30,676 in revenue, which will be used for the Troy R.Y.D.E transportation service; and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents, a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Renewal of Membership in the Traffic Improvement Association (TIA)

Resolution #2025-02-020-J-6

RESOLVED, That Troy City Council hereby **AUTHORIZES** payment to renew the City of Troy's membership in the Traffic Improvement Association for the year 2025, in the amount of \$29,800. Funds are available in the 2024-2025 Police Department Operating Funds, Membership and Dues.

J-7 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 #77, 5024 ROCHESTER, LLC, SIDWELL #88-20-11-351-008**

Resolution #2025-02-020-J-7a

RESOLVED, That City Council **AUTHORIZES** City Administration to make an unconditional offer for the acquisition of right of way to 5024 Rochester, LLC, owners of the property having Sidwell #88-20-11-351-008, in the amount of \$58,400.00, plus closing and associated costs not-to-exceed \$8,000.00; and

BE IT FURTHER RESOLVED, in the event that 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 completion of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit; and

BE IT FINALLY RESOLVED, That City Council **AUTHORIZES** the City Attorney to expend any needed funds to acquire the necessary real estate, easement and temporary permit for public purposes, 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 #80, KINGS ROW CENTER OF TROY, LLC, SIDWELL #88-20-11-351-013**

Resolution #2025-02-020-J-7b

RESOLVED, That City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way to Kings Row Center of Troy, LLC, owners of the property having Sidwell #88-20-11-351-013, in the amount of \$186,173.00, plus closing and associated costs not-to-exceed \$15,000.00;

BE IT FURTHER RESOLVED, in the event that 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 completion of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit; and

BE IT FINALLY RESOLVED, That City Council **AUTHORIZES** the City Attorney to expend any needed funds to acquire the necessary real estate, easement and temporary permit for public purposes, 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 #97, DEEPAK ALAGESAN AND JAYAMALA PERUMAL SUBRAMANI, SIDWELL #88-20-15-251-032**

Resolution #2025-02-020-J-7c

RESOLVED, That City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way and a permanent easement to Deepak Alagesan and Jayamala Perumal Subramani, owners of the property having Sidwell #88-20-15-251-032, in the amount of \$70,100.00, plus closing and associated costs not-to-exceed \$8,000.00; and

BE IT FURTHER RESOLVED, in the event that 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 completion of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit; and

BE IT FINALLY RESOLVED, That City Council **AUTHORIZES** the City Attorney to expend any needed funds to acquire the necessary real estate, easement and temporary permit for public purposes, 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 #107, DOCA, LLC, SIDWELL #88-20-15-201-040**

Resolution #2025-02-020-J-7d

RESOLVED, That City Council **AUTHORIZES** an unconditional offer for the acquisition of right of way and a permanent easement to DOCA, LLC, owners of the property having Sidwell #88-20-15-201-040, in the amount of \$221,000.00, plus closing and associated costs not-to-exceed \$20,000.00; and

BE IT FURTHER RESOLVED, in the event that 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 completion of this project, and further **AUTHORIZES** the Mayor and City Clerk to execute any documents needed for the condemnation lawsuit; and

BE IT FINALLY RESOLVED, That City Council **AUTHORIZES** the City Attorney to expend any needed funds to acquire the necessary real estate, easement and temporary permit for public purposes, 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) Animal Control Appeal Board-Final – October 23, 2024
- b) Planning Commission-Final – January 14, 2025

O-2 Department Reports: None Submitted

O-3 Letters of Appreciation:

- a) To Kurt Bovensiep and Scott Finlay and Department Staff from Jim Musial

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

O-5 Notice of Hearing for the Gas Customers of Consumers Energy Company Case No. U-21606

P. COUNCIL COMMENTS:

P-1 Council Comments

a) Mayor Ethan Baker State of the City 2025 Announcement

Council Member Brooks commented that February is Black History Month.

Council Member Brooks commented that Friends of Troy Seniors in conjunction with AARP provides a free service for seniors to do tax filings at the Troy Community Center. Appointments can be scheduled online or by calling the Troy Community Center.

Council Member Hamilton commented that Mr. Desantis, government teacher at Troy Athens High School passed away this morning. He was instrumental in having students attend City Council meetings to learn about local government. He gives his condolences to his family.

Council Member Chamberlain-Creanga commented that Valentine's Day is an opportunity to tell others you appreciate them and the difference they may on your life.

Council Member Chamberlain-Creanga asked how the new ordinance will impact the snow storm coming on Wednesday. City Manager Nastasi responded that administration is getting the information out to the public and since this is the first year, the police department will issue warnings for violations. Mr. Bovensiep commented that 4" of snow is the threshold to call a snow emergency and with the potential of sleet, they have the flexibility to address the local roads, if necessary.

Council Member Hodorek asked if the tracker is still available on the City website. Mr. Bovensiep confirmed that the local road tracker is still available online when they go into local roads. He also commented that the northwest corner of the city is always plowed first for safety reasons due to the number of hills in that section and all other sections rotate each event.

Council Member Gunn asked if snow emergencies impact trash pickup. Mr. Bovensiep responded that trash pickup is not typically impacted. He said if the snowfall was substantial, they would work with Tringali Sanitation to determine if there is a delay and get the message out to the public.

Council Member Chanda commented that he and Council Member Hodorek attended the Concert Gala at Troy High School. He said Troy High School Orchestra Director Wendy Stuart has been named a 2025 Teacher of the Year by the Michigan chapter of the American String Teachers Association.

Mayor Baker commented on Mr. Desantis' passing, acknowledging his love of government and the importance of local government and democracy. He credits Mr. Desantis with encouraging students to learn the impacts local government has on the community. He expressed his condolences to the Desantis family and the whole Athens community.

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 8:00 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

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:

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

CITY COUNCIL AGENDA ITEM



Date: February 17, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Brian Varney, Fleet Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: State of Michigan MiDEAL Extended Purchasing Program – Fleet Vehicles

History

- One (1) vehicle being purchased is a planned replacement vehicle used by the Department of Public Works that has reached intended life expectancy.
- One (1) vehicle being purchased is an additional vehicle for use by the Recreation Department.
- Recreation Department will utilize the vehicle for picking up supplies, transporting fuel cans for ice rink equipment and hauling equipment for special events and programs.
- This purchase replaces one (1) existing vehicle and will increase the size of the existing Department of Public Works motor pool fleet by one (1) vehicle.
- One (1) vehicle will be removed from service and sold at auction with estimated proceeds of \$5,000.

Purchasing

- *Berger Chevrolet of Grand Rapids, MI* is the awarded bidder in the State of Michigan MiDEAL Cooperative Contract #MA24000001191, pricing is valid thru August 31, 2029 on selected Chevrolet vehicles
- Pricing to purchase selected vehicles has been secured from *Berger Chevrolet of Grand Rapids, MI* as per the State of Michigan MiDEAL contract and as detailed in the attached quote.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5)

Financial

- On February 10, 2014 City Council authorized departments to utilize sites such as GovDeals.com to dispose of city owned surplus items (Resolution #2014-02-017-J-4a). Therefore, note that the City will utilize and market one (1) obsolete vehicle on GovDeals.com site for optimal trade-in value and transparency.
- Funds are budgeted and available in the Public Works Capital Fund for the 2025 fiscal year with associated the project number below.
- Expenditures of \$67,734.00 will be charged to Account Number 661.571.565.981.



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

Financial Cont.

Berger Chevrolet	Unit Cost	Est. Total	Project#
(1) 2024 Chevrolet Silverado Pickup	\$33,867.00	\$33,867.00	2025C0090
(1) 2024 Chevrolet Silverado Pickup	\$33,867.00	\$33,867.00	2025C0092
Berger Chevrolet Total		\$67,734.00	

Recommendation

City Management recommends awarding a contract to purchase two (2) 2024 Chevrolet Silverado Pickup Trucks from *Berger Chevrolet of Grand Rapid, MI* as per the State of Michigan MiDEAL Extended Purchasing Program Contract #MA240000001191 for an estimated total cost of \$67,734.00 as detailed in the attached quote; not to exceed budgetary limitations.



Chevrolet Silverado Pickup - Example Only

BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$33,867.00

Number of units 2

Total Bid Amount \$67,734.00

Vehicle Description:

Year 2024

Make Chevrolet

Model Silverado 1500 w/t
2WD reg cab

Vendor:

Berger Chevrolet Inc.

Address 2525 28th Street S.E.

Grand Rapids, MI 49512

Phone (616) 949-5200

Fax (616) 988-9178

Bid Prepared For :

City of Troy

Price includes title fee and delivery. Price based on
Municipal discount from State of Michigan contract
number MA240000001191.

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 2/12/2025



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: February 17, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
 Rob Maleszyk, Chief Financial Officer
 Kyle Vieth, Controller
 Kurt Bovensiep, Public Works Director
 Dennis Trantham, Deputy Public Works Director
 Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Fire and Police Training Center Domestic Hot Water Heater Replacement

History

- The Fire and Police Training Center (FPTC) was constructed in 2001.
- The FPTC is used to host a variety of training from those that involve the FBI, and the Department of Homeland Security to Officer training programs.
- The recommended replacement for the current hot water heater is a tankless hot water system.
- The tankless hot water system is projected to use:
 - 57% less energy than its equivalent in a boiler/storage tank application.
 - 57% less annual CO₂e Emissions a reduction of 1,832.30lbs of CO₂e

	Intellihot	Tank-Style or Boiler+Storage Tank
Required Heat Output (BTU)	30,024.00	30,024.00
Total Gas Input (BTU)	32,284.00	75,248.00
Daily Cost (\$)	\$0.37	\$0.86
Annual Cost	\$135.05	\$313.90
Daily Emissions (lbs CO ₂ e)	3.78 lbs.	8.80 lbs.
Annual Emissions (lbs CO ₂ e)	1,379.70 lbs.	3,212.00 lbs.
Annual Fuel Savings (\$)	\$178.85	
Annual Carbon Savings (lbs CO ₂ e)	1,832.30 lbs.	

- In addition to the reduction in CO₂e and energy use, the tankless hot water system daily operation cost is expected to be reduced by 57%.
- Replacement of this unit was identified in the Facilities Condition Assessment and Analysis as part of the Capital Renewal Process and will support sustainability initiatives.



500 West Big Beaver
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CITY COUNCIL AGENDA ITEM

Purchasing

- Pricing to provide the labor, materials and equipment for the Fire and Police Training Center Tankless Hot Water System has been secured from *Limbach Inc. of Pontiac, MI* through the Oakland County Extended Purchasing Contract #009746 as detailed in the attached Proposal #EE072324B.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).

Financial

Funds are budgeted and available in the Building Operations Training Center Capital Fund under project number 2025C0005 for the 2025 fiscal year. Expenditures will be charged to account number 401.265.261.975.

Recommendation

City Management recommends awarding a contract for the Fire and Police Training Center Tankless Hot Water System from *Limbach, Inc. of Pontiac, MI* for an estimated cost of \$39,915 per the Oakland County Extended Purchasing Contract #009746; not to exceed budgetary limitations.

**City of Troy - Training Center
4850 John R. Road,
Troy, MI 48084**

2/13/2025

Project: Replace Water Heater (Intellihot)

Limbach Co. is pleased to provide you with a proposal for the following specific scope of work, qualifications, and exclusions:

Scope of Work:

This proposal is based on Limbach to provide all necessary tools, equipment, materials and labor to perform the following:

- Isolate the existing water heater from water and gas supply.
- Drain the remaining water from the water heater.
- Disconnect the existing venting, gas and water piping.
- Remove the existing tank from the building.
- Install a wall hung i200 Intellihot domestic water heater.
- Field fabricate hot and cold water lines to connect to the new water heater.
- Remove and replace existing expansion tank.
- Install dedicated 110 volt plug from nearest panel.
- Install gas supply line to reconnect to the gas main in the mechanical room.
- Install intake and exhaust venting.
- Return water to the water heater and check for any leaks.
- Perform startup and verify the operation of the new unit.

Also Included

- All hoisting and rigging
- Deliveries
- Test, Check & Start for proper operations
- Insulation
- Factory Start Up
- Roofing

Qualifications

1. It is assumed that all additional existing equipment, controls, and piping, isolation valves, ductwork, and other systems are in proper working condition and do not require repair, replacement or rehabilitation.
2. Owner to facilitate adequate access to the building during the installation.
3. All work to be performed using Union personnel.
4. Pricing per Oakland County Contract 009746.
5. Based on gas main in room being able to support the additional 125,000 btu/h of load.

926 FEATHERSTONE ROAD
PONTIAC, MI 48342

P: 248-391-1411 | F: 248-975-5860 | limbachinc.com

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MECHANICAL



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PLUMBING



CONTROLS

Exclusions: (Other than stated in the above scope of work)

1. Removal or relocation of conflicting services, utilities, lights, or sprinklers.
2. Other repairs needed that are found on the existing system during the installation.
3. Temporary utilities or HVAC.

Total Investment for the above scope of work - \$35,915.00**Additional Cost to Replace Recirculating Pump - \$4,000.00****Respectfully submitted,***Colin Rosni*

Special Projects Manager

(586) 770-1124**colin.rosni@limbachinc.com**

Approved by:

Signature_____
Date_____
Print Name

This proposal is valid for 7 days from the date listed above. ALL labor is to be performed during normal business hours of Monday - Friday 7:00 am to 3:30 pm, unless specifically noted in this contract. Upon execution as provided below, this agreement, including the following pages attached hereto (collectively the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

926 FEATHERSTONE ROAD
PONTIAC, MI 48342**P: 248-391-1411 | F: 248-975-5860 | limbachinc.com**

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MECHANICAL



ELECTRICAL



PLUMBING



CONTROLS



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: February 17, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Brian Goul, Recreation Director
Kurt Bovensiep, Public Works Director
Dennis E. Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: Oakland County Extended Purchasing Contract – Tile Replacement at the Troy Family Aquatic Center

History

- The Troy Family Aquatic Center last had the tile replaced around the outside and inside the pool in 2008.
- Repairs were also made in 2015.
- The tile is now in need of replacement due to the extreme changes in seasonal weather shifting them.
- Many tiles need replacement along with the failing substrate resulting in a safety concern.
- Facilities and Grounds have made repairs over the last few years.
- This project needs to be completed in the Spring before the facility opens for the season.

Purchasing

- Pricing for the Troy Family Aquatic Center Tile Replacement has been secured from *National Restoration Inc. of Milford, MI* as detailed in the attached proposal through the Oakland County Extended Purchasing Contract #009849.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5)

Financial

Funds are budgeted and available in the Troy Family Aquatic Center General Equipment Capital Fund under Project Number 2025C0077 for the 2025 fiscal year. Expenditures will be charged to account number 587.789.978.010.

Recommendation

City Management recommends a contract be awarded to *National Restoration Inc. of Milford, MI* for replacement of the tile at the Troy Family Aquatic Center for an estimated cost of \$104,375 as per the Oakland County Extended Purchasing Contract #009849, not to exceed budgetary limitations.

NATIONAL RESTORATION INC

2021 RECIPIENT OF THE GOVER

2165 Fyke Dr.

Milford, MI 48381

248-802-8052 Fax 248-714-6323

joshf@nationalrestoration.net

October 16, 2023

Its Not Luck, Its know How!

Licensed Builder

Mr. Joe Lagarde

City of Troy, MI

500 West Big Beaver Road

Troy, MI 48084

248-524-3503, cell 586-219-7461

Joe.lagare@troymi.gov

RE: Troy Aquatic Center pool tile replacement

Mr. Lagarde,

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

Scope of Work:

- Mobilize
- Remove blue and brown tile from the 3 outside pools and dispose of properly off site.
- Prepare base for new tile installation with bonding agent & waterproof membrane.
- Install new Blue tile to the inside of pool & brown tile on the border of pool replace Depth and safety marker tiles that are damaged.
- Jobsite cleanup.
- Time and materials not to exceed \$104,375.00 This is to be completed per our Maintenance contract rates with Oakland County purchasing.

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

Sincerely,

Josh Fletcher, Superintendent



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: February 14, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Jason Schmidt, Water & Sewer Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4 MiDEAL Purchasing Cooperative: Envirosight
Rovver X Sewer Truck Crawler and Camera Assembly

History

- The City of Troy Water & Sewer Division performs routine underground pipeline inspections on the Sanitary Sewer System. The Sewer Camera Truck is instrumental in allowing the Water & Sewer Division staff the ability to inspect and document pipe conditions, which aids in preventative maintenance as well as identifying issues during an emergency.
- The current Sewer Camera Truck and televising system was purchased in November 2022 (Resolution #2022-11-168-J-4e). The televising equipment on the Sewer Camera Truck is from Envirosight, which includes one Envirosight Rovver X crawler and camera.
- The Water & Sewer Division has always had a backup crawler and camera in case of an emergency. If the crawler and camera were sent out for repairs and an emergency sewer backup were to arise, there would be no interruption of the ability to televise the sewer main to assist in correcting the sewer main backup.
- This purchase is to replace the backup camera that was recently sold at auction with the obsolete Sewer Camera Truck.
- The City of Troy Water & Sewer Division typically uses *MacQueen Equipment, LLC of Lake Orion, MI* for parts and service of our current Envirosight Crawler and Camera as they are the sole contractual provider in and for the State of Michigan.

Purchasing

- Pricing for the purchase of a Sewer Truck Crawler and Camera Assembly has been secured from *MacQueen Equipment, LLC of Lake Orion, MI* for an estimated cost of \$71,800 through the MiDEAL Cooperative Contract 240000000166 as detailed in the attached quote dated 2/11/2025.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Financial

Funds are budgeted and available in the Water & Sewer Division Capital Funds under Project Numbers 2025C0058 and 2025C0069 for the 2025 fiscal year. Expenditures will be charged to account numbers 590.527.535.978.010 and 591.537.555.978.010.

Recommendation

City Management recommends awarding a contract to purchase the EnviroSight Sewer Truck Crawler and Camera Assembly to *MacQueen Equipment, LLC of Lake Orion, MI* for an estimated cost of \$71,800 as detailed in the attached quote as per the MiDEAL Cooperative Contract 240000000166; not to exceed budgetary limitations.



MACQUEEN™

MacQueen
78 Northpointe Dr.
Lake Orion, MI 48359
(248) 370-0000
Fax: (248) 370-0011

Ship To: CITY OF TROY
ATTN: ANDREW WILLETTS
4693 ROCHESTER ROAD
TROY, MI 48085

Invoice To: CITY OF TROY
4693 ROCHESTER ROAD
TROY MI 48085

Branch 13 - LAKE ORION MI		
Date 02/11/2025	Time 15:17:03 (O)	Page 1
Account No TROY0001	Phone No	Est No 04 Q00618
Ship Via	Purchase Order QUOTE	
Tax ID No 38-6027333		
DAN BELL		Salesperson 288

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 07/01/2025 Amount

QUOTED PRICES ARE BASED ON CURRENT COSTS AND THEREFORE SUBJECT TO CHANGE
WITH WRITTEN NOTICE TO ACCOUNT FOR PRICING CHANGES BEYOND SELLER'S CONTROL
THANK YOU FOR THE OPPORTUNITY

PRICING PER MICHIGAN MIDEAL CONTRACT #240000000166 39800.00
(1)NEW ROVVER X 130 CRAWLER WITH INTEGRATED LIFT
HD SYSTEM
QUICK CHANGE WHEELS VERSION FOR 6" TO 12" PIPE
3 SETS OF RUBBER WHEELS
6 WHEEL DRIVE
REAR VIEW CAMERA AND LAMP
SWIVEL CABLE CONNECTION
TRI-BAND SONAR
INTEGRATED CAMERA LIFT WITH 7" VERTICAL TRAVEL
AUX LAMP PORT

Sale # 01 Subtotal: 39800.00
Total: 39800.00

(1) NEW ENVIROSIGHT RCX90 PAN AND TILT CAMERA 32000.00
INFINITE PAN 135 DEGREE TILT
HD CAMERA WITH 120X ZOOM (10X OPTICAL)
AUTO SWITCHING NEAR/FAR LAMPS
MEASUREMENT LASERS

Sale # 02 Subtotal: 32000.00
Total: 32000.00

Subtotal: 71800.00
Quote Total: 71800.00

Authorization: _____



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04e

CITY COUNCIL AGENDA ITEM



Date: February 17, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: OMNIA Partners Purchasing Cooperative - 52-4 District Court Phase I LED Lighting Upgrade

History

The Facilities Division of the Department of Public Works is continuing efforts to retrofit or replace light fixtures across city buildings. To date, the Facilities Division has completed LED lighting upgrades at City Hall, Library, Police Department, Public Works, parks, and several fire stations.

The current project focuses on the lighting at the 52-4 District Court. The first phase of this project includes replacing over 500 non-retrofitable light fixtures and upgrading all remaining fixtures with 4' LED tube lamps. This initiative marks the first year of a multi-year project aimed at improving energy efficiency and sustainability.

When applicable, city staff seeks DTE rebates to help offset the cost of conversion. For this phase, we are seeking approximately \$4,000 in rebates.

These upgrades align with recommendations from the Facilities Condition Assessment and Analysis and support sustainability initiatives.

Facilities staff will perform the installation and conversions.

Purchasing

- Pricing to furnish lighting and installation materials at the Oakland County 52-4 District Court has been secured from *Graybar of Lansing, MI* through the Omnia Partners Contract Number EV2370 and per the detailed proposal 0247883316 Rev-2 dated February 06, 2025.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Financial

Funds are budgeted and available in the District Court Capital Fund under project number 2025C0007 for the 2025 fiscal year. Expenditures will be charged to account number 401.286.975.145.

Recommendation

City Management recommends awarding a contract to purchase LED lights and installation materials for the 52-4 District Court Phase I LED Lighting Upgrade from *Graybar of Lansing, MI*, as per the Omnia Partners Contract Number EV2370 for an estimated cost of \$29,186.74; not to exceed budgetary limitations.



401 E ELM ST
 LANSING MI 48912-1007
 Phone: 616-292-6069
 Fax: 517-487-0532

To: CITY OF TROY-ELE
 500 W BIG BEAVER
 TROY MI 48084
 Attn: Ronald Mock
 Phone: 248-524-1305
 Fax: 248-526-2656
 Email: douglas.pung@graybar.com

Date: 02/06/2025
Proj Name: DISTRICT COURT
GB Quote #: 0247883316 Rev-2
 Release Nbr:
 Purchase Order Nbr: 2013-90000010
 Additional Ref#
 Valid From: 01/16/2025
 Valid To: 02/13/2025
 Contact: Doug Pung
 Email: Douglas.Pung@graybar.com

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

**Notes: PRICING IS IN COMPLIANCE WITH
 U.S. COMMUNITIES CONTRACT # EV-2370**

Item	Item/Type	Quantity	Supplier	Catalog Nbr	Description	Price	Unit	Ext.Price
100		319 EA	LITHONIA LTG	CPX 2X4 ALO8 SWW7 M2	LED 2X4 FLATPANEL 35/40/50K W/SELECT LMN	\$61.43	1	\$19,596.17
GB Part #: 26437490 UPC #: 19304854284								
200		71 EA	LITHONIA LTG	CPX 2X2 ALO7 SWW7 M4	LED 2X2 FLATPANEL 35/40/50K W/SELECT LMN	\$42.86	1	\$3,043.06
GB Part #: 26437489 UPC #: 19304854280								
300		107 EA	RAB ELEC MFG	CRLEDA-8R- 33S-9CCT-UNV- WS	LED RECESSED 8IN DWNLT ADJ WTT/LM/CCT	\$46.75	1	\$5,002.25
GB Part #: 26621947 UPC #:								
500		20 EA	CURRENT LIGHTING SOL	LEDLCBDT8/G3/ 8SC/120-347V		\$7.65	1	\$153.00
Item Note: 3 ft LED lamp lumen and color selectable								

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com 24-Hour Emergency Phone#: 1-800-GRAYBAR

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

To: CITY OF TROY-ELE
500 W BIG BEAVER
TROY MI 48084
Attn: Ronald Mock

Date: 02/06/2025
Proj Name: DISTRICT COURT
GB Quote #: 0247883316 Rev-2

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

600	15 EA	LUTRON ELEC	DVSTV-WH	0-10v SINGLE POLE/3-WAY WHITE BOXED PACK	\$66.93	1	\$1,003.95
GB Part #: 25677040 UPC #: 78427609962							
700	200 EA	LEVITON ELECTRICAL	13353-N	FLUORESCENT LAMPHOLDER	\$1.09	1	\$218.00
GB Part #: 99951844 UPC #: 07847708480							
800	500 EA	WIRE	TFN 18 SOL WHT 500S	SOLID CONDUCTOR 600V 90 DEG CU	\$59.61	1000	\$29.81
GB Part #: 90076657 UPC #: 98010011050							
900	500 EA	WIRE	TFN 18 SOL BLK 500S	SOLID CONDUCTOR 600V 90 DEG CU	\$59.61	1000	\$29.81
GB Part #: 91009374 UPC #: 98010011000							
1000	500 EA	IDEAL IND	30-072	WIRENUT 72B BLUE 100PC/BX	\$103.43	1000	\$51.72
GB Part #: 88134892 UPC #: 78325030072							
1100	500 EA	IDEAL IND	30-641	341 WIRECON TAN 500/BG	\$117.93	1000	\$58.97
GB Part #: 89086213 UPC #: 78325030641							

Total in USD (Tax not included): \$29,186.74

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com 24-Hour Emergency Phone#: 1-800-GRAYBAR

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf

To: CITY OF TROY-ELE
500 W BIG BEAVER
TROY MI 48084
Attn: Ronald Mock

Date: 02/06/2025
Proj Name: OLD DISTRICT COURT
GB Quote #: 0247883316 Rev-2

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Signed: _____

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com

24-Hour Emergency Phone#: 1-800-GRAYBAR

This Graybar quote is based on the terms of sale in the EV2370 Master Agreement which can be found by clicking the link found at https://www.omniapartners.com/hubfs/PUBLIC%20SECTOR/Supplier%20Information/Graybar/EV2370_Graybar_MAD_2017_12_20.pdf



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: February 19, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Brian Goul, Recreation Director
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4 – OMNIA Partners Purchasing Cooperative and Bid Waiver - Golf Course Equipment

History

- The average age of the current golf equipment at the City of Troy Sanctuary Lake Golf course is 15-20 years.
- The City is eligible to utilize the TROON National Account pricing and OMNIA Partners Cooperative Contract pricing in order to purchase replacement golf equipment for the golf course at the most advantageous prices for the City.
- TROON Golf has acquired pricing for two new pieces of machinery to replace this deteriorating equipment.
- This golf course equipment needs to be replaced as it has reached the end of its lifecycle and is necessary to maintain the range and serve the patrons on the course.

Purchasing

- The City has the ability to purchase the two pieces equipment cooperatively utilizing the TROON National Account pricing and OMNIA Partners Cooperative Contract #2023261.
- The Pro Sweep turf sweeper will be purchased through OMNIA Partners Cooperative Contract #2023261 as it is not available through the Troon National Pricing Account at a price of \$16,943.90.
- City Council authorized participation in the Cooperative Purchasing Programs on February 5, 2024 (Resolution #2024-02-031-J-5).
- The ReelMaster 5410-D mower will be purchased through using the Troon National Account Pricing at a price of \$78,801.70 as detailed in the attached quote.
- Utilizing the TROON National Account is the least expensive way to purchase the ReelMaster mower and provides the City a cost savings of \$6,448.
- Both pieces of equipment will be purchased through Spartan Distributors for a total cost of \$95,745.60.

Financial

Funds are budgeted and available in the Sylvan Glen Capital General Equipment Fund under Project Numbers 2025C0074 and 2025C0075 for the 2025 fiscal year. Expenditures will be charged to account number 584.788.978.010.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Recommendation

City Management recommends that the bid process be waived and a contract be awarded to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf course equipment for Sylvan Glen Golf Course for an estimated total cost of \$95,745.60 as detailed in the attached quotes and as per the Omnia Cooperative Contract #2023261 and TROON National Account pricing.

February 10, 2025

487 W Division Street
PO Box 246
Sparta, MI 49345
616.887.7301
Fax: 616.887.6288

City of Troy - Sylvan Glen & Sanctuary Lake
Attn: Cameron Abrahamsson & Nic Thommes
5725 Rochester Rd
Troy, MI 48085

1050 Opdyke Road
Auburn Hills, MI 48326
248.373.8800
Fax: 248.373.8899

We are pleased to provide a quote on the following equipment:

(1) Pro Sweep (#07068) **\$ 16,943.90**

NOTE: Pro Sweep has been purchased by Harper and will be available Summer 2025.

The above TORO pricing is based on OMNIA Contract #2023261

Pricing is firm for 30 days from date of quotation.

DELIVERY: Summer 2025
TERMS: Net 30 Days

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 800-822-2216.

Sincerely,

Tom Gill

Tom Gill
Commercial Sales

TG/jgm

February 18, 2025

487 W Division Street
 PO Box 246
 Sparta, MI 49345
 616.887.7301
 Fax: 616.887.6288

1050 Opdyke Road
 Auburn Hills, MI 48326
 248.373.8800
 Fax: 248.373.8899

City of Troy - Sylvan Glen & Sanctuary Lake
 Attn: Cameron Abrahamsson & Nic Thommes
 5725 Rochester Rd
 Troy, MI 48085

We are pleased to provide a quote on the following equipment:

Price date June 19, 2024		OMNIA	TROON
(1)	TORO Reelmaster 5410-D (#03952)	\$ 84,006.00	\$ 77,651.70
	<ul style="list-style-type: none"> (5) 5" 11-Blade (RR) Radial Reel Edgeseries (#03624) (1) 5" Powered Rear Roller Brush (Kit of 5) (#03406) 		Ordered 6/24/2024

Price date February 18, 2025		OMNIA	TROON
(1)	TORO Reelmaster 5410-D (#03952)	\$ 85,250.10	\$ 78,801.70
	<ul style="list-style-type: none"> (5) 5" 11-Blade (RR) Radial Reel Edgeseries (#03624) (1) 5" Powered Rear Roller Brush (Kit of 5) (#03406) 		

DELIVERY: As Arranged
 TERMS: Net 30 Days

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 800-822-2216.

Sincerely,

Tom Gill

Tom Gill
 Commercial Sales

TG/jgm



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: February 13th, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Emily Ause, Senior Civil Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Town Haven Site Condominium Development - Project No. 24.916.3

History

Tableau Mondrian proposes to develop the Town Haven Site Condominium Development located off of E. Wattles Road just west of Rochester Road.

Troy Planning Commission granted preliminary site plan approval on July 26th, 2024.

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

Financial

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

Recommendation

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

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **24.916.3**

Project Location: **NE 1/4 Section 22**

Resolution No: _____

Date of Council Approval: _____

This Contract, made and entered into this **10th** day of **February, 2025** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **Tableau Mondrian** whose address is **50215 Schoenherr, Shelby Township, MI 48315** and whose telephone number is **(586) 726-7250** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Water Main, Sanitary Sewer, Storm Sewer, Detention Basin, Concrete Pavement & Sidewalk** in accordance with plans prepared by **PEA Group** whose address is **1849 Pond Run, Auburn Hills, MI 48326** and whose telephone number is **(844) 813-2949** and approved prior to construction by the City in accordance with City of Troy specifications.

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

Refundable escrow deposit equal to the estimated construction cost of \$ **959,616.00**. This amount will be deposited with the City in the form of (check one):

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

Refundable cash deposit in the amount of \$ **177,536.00**. This amount will be deposited with the City in the form of (check one):

Cash Check

Non-refundable cash fees in the amount of \$ **55,251.93**. This amount will be paid to the City in the form of (check one):

Cash Check

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

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

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

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

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

City Of Troy

**Contract for Installation of Municipal Improvements
(Private Agreement)**

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 23rd day of January, 2025.

OWNERS

By:

[Signature]
*
Its: Manager
Please Print or Type

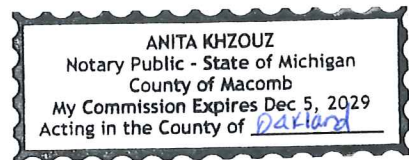
[Signature]
*
Its: _____
Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 23rd day of January, A.D. 2025, before me personally appeared Joseph Maniaci known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

[Signature]
NOTARY PUBLIC, Macomb, Michigan

My commission expires: Dec 5, 2029
Acting in Oakland County, Michigan



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

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

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

NOTARY PUBLIC, _____, Michigan

My commission expires: _____

Acting in _____ County, Michigan



Project Construction

Permit No: PPC24.916.3

Engineering Department
TO SCHEDULE INSPECTION CALL
INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road
 Troy, Michigan 48084
 Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838
 www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

Location
 934 E WATTLES
 88-20-22-226-024 Lot: 70
 Subdivision: Northgate/SP 26
 Project No:

Permittee/Owner
 TOWN HAVEN LLC
 50215 SCHOENHERR
 SHELBY TOWNSHIP MI 48315

Issued: Expires:

Applicant
 TABLEAU BY MONDRIAN

FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383

50215 SCHOENHERR ROAD
 Shelby Township MI 48315
 (586) 726 7340

Work Description: Town Haven Development

Stipulations: [new city maintained detention pond](#)

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	175,035.00
Escrow Deposits	Water Mains	264,932.00
Escrow Deposits	Storm Sewers	167,902.00
Escrow Deposits	Pavement	230,344.00
Escrow Deposits	Grading	5,000.00
Escrow Deposits	Detention Basin	58,800.00
Escrow Deposits	Temporary Access Road	3,230.00
Escrow Deposits	Street Lights	15,000.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	1,160.00
Cash Fees (Non-Refundable)	Signs	12.00
Cash Fees (Non-Refundable)	Detention Basin Maintenance	0.65
Cash Fees (Non-Refundable)	arkers - Full Range	17.00
Cash Deposits (Refundable)	Construction Engineering (CE)	959,616.00
Cash Deposits (Refundable)	Sidewalks	2,182.00
Cash Deposits (Refundable)	ROW Restoration	760.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	959,616.00
Escrow Deposits	Rear Yard Drains	39,373.00
Cash Deposits (Refundable)	Monuments	21.00
Cash Deposits (Refundable)	Lot Corner Irons	40.00

Amount Due:	0.00
PAID IN FULL	



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
 - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
 - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
 - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
 - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

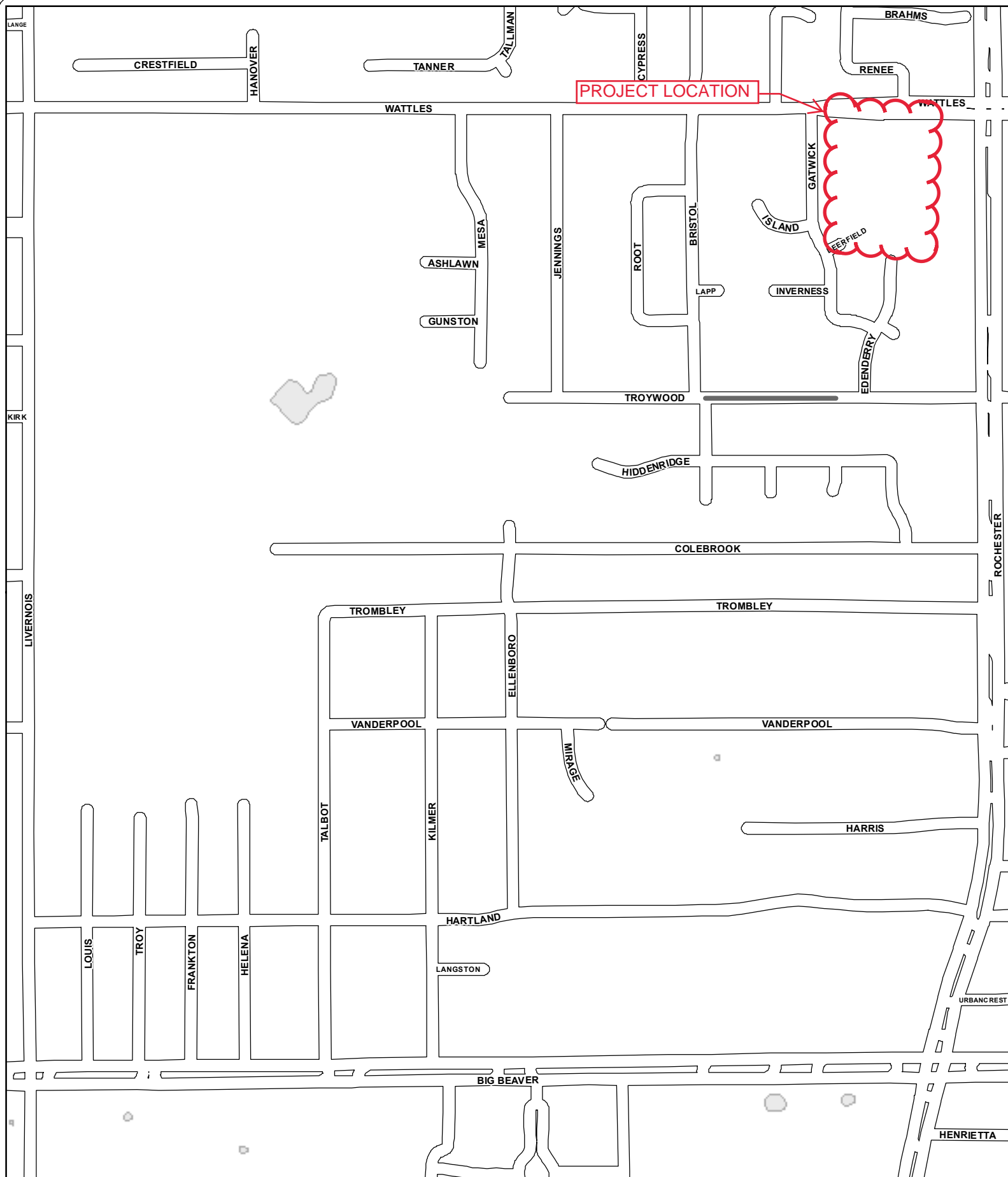
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved sand or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.





500 West Big Beaver
Troy, MI 48084
troymi.gov

J-06

CITY COUNCIL AGENDA ITEM

Date: February 20, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Brian Goul, Recreation Director
M. Aileen Dickson, City Clerk

Subject: Oakland County License Agreement for Use of Troy Community Center as Early Voting Center

History

At the September 18, 2023 Regular City Council Meeting, City Council approved the Early Voting Agreement between the City of Troy, Oakland County, and the City of Clawson, to operate an Early Voting Center inside the Troy Community Center for the voters of Troy and Clawson.

At the October 16, 2023 Regular City Council Meeting, City Council approved the License Agreement for the usage by Oakland County of the banquet rooms in the Troy Community Center as the Early Voting Center. The License Agreement expired December 31, 2024.

The Early Voting Agreement with Oakland County has no termination date or renewal date, and the City Clerk's Office recommends remaining in the agreement with Oakland County, with early voting taking place inside the Troy Community Center. Going forward, room assignments within the Community Center are subject to change based on expected turnout for the election, but will be located near the Banquet Entrance (east entrance). Room assignments will be published, on notices, and advertised widely in order to avoid confusion.

Purchasing

There are no Purchasing items for consideration.

Financial

As part of the Agreement with Oakland County, the City of Troy will be reimbursed \$100 per election by Oakland County.

Recommendation

City Management recommends approval of the License Agreement between Oakland County and the City of Troy for the Early Voting Center at the Troy Community Center.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Legal Review

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

License Agreement

City of Troy (“Licensor”) hereby grants a license for use of its property as set forth herein to:

Name of Entity or Person (“Licensee”): Board of County Election Commissioners for Oakland County

Address: 1200 N. Telegraph, Pontiac, Michigan 48341

Contact Person: Joseph Rozell, Director of Elections for Oakland County

Telephone Number: 248-452-2276

E-Mail Address: rozellj@oakgov.com

For and in consideration of the issuance of this license, the Parties agree to the following terms and conditions:

1. **Use of Property.** Licensee may only use the property described below for the purposes set forth in this Agreement.
 - 1.1. **Property.** Troy Community Center, 3179 Livernois Rd., Troy, MI 48083. (“Property”)
 - 1.2. **Use.** The Property shall only be used as an Early voting site pursuant to Article II, Section 4(m) of the Michigan Constitution of 1963 and the Michigan Election Law, 1954 Public Act 116, MCL 168.720a *et seq* during the nine days of Early voting at the election dates specified in Michigan Election Law (the “Election Dates”) and up to two days before and up to three days after Early voting at the Election Dates to allow for equipment setup and equipment removal. Notwithstanding anything in this Agreement, Licensor shall have reasonable access to the Property for other purposes and/or uses during the term of this Agreement so long as such purposes and/or uses are consistent with and do not interfere with Licensee’s use.
 - 1.3. **Term of Agreement.** This Agreement shall begin on the date this Agreement is fully executed (“Effective Date”), and notwithstanding a license generally being terminable at the will of the Licensor, it shall terminate on December 1, 2026 so as to cover more than one election cycle, however, Licensee may only occupy the Property during the nine days of Early voting at the Election Dates and up to two days before and up to three days after Early voting at the Election Dates to allow for equipment setup and equipment removal.
 - 1.4. **Fee.** Licensee shall pay Licensor \$100 for each election in which the Property is used as an Early voting site which shall be governed by the Parties’ Agreement for Election Services as applicable.
 - 1.5. **Condition of Property.** During this Agreement, Licensee shall keep the Property in good order, in a clean and safe condition, and free of trash. Except for normal wear and tear, Licensee’s use of the Property shall not cause damage to the Property. Licensee is responsible for putting all trash and debris into the appropriate indoor receptacles.

- 1.6. **Condition of Property upon Termination of Agreement.** Except for normal wear and tear, at the expiration or termination of this Agreement, Licensee shall leave or return possession of the Property in the same condition that Licensee found it.
- 1.7. **Compliance with Law.** Licensee, including its employees, agents, volunteers, and subcontractors shall comply with all applicable federal, state, and local laws, regulations, rules, ordinances, and the provisions of this Agreement.
- 1.8. **Signs/Advertisement.** Licensor shall permit the placement of political signage on the Property during the period for Early voting, provided that the signage is not placed within 100 feet of the entrance used by voters. The Election Inspectors responsible for the Early voting site shall be responsible for the enforcement of the 100-foot requirement.
- 1.9. **Alterations, Additions, Changes to Property.** Licensee shall not make any alterations, additions, or changes to the Property, without the prior written approval of Licensor.
- 1.10. **Property "AS IS".** LICENSEE ACCEPTS THE PROPERTY "AS IS." LICENSEE ACKNOWLEDGES THAT LICENSEE HAD THE OPPORTUNITY TO INSPECT THE PROPERTY AND EITHER INSPECTED THE PROPERTY OR CHOSE NOT TO INSPECT THE PROPERTY.
- 1.11. **No Smoking.** Smoking is prohibited on the Property.
- 1.12. **Alcohol Use on Property.** Licensee shall not sell or consume or allow anyone to sell or consume alcoholic beverages on the Property.
2. **Licensee Responsibilities.**
 - 2.1. The Licensee shall coordinate the delivery of the necessary voting equipment and supplies on the Thursday or Friday prior to the start of Early voting.
 - 2.2. The Licensee shall coordinate the removal of the voting equipment and supplies on the Monday or Wednesday after the end of Early voting.
3. **Licensor Responsibilities.**
 - 3.1. The Licensor shall provide access to a clean space for the conduct of Early voting and access to clean restroom facilities to be used by Election Inspectors and voters.
 - 3.2. The fee paid to the Licensor under Section 1.4 includes all costs associated with Licensee's use of the Property and Licensor shall not surcharge Licensee for any additional costs such as electricity or water.
4. **Liability/Assurances.**
 - 4.1. **Damage to Licensor's Property/Facility.** Licensee shall be responsible for any damage to the Property that is caused by Licensee, its employees, agents, volunteers or subcontractors. If such damage occurs, Licensor may make the necessary repairs and/or replacements or cause a third party to make the necessary repairs and/or

- replacements. Licensee shall reimburse Licensor the costs for repairing and/or replacing such damage to the Property. Licensor shall invoice Licensee for such costs and Licensee shall pay such costs within thirty (30) days of receiving the bill.
- 4.2. **Damage to Licensee's Property.** Licensee shall be solely and entirely liable and responsible for any loss or damage resulting from fire, theft or other means to its personal property located, kept, or stored on the Property.
 - 4.3. **Liability for Claims.** Licensee shall be solely liable and responsible for any claims asserted by Licensee's employees, agents, volunteers or subcontractors occurring at or on the Property, which arise out of Licensee's use of the Property.
 - 4.4. **Reservation of Rights/Limitation of Liability.** This Agreement does not, and is not intended to impair, divest, delegate, or contravene any constitutional, statutory, or other legal right, privilege, power, obligation, duty, or immunity of the Parties.
 - 4.5. **Survival.** Section 4 and the duties and obligations contained herein shall survive the expiration or termination of this Agreement.
5. **Insurance.** Oakland County is self-insured and will provide a self-insurance certificate for use of the Property.
 6. **Termination.**
 - 6.1. This Agreement shall terminate automatically at the end of its term.
 7. **No Interest in Property.** Licensee, by virtue of this Agreement, shall not have any title to or interest in the Property or any portion thereof. Licensee has not, does not, and will not claim any such title, interest, or any easement over the Property.
 8. **Waiver.** Waiver of any term or condition under this Agreement must be in writing. No written waiver, in one or more instances, shall be deemed or construed as a continuing waiver of any term or condition of this Agreement. No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.
 9. **Cumulative Remedies.** A Party's exercise of any remedy shall not preclude the exercise of any other remedies, all of which shall be cumulative. A Party shall have the right, in its sole discretion, to determine which remedies are to be exercised and in which order.
 10. **Amendments.** This Agreement cannot be modified unless reduced to writing and signed by both Parties.
 11. **Severability.** If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms or conditions shall remain in full force and effect.
 12. **Governing Law.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan.

13. **Counterparts.** This Agreement may be executed in one or more counterparts, including facsimile copies, each of which shall be deemed an original, but all of which shall together constitute one instrument.
14. **Entire Agreement.** This Agreement sets forth all covenants, promises, agreements, conditions, and understandings between the Parties concerning the use of the Property and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between the Parties other than are herein set forth, except the Parties' Agreement for Election Services as applicable.
15. **Authorization.** The Parties represent that their respective signatories have the requisite authority to execute and bind them to the duties and responsibilities contained herein.

APPROVED AND AUTHORIZED BY LICENSEE:

NAME: _____

TITLE: _____

DATE: _____

SIGNATURE

APPROVED AND AUTHORIZED BY LICENSOR:

NAME: _____

TITLE: _____

DATE: _____

SIGNATURE



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-07

CITY COUNCIL AGENDA ITEM

Date: February 18, 2025

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, Bharatiya Temple, Sidwell #88-20-06-101-016

History

As part of a site improvement project, the City of Troy received a permanent easement for watermain from the Bharatiya Temple, owners of the property having Sidwell #88-20-06-101-016. The property is located in the northwest $\frac{1}{4}$ of Section 6 on South Boulevard, east of Adams Road.

The easement document was recorded prior to acceptance by City Council. To correct this error of procedure, staff request that City Council accept the permanent easement.

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:

Watermain Easement
 Bharatiya Temple
 #88-20-06-101-016



2016 NOV 15 AM 3:42

218310
LIBER 50070 PAGE 558
\$26.00 MISC RECORDING
\$4.00 REMONUMENTATION
11/15/2016 04:04:33 P.M. RECEIPT# 137360
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT

Sidwell #88-20-06-101-016 (part of)
Resolution #2012-

THE BHARATIYA TEMPLE, a Michigan non-profit corporation, Grantor, whose address is 6850 North Adams Road, Troy 48098 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace water main, 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 HEREOF

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 3 signature(s) this 2nd day of May A.D. 2012.

THE BHARATIYA TEMPLE,
a Michigan non-profit corporation

Tribhuvan Patel (L.S.)
By: ~~Tribhuvan Patel~~ Tribhovanbhai M. Patel
Its: Chairman, Board of Trustees

V. Balarama Murthy (L.S.)
By: Balarama Murty Vempaty
Its: LRPC Chairman

Viswanathan Subramanian (L.S.)
By: Viswanathan Subramanian
Its: President, Executive Committee

STATE OF MICHIGAN)
COUNTY OF Oakland)

Tribhovanbhai M. Patel
The foregoing instrument was acknowledged before me this 2nd day of May, 2012, by ~~Tribhuvan Patel~~, Chairman Board of Trustees, Balarama Murty Vempaty, LRPC Chairman, and Viswanathan Subramanian President, Executive Committee of the BHARATIYA TEMPLE, a Michigan non-profit corporation, on behalf of said corporation.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018

[Signature]
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol
City of Troy
500 West Big Beaver
Troy, MI 48084

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

OK - AB

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT A

20' WATER MAIN EASEMENT

LEGAL DESCRIPTION OF GRANTOR'S PARCEL

Situated in the City of Troy, Oakland County, Michigan, described as:

Part of the NW ¼ of Section 6, T.2N., R.11E., City of Troy, Oakland County, Michigan more particularly described as:

Commencing at a point on the north line of said Section 6, said point N.89°33'00"E. 165.00 feet from the NW corner of Section 6;

- Thence N.89°33'00"E. 693.00 feet;
- Thence S.11°58'00"W. 1132.52 feet;
- Thence S.86°25'30"W. 620.71 feet to a point on the West line of Section 6;
- Thence N.00°11'00"W. 875.88 feet;
- Thence N.89°33'00"E. 165.00 feet;
- Thence N.00°11'00"W. 264.00 feet to the point of Beginning.

20-06-101-010

LEGAL DESCRIPTION FOR 20' WATER MAIN EASEMENT

Part of the Northwest ¼ of Section 6, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being more particularly described as:

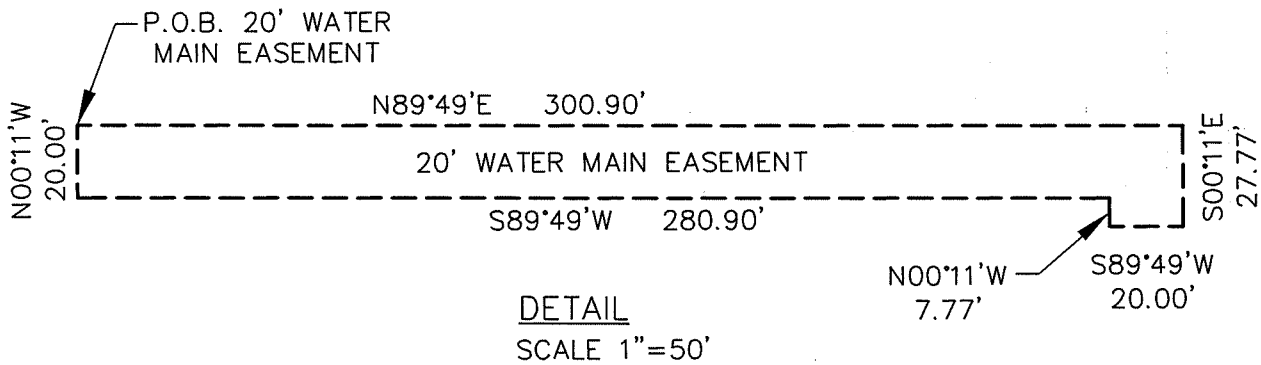
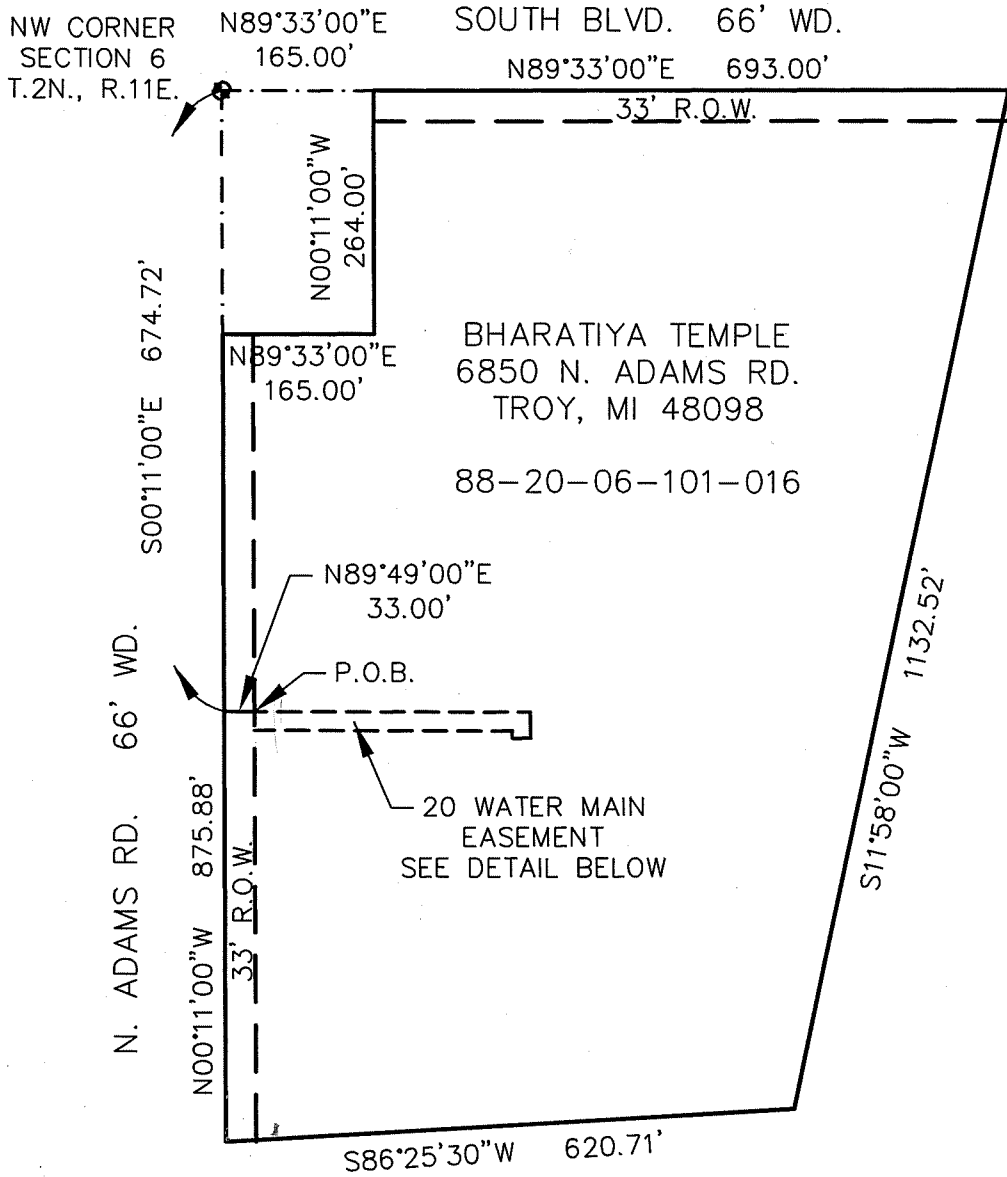
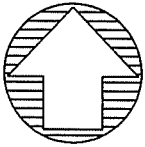
Commencing at the Northwest corner of Section 6, Town 2 North, Range 11 East, Thence S.00°11'E. 674.72 feet; Thence N.89°49'E. 33.00 feet to the point of beginning;

- Thence N.89°49'E. 300.90 feet;
- Thence S.00°11'E. 27.77 feet;
- Thence S.89°49'W. 20.00 feet;
- Thence N.00°11'W. 7.77 feet;
- Thence S.89°49'W. 280.90 feet;
- Thence N.00°11'W. 20.00 feet to the point of beginning.

A. 20-06-101-010

EXHIBIT B

20' WATER MAIN EASEMENT



CLIENT: Bharatiya Temple
 ADDRESS: 6850 N. Adams Rd.
 CITY, STATE & ZIP: Troy, MI 48084
 CITY/TWP: Troy SEC./P.C.: 6 COUNTY: Oakland
 DATE: August 10, 2007 DRAWN BY: GAT
 JOB NO.: 0509 SHEET NO.: xxx
 SCALE: 1" = 200'
 BOOK/PAGE: N/A



STEPHEN R. JACOBI PROFESSIONAL SURVEYOR #43057



500 West Big Beaver
Troy, MI 48084
troymi.gov



J-08

CITY COUNCIL AGENDA ITEM

Date: February 18, 2025

To: Frank Nastasi, City Manger

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

Subject: Request for Acceptance of Two Warranty Deeds and Five Permanent Easements, Town Haven, LLC, Sidwell #88-20-22-226-023 & -024

History

Developer Tableau By Mondrian has proposed the Town Haven Site Condominium development located on the south side of Wattles Road, west of Rochester. As part of the project the City of Troy received two warranty deeds for right of way and a detention facility. The City also received five permanent easements for sidewalks, water mains, public utilities and public service facilities, sanitary sewers, and storm sewers and surface drainage from Town Haven, LLC, owner of the properties having Sidwell #88-20-22-226-023 and -024.

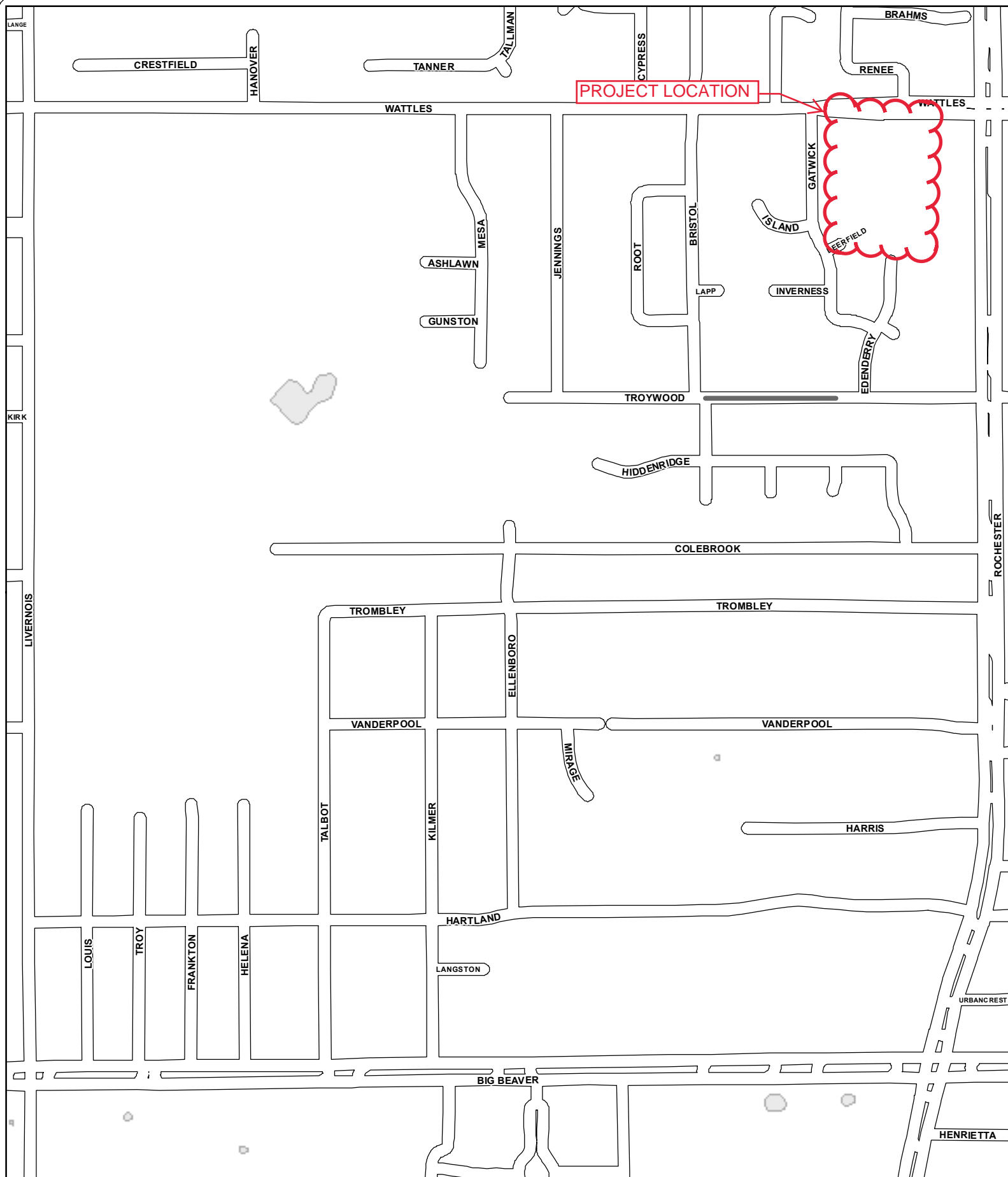
City of Troy Planning Commission approved the 19 single-family unit development on June 11, 2024. (Resolution #PC-2024-06-035)

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



WARRANTY DEED

Sidwell # 88-20-22-226-023 & 024 (pt of)

The Grantor(s) TOWN HAVEN, LLC, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 convey(s) and warrant(s) to the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road,, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

Subject to zoning, building and use restrictions, easements and right of way of record.

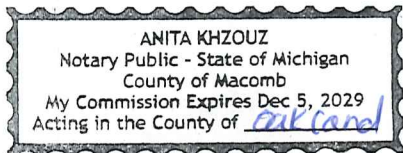
Dated this 19th day of February, 2025.

TOWN HAVEN, LLC
a Michigan limited liability company

By [Signature]
Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 19 day of February, 2025, by Joseph Maniaci, Member of TOWN HAVEN, LLC, a Michigan limited liability company, on behalf of the company.



* [Signature]
Notary Public, Macomb County, MI
My commission expires: Dec 5, 2029
Acting Oakland County, MI

When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
---	--	--

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

60' WIDE ROADWAY DEDICATION

A 60 foot wide roadway dedication over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said dedication being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 22.87 feet to the POINT OF BEGINNING;
 thence S00°00'22"E, 81.73 feet;
 thence C1) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S08°48'44"E, 14.70 feet;
 thence C2) 175.39 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears S45°11'19"W, 142.32 feet;
 thence C3) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N80°48'38"W, 14.70 feet;
 thence N89°37'00"W, 118.23 feet;
 thence C4) 22.07 feet along an arc of a curve to the left, having a radius of 14.00 feet and a chord that bears S45°12'56"W, 19.86 feet;
 thence S00°02'52"W, 392.36 feet;
 thence C5) 17.76 feet along an arc of a curve to the left, having a radius of 12.00 feet and a chord that bears S42°20'40"E, 16.18 feet;
 thence C6) 300.35 feet along an arc of a curve to the right, having a radius of 65.00 feet and a chord that bears S47°38'15"W, 96.04 feet;
 thence N00°02'52"E, 430.36 feet;
 thence C7) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N08°45'28"W, 14.70 feet;
 thence C8) 175.31 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears N45°12'58"E, 142.28 feet;
 thence C9) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S80°48'38"E, 14.70 feet;
 thence S89°37'00"E, 118.23 feet;
 thence C10) 22.09 feet along an arc of a curve to the left, having a radius of 14.00 feet and a chord that bears N45°11'19"E, 19.87 feet;
 thence N00°00'22"W, 120.87 feet to the aforementioned south line of Wattles Road;
 thence along said south line, S89°37'00"E, 60.00 feet to the POINT OF BEGINNING.

Containing 1.50 acres of land, more or less.

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	14.75'	48.00'	17°36'45"	S08°48'44"E	14.70'
C2	175.39'	80.00'	125°36'52"	S45°11'19"W	142.32'
C3	14.75'	48.00'	17°36'45"	N80°48'38"W	14.70'
C4	22.07'	14.00'	90°20'08"	S45°12'56"W	19.86'
C5	17.76'	12.00'	84°47'05"	S42°20'40"E	16.18'
C6	300.35'	65.00'	264°44'50"	S47°38'15"W	96.04'
C7	14.75'	48.00'	17°36'41"	N08°45'28"W	14.70'
C8	175.31'	80.00'	125°33'33"	N45°12'58"E	142.28'
C9	14.75'	48.00'	17°36'45"	S80°48'38"E	14.70'
C10	22.09'	14.00'	90°23'22"	N45°11'19"E	19.87'



t: 844.813.2949
www.peagroup.com

TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 4
JANUARY 27, 2025
16-0283

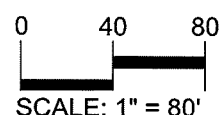
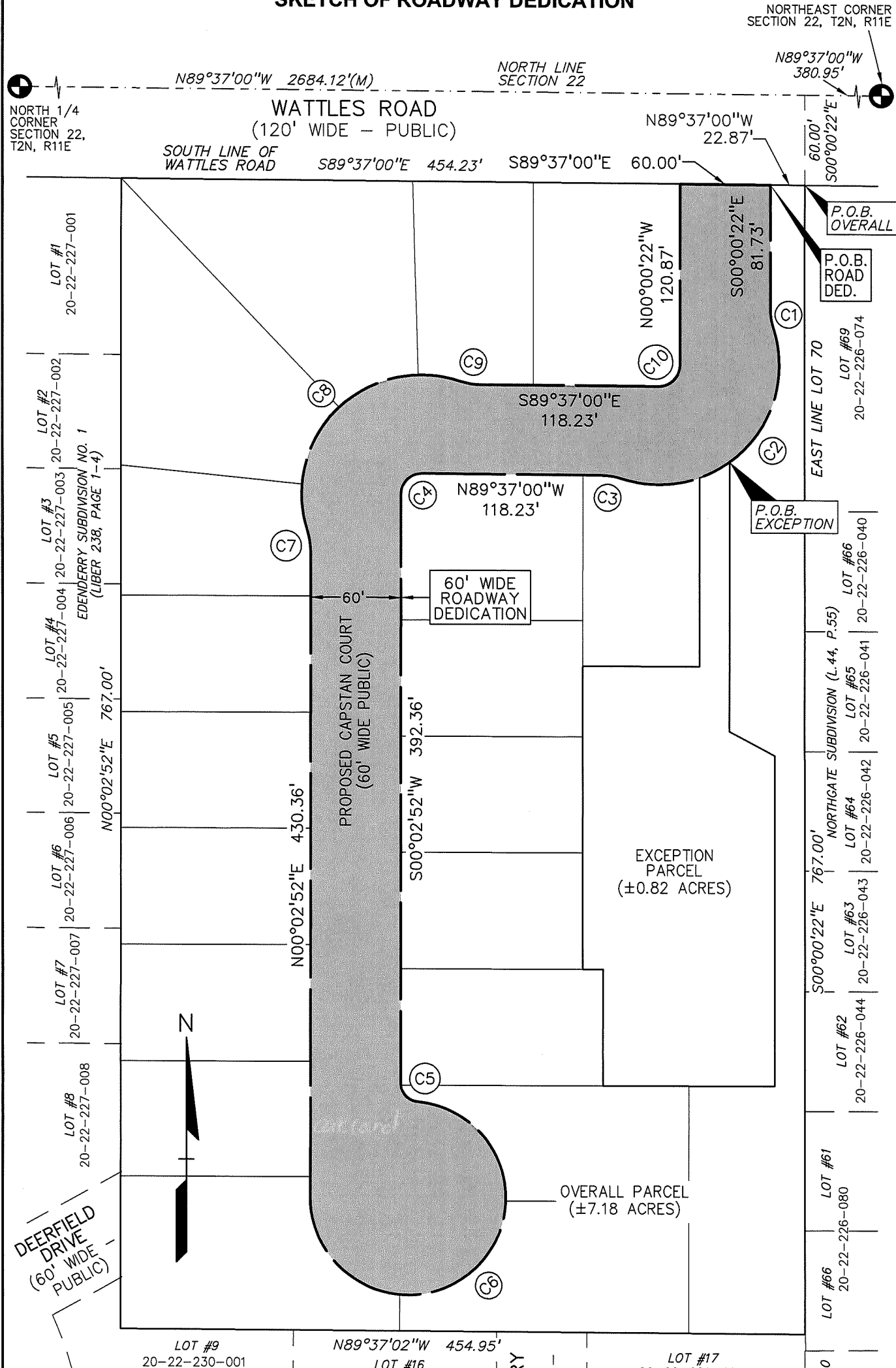


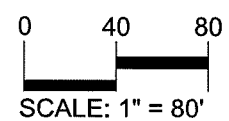
EXHIBIT "B"
SKETCH OF ROADWAY DEDICATION



PEA GROUP
t: 844.813.2949
www.peagroup.com

TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 2 OF 4
JANUARY 27, 2025
16-0283



EASEMENT CURVE TABLE
SEE SHEET 4

WARRANTY DEED

Sidwell # 88-20-22-226-024 (pt of)

The Grantor(s) TOWN HAVEN, LLC, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 convey(s) and warrant(s) to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road,, Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

Subject to zoning, building and use restrictions, easements and right of way of record.

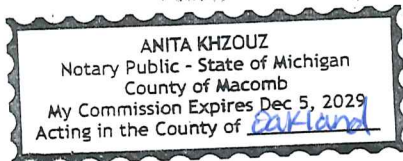
Dated this 13th day of February, 2025.

TOWN HAVEN, LLC
a Michigan limited liability company

By [Signature]
Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF oakland)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of TOWN HAVEN, LLC, a Michigan limited liability company, on behalf of the company.



* [Signature]
Notary Public, Macomb County, MI
My commission expires: Dec 5, 2029
Acting oakland County, MI

When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084
---	--	--

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

PROPOSED PARCEL B, DETENTION

A parcel of land being part of Lot 70 of "NORTHGATE" SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, and being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 22.87 feet to the east line of a proposed road (Capstan Court - 60 foot wide); thence along said east line the following three (3) courses: 1) S00°00'22"E, 81.73 feet and 2) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S08°48'44"E, 14.70 feet and 3) 100.06 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears S18°12'42"W, 93.66 feet to the POINT OF BEGINNING; thence S00°02'52"W, 179.59 feet; thence S61°56'55"E, 34.25 feet; thence S00°02'52"W, 220.29 feet; thence N89°57'08"W, 114.22 feet; thence N00°02'52"E, 77.50 feet; thence N89°57'08"W, 13.52 feet; thence N00°02'52"E, 202.16 feet; thence S89°57'08"E, 77.50 feet; thence N00°02'52"E, 125.72 feet to a point on the aforementioned east line of the proposed road; thence along said east line, 22.70 feet along an arc of a curve to the left, having a radius of 80.00 feet and a chord that bears N62°10'17"E, 22.63 feet to the POINT OF BEGINNING.

Containing 0.82 acres of land, more or less.

**SKETCH OF DESCRIPTION
PROPOSED PARCELS "A" & "B"**

NORTHEAST CORNER
SECTION 22, T2N, R11E

$N89^{\circ}37'00''W$
380.95'

NORTH LINE
SECTION 22

$N89^{\circ}37'00''W$ 2684.12'(M)

NORTH 1/4
CORNER
SECTION 22,
T2N, R11E

WATTLES ROAD
(120' WIDE - PUBLIC)

$N89^{\circ}37'00''W$
22.87'

SOUTH LINE OF
WATTLES ROAD $S89^{\circ}37'00''E$ 454.23'

$S00^{\circ}00'22''E$
60.00'

ARC = 14.75'
RADIUS = 48.00'
DELTA = $17^{\circ}36'45''$
CHORD = 14.70'
CH. BRG. = $S8^{\circ}48'44''E$

ARC = 100.06'
RADIUS = 80.00'
DELTA = $71^{\circ}39'38''$
CHORD = 93.66'
CH. BRG. = $S18^{\circ}12'42''W$

ARC = 22.70'
RADIUS = 80.00'
DELTA = $16^{\circ}15'32''$
CHORD = 22.63'
CH. BRG. = $N62^{\circ}10'17''E$

P.O.B.
"A"
&
NE COR.
LOT 70

EAST LINE LOT 70
LOT #69
20-22-226-074

P.O.B.
"B"

LOT #66
20-22-226-040

PROPOSED
CAPSTAN
COURT
(60' WIDE
PUBLIC)

$S89^{\circ}57'08''E$
77.50'

$S61^{\circ}56'55''E$
34.25'

PARCEL "A"
(± 7.18 ACRES)
(PART OF LOT
#70 & #71)

PARCEL "B"
(± 0.82 ACRES)
(PART OF
LOT #70)

$N89^{\circ}57'08''W$
13.52'

$N00^{\circ}02'52''E$
77.50'

$N89^{\circ}57'08''W$ 114.22'

$S00^{\circ}02'52''W$ 220.29'

NORTHGATE SUBDIVISION (L.44, P.55)
LOT #65
20-22-226-041

LOT #64
20-22-226-042

LOT #63
20-22-226-043

LOT #62
20-22-226-044

LOT #61
20-22-226-080

LOT #60
20-22-226-086



NORTHGATE SUBDIVISION
(LIBER 44, PAGE 55)

LOT #9
20-22-230-001

$N89^{\circ}37'02''W$ 454.95'

LOT #16
20-22-230-008

LOT #17
20-22-226-086

DEERFIELD
DRIVE
(60' WIDE
PUBLIC)

EDENDERRY SUBDIVISION NO. 1
(LIBER 238, PAGE 1-4)

EDENDERRY
DRIVE
(60' WIDE
PUBLIC)

PEA
GROUP

TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 3 OF 4
JANUARY 27, 2025
16-0283

0 40 80
SCALE: 1" = 80'

t: 844.813.2949
www.peagroup.com

**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

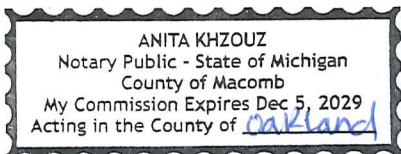
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.


TOWN HAVEN, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.




*
Notary Public, Macomb County, Michigan
My Commission Expires Dec 5, 2029
Acting in Oakland 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

LEGAL DESCRIPTIONSLEGAL DESCRIPTIONS: (per PEA Group)VARIABLE WIDTH SIDEWALK EASEMENT "A"

A variable width sidewalk easement over a parcel of land being part of Lot 70 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70 and the POINT OF BEGINNING;

thence continuing along said east line, S00°00'22"E, 3.50 feet;

thence S63°29'57"W, 14.37 feet;

thence N89°37'00"W, 10.00 feet to the east line of a proposed road (Capstan Court – 60 foot wide);

thence along said east line, N00°00'22"W, 10.00 feet to the aforementioned south line of Wattles Road;

thence along said south line, S89°37'00"E, 22.87 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTIONS: (per PEA Group)VARIABLE WIDTH SIDEWALK EASEMENT "B"

A variable width sidewalk easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 82.87 feet to the west line of a proposed road (Capstan Court – 60 foot wide) and the POINT OF BEGINNING;

thence along said west line, S00°00'22"E, 10.00 feet;

thence N89°37'00"W, 126.30 feet;

thence N78°02'31"W, 49.84 feet to the aforementioned south line of Wattles Road;

thence along said south line, S89°37'00"E, 175.06 feet to the aforementioned west line of a proposed road and the POINT OF BEGINNING.

PEA
GROUP

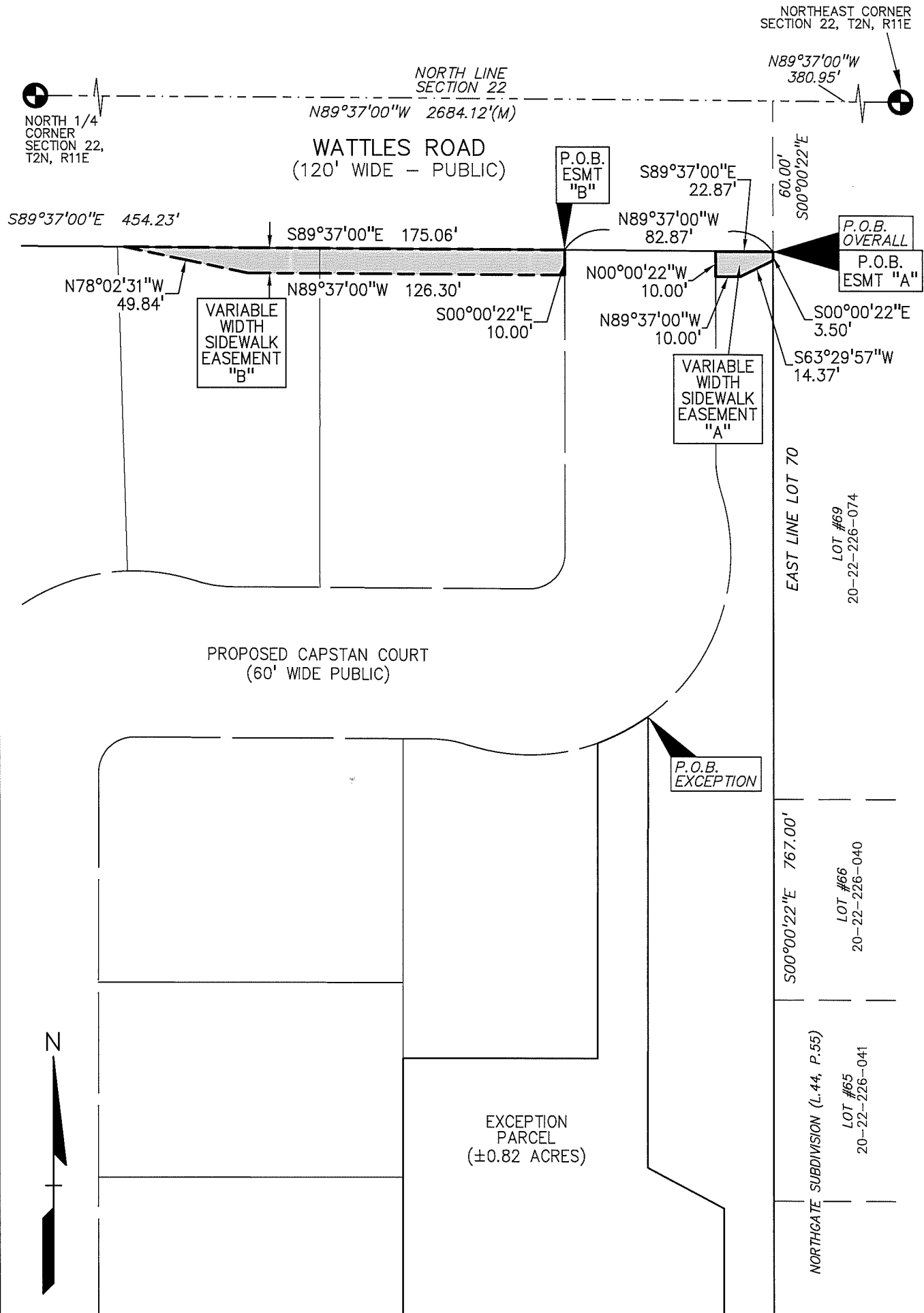
t: 844.813.2949
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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 4
JANUARY 27, 2025
16-0283

0 40 80
SCALE: 1" = 80'

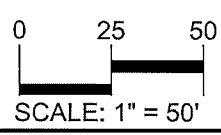
EXHIBIT "B"
SKETCH OF SIDEWALK EASEMENTS



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TABLEAU BY
MONDRIAN
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

SHEET 2 OF 4
 JANUARY 27, 2025
 16-0283



**PERMANENT EASEMENT
FOR WATERMAINS**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **watermains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF


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

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

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

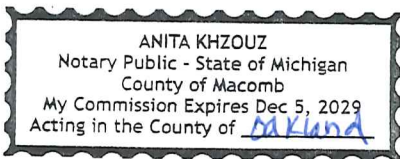
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.


TOWN HAVEN, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.




*
Notary Public, oakland County, Michigan
My Commission Expires Dec 5, 2029
Acting in oakland 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

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

VARIABLE WIDTH WATER MAIN EASEMENT

A variable width water main easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 22.87 feet to the east line of a proposed road (Capstan Court – 60 foot wide); thence along said east line the following three (3) courses: 1) S00°00'22"E, 81.73 feet and 2) (C1) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S08°48'44"E, 14.70 feet and 3) (C2) 56.15 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears S02°29'15"W, 55.00 feet to the POINT OF BEGINNING;

thence S67°24'24"E, 10.00 feet;

thence (C3) 134.15 feet along an arc of a curve to the right, having a radius of 90.00 feet and a chord that bears S65°17'41"W, 122.07 feet;

thence (C4) 11.68 feet along an arc of a curve to the left, having a radius of 38.00 feet and a chord that bears N80°48'38"W, 11.64 feet;

thence N89°37'00"W, 118.23 feet;

thence (C5) 6.31 feet along an arc of a curve to the left, having a radius of 4.00 feet and a chord that bears S45°12'56"W, 5.67 feet;

thence S00°02'52"W, 399.22 feet;

thence (C6) 141.57 feet along an arc of a curve to the right, having a radius of 70.00 feet and a chord that bears S27°55'13"E, 118.64 feet;

thence S36°17'24"E, 61.50 feet;

thence S89°37'02"E, 21.66 feet;

thence S00°22'58"W, 5.00 feet to a northerly line of "Edenderry Subdivision No. 1", as recorded in Liber 238, Pages 1-4;

thence along said northerly line, N89°37'02"W, 42.87 feet;

thence N36°17'24"W, 47.42 feet;

thence (C7) 100.46 feet along an arc of a curve to the right, having a radius of 70.00 feet and a chord that bears S88°09'23"W, 92.06 feet;

thence N39°16'19"E, 5.00 feet;

thence along the aforementioned east line of a proposed road (Capstan Court – 60 foot wide) the following seven (7) courses:

1) (C8) 242.79 feet along an arc of a curve to the left, having a radius of 65.00 feet and a chord that bears N22°16'03"E, 124.32 feet;

and 2) (C9) 17.76 feet along an arc of a curve to the right, having a radius of 12.00 feet and a chord that bears N42°20'40"W, 16.18 feet;

and 3) N00°02'52"E, 392.36 feet;

and 4) (C10) 22.07 feet along an arc of a curve to the right, having a radius of 14.00 feet and a chord that bears N45°12'56"E, 19.86 feet;

and 5) S89°37'00"E, 118.23 feet;

and 6) (C11) 14.75 feet along an arc of a curve to the right, having a radius of 48.00 feet and a chord that bears S80°48'38"E, 14.70 feet;

and 7) (C12) 119.24 feet along an arc of a curve to the left, having a radius of 80.00 feet and a chord that bears N65°17'41"E, 108.51 feet to the POINT OF BEGINNING.



t: 844.813.2949
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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 4
JANUARY 27, 2025
16-0283

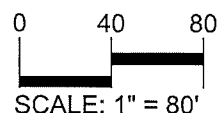
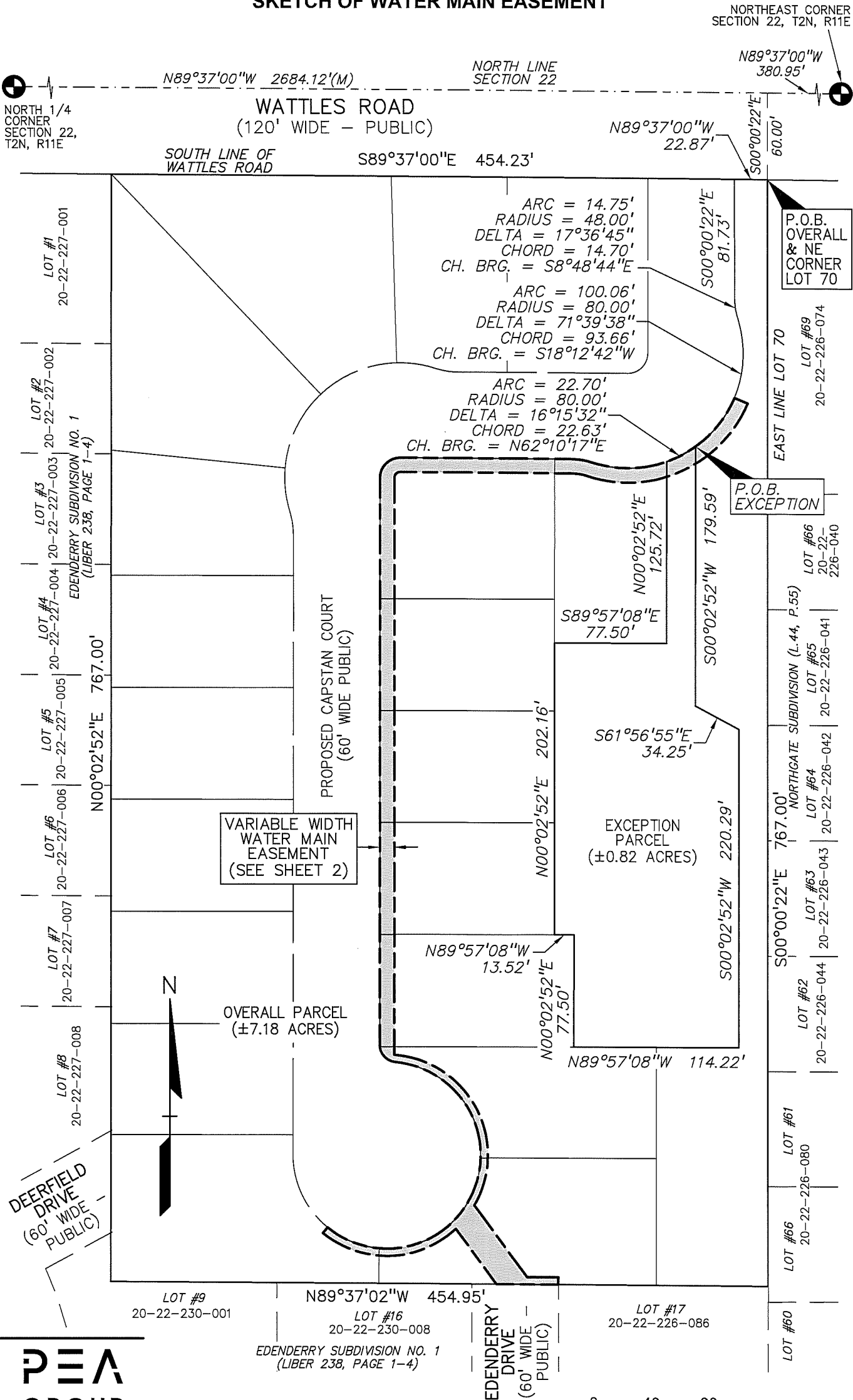


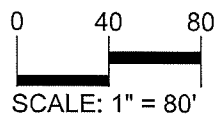
EXHIBIT "B"
SKETCH OF WATER MAIN EASEMENT



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TABLEAU BY
MONDRIAN
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

SHEET 1 OF 4
 JANUARY 27, 2025
 16-0283



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

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

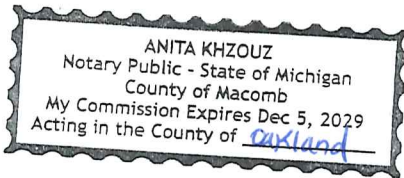
SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.



TOWN HAVEN, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires Dec 5, 2029
Acting in Oakland 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"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

10' WIDE FRANCHISE UTILITY EASEMENT

A 10 foot wide franchise utility easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 14.87 feet to the POINT OF BEGINNING; thence S00°00'22"E, 168.37 feet; thence C1) 128.79 feet along an arc of a curve to the right, having a radius of 95.00 feet and a chord that bears S69°09'30"W, 119.15 feet; thence C2) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears N80°48'38"W, 10.10 feet; thence N89°37'00"W, 117.22 feet; thence S00°02'52"W, 393.71 feet; thence C3) 281.94 feet along an arc of a curve to the right, having a radius of 75.00 feet and a chord that bears S25°24'07"W, 142.91 feet; thence S39°16'19"W, 5.01 feet; thence C4) 65.86 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears N23°33'46"W, 64.01 feet; thence N00°02'52"E, 430.35 feet; thence C5) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears N08°45'28"W, 10.10 feet; thence C6) 208.18 feet along an arc of a curve to the right, having a radius of 95.00 feet and a chord that bears N45°12'58"E, 168.96 feet; thence C7) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears S80°48'38"E, 10.10 feet; thence S89°37'00"E, 127.22 feet; thence N00°00'22"W, 119.96 feet to the aforementioned south line of Wattles Road (120' wide) and the POINT OF ENDING, said easement to trim and extend to the proposed road line (Capstan Court – 60 foot wide).

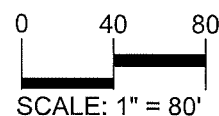
Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	128.79'	95.00'	77°40'30"	S69°09'30"W	119.15'
C2	10.14'	33.00'	17°36'45"	N80°48'38"W	10.10'
C3	281.94'	75.00'	215°23'05"	S25°24'07"W	142.91'
C4	65.86'	80.00'	47°09'49"	N23°33'46"W	64.01'
C5	10.14'	33.00'	17°36'41"	N08°45'28"W	10.10'
C6	208.18'	95.00'	125°33'33"	N45°12'58"E	168.96'
C7	10.14'	33.00'	17°36'45"	S80°48'38"E	10.10'



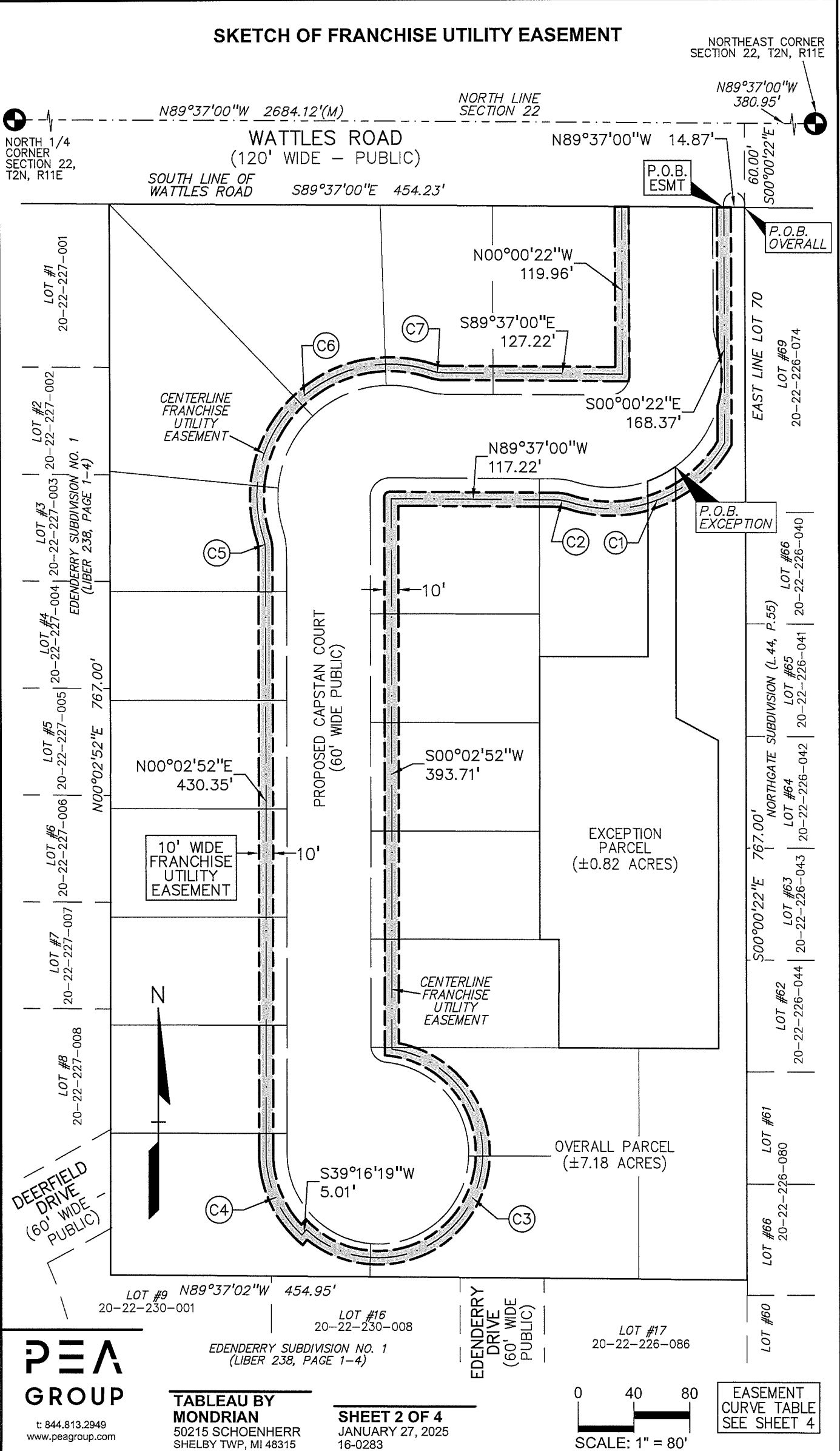
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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 4
JANUARY 27, 2025
16-0283



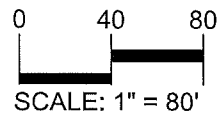
SKETCH OF FRANCHISE UTILITY EASEMENT



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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 2 OF 4
JANUARY 27, 2025
16-0283



EASEMENT
CURVE TABLE
SEE SHEET 4

**PERMANENT EASEMENT
FOR SANITARY SEWERS**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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

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

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

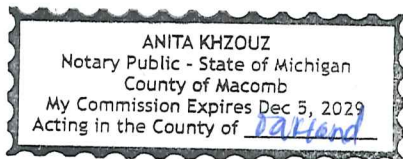
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.

TOWN HAVEN, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.



*[Signature]
Notary Public, Macomb County, Michigan
My Commission Expires Dec 5, 2029
Acting in Oakland 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"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

10' WIDE SANITARY SEWER EASEMENT "A"

A 10 foot wide sanitary sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 82.87 feet to the west line of a proposed road (Capstan Court – 60 foot wide); thence along said west line the following two (2) courses: S00°00'22"E, 120.87 feet and C1) 9.87 feet along an arc of a curve to the right, having a radius of 14.00 feet and a chord that bears S20°11'28"W, 9.67 feet to the POINT OF BEGINNING; thence N89°37'00"W, 128.95 feet; thence C2) 13.22 feet along an arc of a curve to the right, having a radius of 43.00 feet and a chord that bears N80°48'38"W, 13.17 feet; thence C3) 186.27 feet along an arc of a curve to the left, having a radius of 85.00 feet and a chord that bears S45°12'58"W, 151.17 feet; thence C4) 13.22 feet along an arc of a curve to the right, having a radius of 43.00 feet and a chord that bears S08°45'28"E, 13.17 feet; thence S00°02'52"W, 430.36 feet; thence C5) 8.62 feet along an arc of a curve to the left, having a radius of 70.00 feet and a chord that bears S03°31'01"E, 8.62 feet to the POINT OF ENDING, said easement to trim and extend to the proposed road line.

LEGAL DESCRIPTIONS: (per PEA Group)

20' WIDE SANITARY SEWER EASEMENT "B"

A 20 foot wide sanitary sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along the east line of said Lot 70, S00°00'22"E, 767.00 feet to a northerly line of "Edenderry Subdivision No. 1", as recorded in Liber 238, Pages 1–4; thence along said northerly line, N89°37'02"W, 126.86 feet; thence N00°22'59"E, 10.00 feet to the POINT OF BEGINNING; thence N89°37'02"W, 74.54 feet; thence N57°05'39"W, 39.42 feet to a point on the line of a proposed road (Capstan Court – 60 foot wide) and the POINT OF ENDING, said easement to trim and extend to the proposed road line.

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	9.87'	14.00'	40°23'41"	S20°11'28"W	9.67'
C2	13.22'	43.00'	17°36'45"	N80°48'38"W	13.17'
C3	186.27'	85.00'	125°33'33"	S45°12'58"W	151.17'
C4	13.22'	43.00'	17°36'41"	S08°45'28"E	13.17'
C5	8.62'	70.00'	7°03'32"	S03°31'01"E	8.62'



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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 4
JANUARY 27, 2025
16-0283

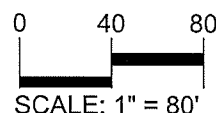
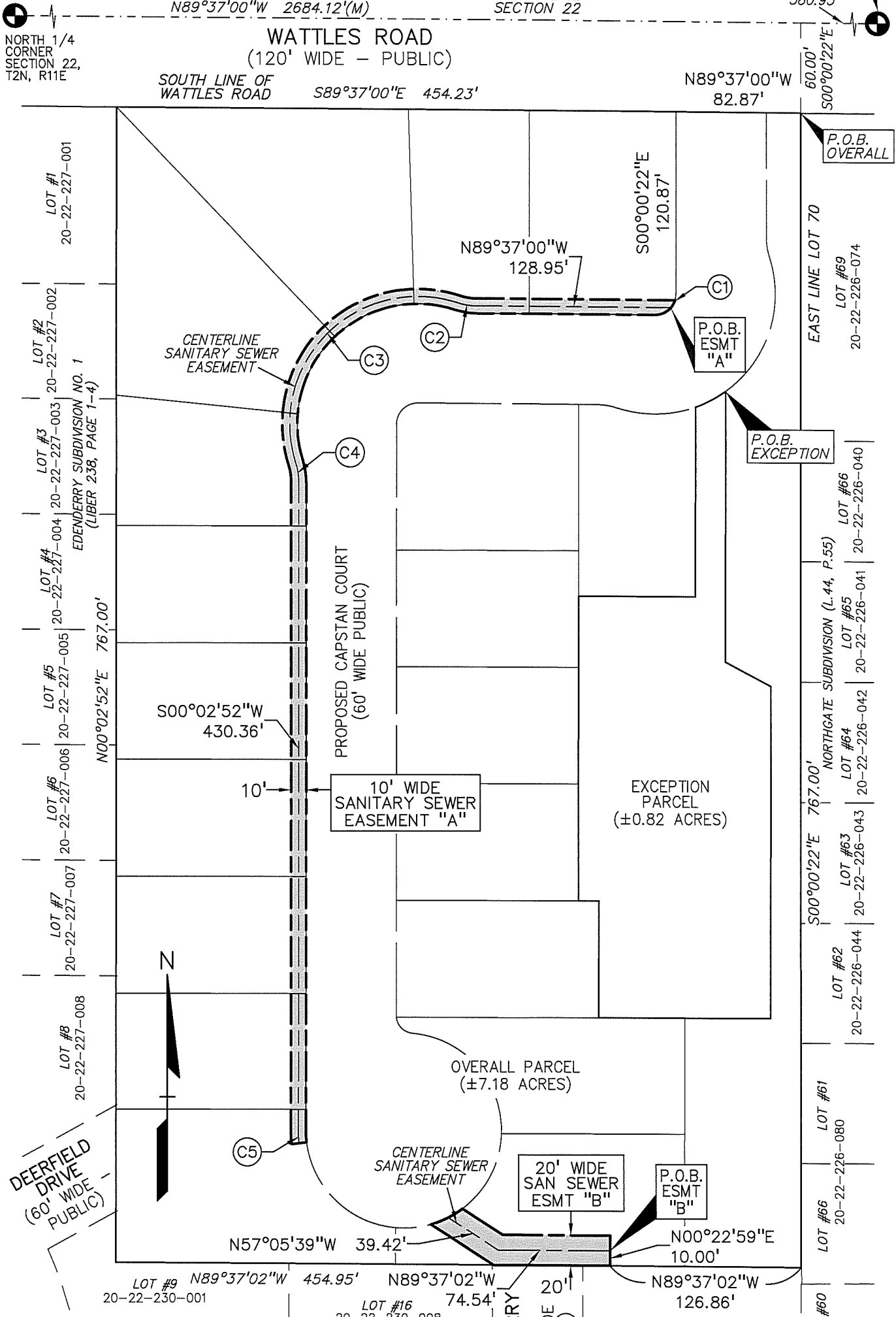


EXHIBIT "B"

SKETCH OF SANITARY SEWER EASEMENTS

NORTHEAST CORNER SECTION 22, T2N, R11E



NORTH 1/4 CORNER SECTION 22, T2N, R11E

N89°37'00"W 2684.12'(M) NORTH LINE SECTION 22
 SOUTH LINE OF WATTLES ROAD S89°37'00"E 454.23'

N89°37'00"W 82.87'

N89°37'00"W 380.95'

60.00' S00°00'22"E

LOT #1 20-22-227-001

LOT #2 20-22-227-002

LOT #3 20-22-227-003

LOT #4 20-22-227-004

LOT #5 20-22-227-005

LOT #6 20-22-227-006

LOT #7 20-22-227-007

LOT #8 20-22-227-008

LOT #9 20-22-230-001

LOT #16 20-22-230-008

LOT #17 20-22-226-086

EAST LINE LOT 70 LOT #69 20-22-226-074

LOT #66 20-22-226-040

LOT #65 20-22-226-041

LOT #64 20-22-226-042

LOT #63 20-22-226-043

LOT #62 20-22-226-044

LOT #61 20-22-226-080

CENTERLINE SANITARY SEWER EASEMENT

PROPOSED CAPSTAN COURT (60' WIDE PUBLIC)

10' WIDE SANITARY SEWER EASEMENT "A"

EXCEPTION PARCEL (±0.82 ACRES)

OVERALL PARCEL (±7.18 ACRES)

CENTERLINE SANITARY SEWER EASEMENT

20' WIDE SAN SEWER ESMT "B"

P.O.B. ESMT "B"

DEERFIELD DRIVE (60' WIDE PUBLIC)

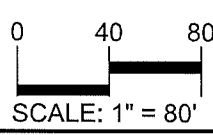
EDENDERRY DRIVE (60' WIDE PUBLIC)

EDENDERRY SUBDIVISION NO. 1 (LIBER 238, PAGE 1-4)

PEA GROUP

TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TWP, MI 48315

SHEET 2 OF 4 JANUARY 27, 2025 16-Q283



EASEMENT CURVE TABLE SEE SHEET 4

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

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

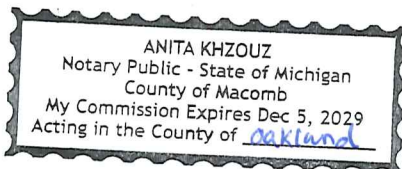
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.


TOWN HAVEN, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.




*
Notary Public, Macomb County, Michigan
My Commission Expires Dec 5, 2029
Acting in Oakland 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" (1 of 2)
LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

20' WIDE STORM SEWER EASEMENT "A"

A 20 foot wide storm sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 269.49 feet; thence S00°23'00"W, 30.00 feet to the POINT OF BEGINNING;

thence S89°37'00"E, 89.40 feet;

thence S00°02'52"W, 104.96 feet to a point on the proposed road line (Capstan Court – 60 foot wide) and the POINT OF ENDING.

LEGAL DESCRIPTIONS: (per PEA Group)

20' WIDE STORM SEWER EASEMENT "B"

A 20 foot wide storm sewer easement over a parcel of land being part of Lot 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 454.23 feet to an easterly line of "Edenderry Subdivision No. 1", as recorded in Liber 238, Pages 1–4; thence along said easterly line, S00°02'52"W, 183.48 feet; thence S89°57'08"E, 20.00 feet to the POINT OF BEGINNING;

thence S00°02'52"W, 171.93 feet;

thence continuing S00°02'52"W, 165.00 feet;

thence N00°02'52"E, 165.00 feet;

thence S89°57'08"E, 106.00 feet to a point on the proposed road line (Capstan Court – 60 foot wide) and the POINT OF ENDING.

LEGAL DESCRIPTIONS: (per PEA Group)

20' WIDE STORM SEWER EASEMENT "C"

A 20 foot wide storm sewer easement over a parcel of land being part of Lot 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 454.23 feet to an easterly line of "Edenderry Subdivision No. 1", as recorded in Liber 238, Pages 1–4; thence along said easterly line, S00°02'52"W, 697.64 feet to the POINT OF BEGINNING;

thence N41°49'19"E, 43.21 feet;

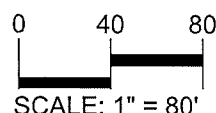
thence S89°57'08"E, 97.21 feet to a point on the proposed road line (Capstan Court – 60 foot wide) and the POINT OF ENDING.



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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 5
JANUARY 27, 2025
16-0283



LEGAL DESCRIPTIONSLEGAL DESCRIPTIONS: (per PEA Group)20' WIDE STORM SEWER EASEMENT "D"

A 20 foot wide storm sewer easement over a parcel of land being part of Lot 70 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along the east line of said Lot 70, S00°00'22"E, 601.07 feet; thence N89°57'08"W, 91.38 feet to the POINT OF BEGINNING;

thence S00°02'52"W, 87.50 feet to the POINT OF ENDING.

LEGAL DESCRIPTIONS: (per PEA Group)20' WIDE STORM SEWER EASEMENT "E"

A 20 foot wide storm sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along the east line of said Lot 70, S00°00'22"E, 601.07 feet; thence N89°57'08"W, 120.29 feet to the POINT OF BEGINNING;

thence S44°23'58"W, 13.98 feet;

thence N89°57'08"W, 84.96 feet;

thence S58°21'35"W, 18.25 feet to a point on the proposed road line (Capstan Court – 60 foot wide);

thence along said road line, 25.90 feet along an arc of a curve to the left, having a radius of 65.00 feet and a chord that bears N70°36'56"W, 25.73 feet;

thence N58°21'35"E, 40.11 feet;

thence S89°57'08"E, 82.22 feet;

thence N44°23'58"E, 6.02 feet;

thence S00°02'52"W, 14.30 feet;

thence S89°57'08"E, 13.98 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTIONS: (per PEA Group)VARIABLE WIDTH STORM SEWER EASEMENT "F"

A variable width storm sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 22.87 feet to the east line of a proposed road (Capstan Court – 60 foot wide); thence along said east line the following five (5) courses: 1) S00°00'22"E, 81.73 feet and 2) (C2) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S08°48'44"E, 14.70 feet and 3) (C3) 175.39 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears S45°11'19"W, 142.32 feet and 4) (C4) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N80°48'38"W, 14.70 feet and 5) N89°37'00"W, 1.31 feet to the POINT OF BEGINNING;

thence S00°02'52"W, 127.25 feet;

thence N89°57'08"W, 10.00 feet;

thence S00°02'52"W, 57.16 feet;

thence N89°57'08"W, 121.00 feet to the aforementioned proposed road line;

thence along said line, N00°02'52"E, 20.00 feet;

thence S89°57'08"E, 111.00 feet;

thence N00°02'52"E, 164.53 feet to the aforementioned proposed road line;

thence along said line, S89°37'00"E, 20.00 feet to the POINT OF BEGINNING.

PEA
GROUP

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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 5 OF 5
JANUARY 27, 2025
16-0283


0 40 80

SCALE: 1" = 80'

EXHIBIT "B"
SKETCH OF STORM SEWER EASEMENTS

NORTHEAST CORNER
 SECTION 22, T2N, R11E

NORTH 1/4
 CORNER
 SECTION 22,
 T2N, R11E

N89°37'00"W 2684.12'(M)

NORTH LINE
 SECTION 22

N89°37'00"W
 380.95'

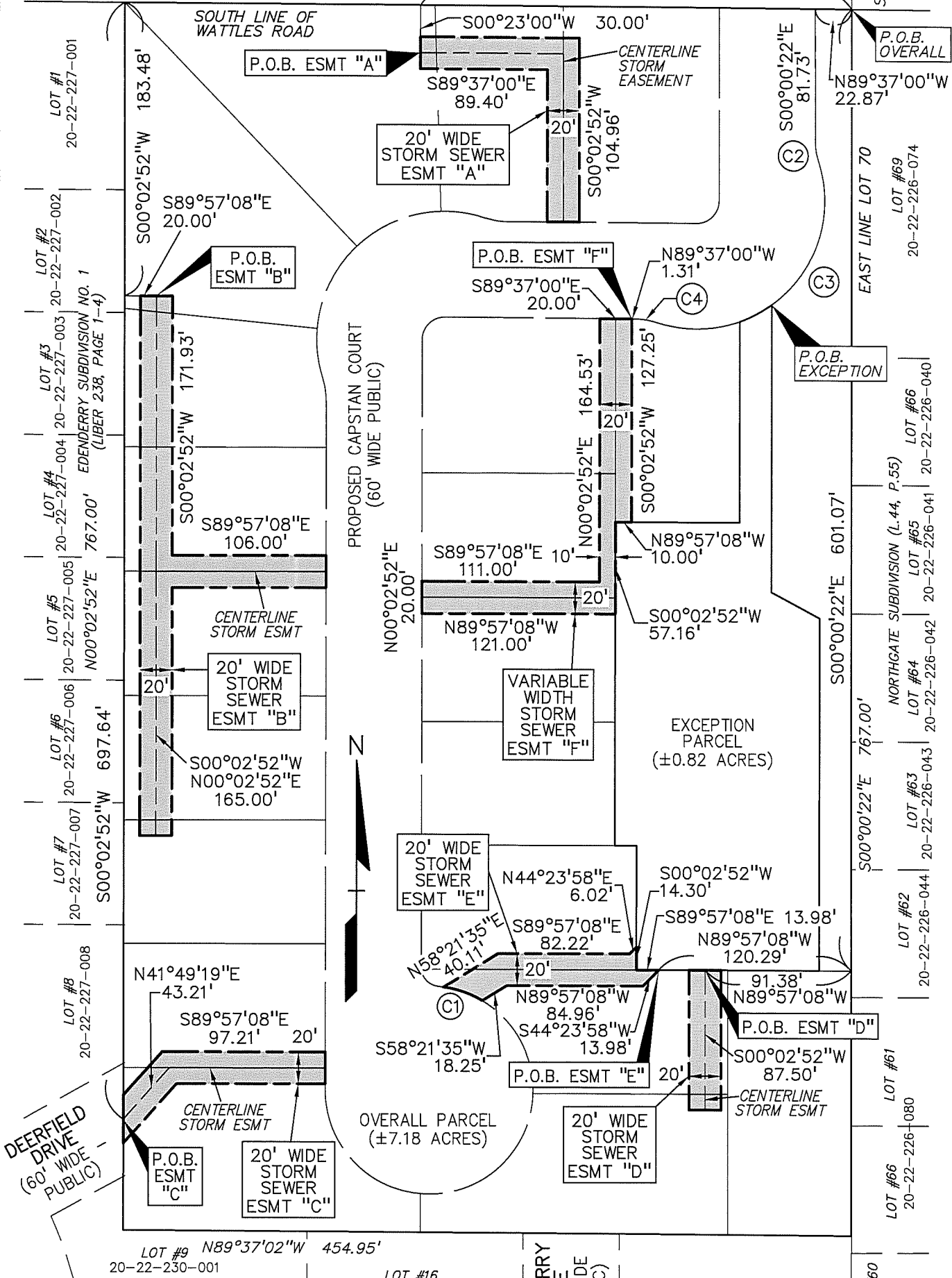
WATTLES ROAD (120' WIDE - PUBLIC)

N89°37'00"W
 S89°37'00"E 454.23'

N89°37'00"W 269.49'

60.00'
 S00°00'22"E

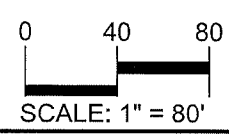
N89°37'00"W
 22.87'



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TABLEAU BY
MONDRIAN
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

SHEET 2 OF 5
 JANUARY 27, 2025
 16-0283



EASEMENT
 CURVE TABLE
 SEE SHEET 3



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: February 24, 2025
To: Frank Nastasi, City Manager
From: Robert J. Bruner, Deputy City Manager
Kurt Bovensiep, Public Works Director
G. Scott Finlay, City Engineer
Subject: Act 51 Mileage Certification for 2024

History

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

Addition:

Street Name	Added Length	Plat
VIA Toscana St	385.95 ft.	Tuscan Villas
Bloomingle Drive	197.99 ft.	Estates of Brook Hollow No3
Holm Street	382 ft.	Eysters John R Farms
Blaketon Court	634.32 ft.	Estates of Eckford

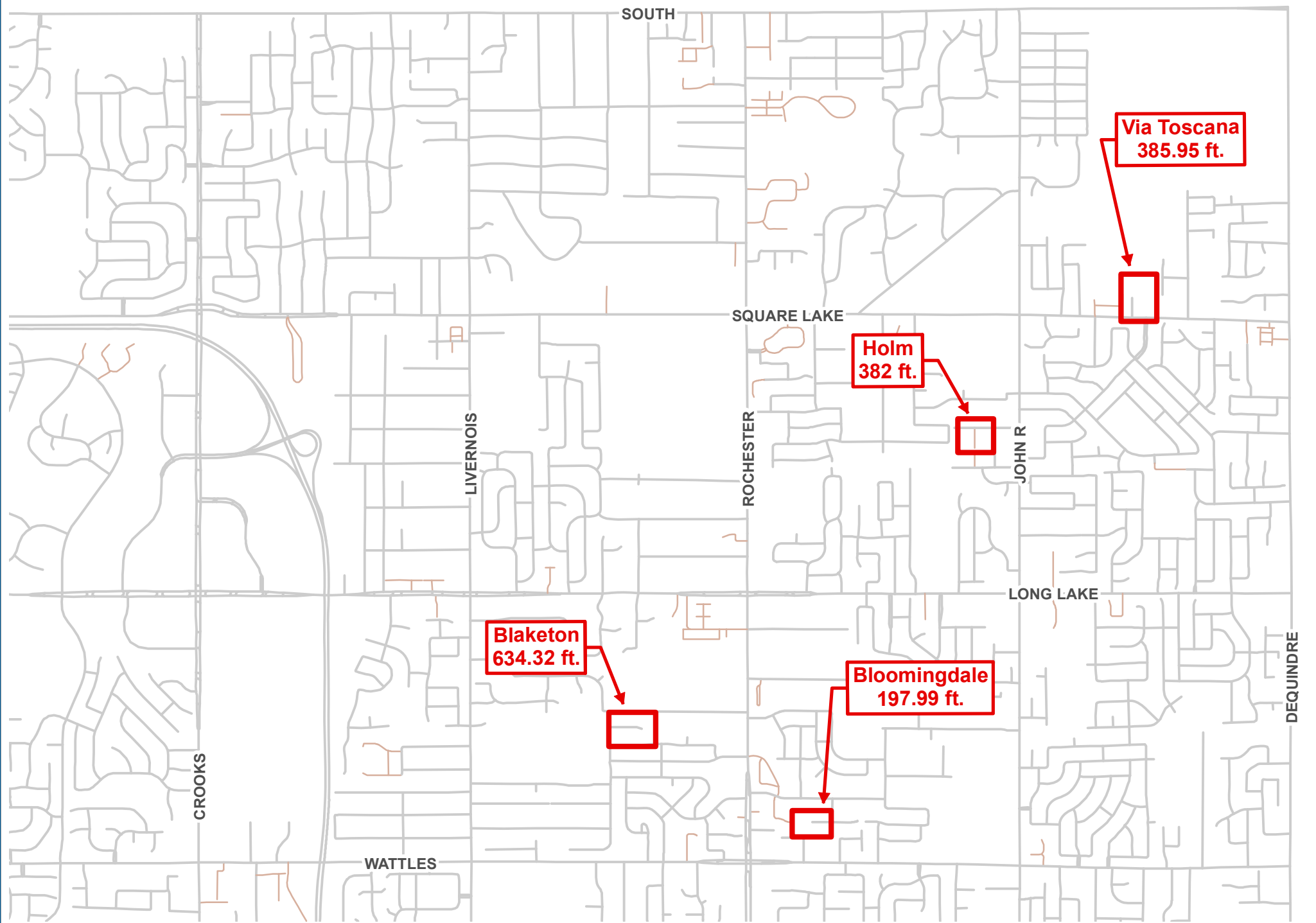
The addition of this local street will bring the local road mileage total to 270.96 miles, the major total will remain at 57.34 miles.

Financial

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

Recommendation

It is recommended that the road listed above, under addition, be accepted and certified for the Act 51 mileage report.



Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on January 28, 2025, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure for tonight’s meeting.

1. ROLL CALL

Present:

- Toby Buechner
- Carlton M. Faison
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- 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-2025-01-006

Moved by: Faison
Support by: Fox

RESOLVED, To approve the agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – January 14, 2025

Resolution # PC-2025-01-007

Moved by: Buechner
Support by: Malalahalli

RESOLVED, To approve the minutes of January 14, 2025 Regular meeting as submitted.

Yes: Buechner, Faison, Fox, Hutson, Krent, Lambert, Malalahalli, Perakis
Abstain: Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Dante Melotti, Jr., 1097 Kirks Blvd, Troy; addressed Big Beaver corridor vision, encouraged more prominent landscaping to screen parked cars and continuity of landscaping for entire corridor.

PRELIMINARY SITE PLAN APPROVALS

5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0011) – Proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for a mixed use development that retains an existing 4-story office building and proposes the construction of two towers for residential apartment units. He said the applicant is looking for feedback only this evening. Mr. Carlisle addressed the site layout, building design, parking deck, bridge connection between existing office and new apartments, access and circulation, parking, unique landscaping, and elevations.

Mr. Carlisle stated the applicant is seeking a variance from the Zoning Board of Appeals (ZBA) for the 40-foot required rear yard setback. He said the application would come back before the Planning Commission for consideration should the variance be granted by the ZBA.

Mr. Carlisle shared support of the proposed project because the applicant is reusing an existing office building and an oversized parking lot. He asked the Planning Commission to discuss with the applicant the proposed shared parking, parking concerns raised by OHM (City Traffic Consultant), pedestrian accessibility from the parking deck to residential units and use of decorative light fixtures throughout the parking deck.

Board members and the administration discussed:

- Legal nonconformity of the building.
- Pedestrian connection to/from parking deck and residential units.
- Shared parking and number of parking spaces deficient.
- Relationship of project with neighboring properties on site.

Project Architect John Marusich clarified ownership of the subject property. He said the owner intends to keep the bank and existing drive-through, has moved his personal office on site, and has a good relationship with neighboring properties.

Mr. Marusich narrated a question and answer session during a video presentation of the proposed project.

Some comments during discussion related to the following:

- Decorative lighting fixtures.
- Generous green space, unique landscaping, third level terrace amenities.
- Building identity, primary entrance, and apartment towers in relation to street presence.
- Rental units.
- Pedestrian circulation to/from parking to residential units; safety, convenience, signage.
- Design approach of parking deck.
- Concerns identified in OHM memorandum.
- Urban style of living.
- ZBA variance request.

In summary, the applicant was asked to consider:

- Provide three dimensional (3D) rendering to show context of elevation from surrounding buildings.
- Design changes to east elevation.
- Improve pedestrian/vehicular movement and address pedestrian safety; i.e., crosswalk, signage, lighting.
- Address comments identified in OHM memorandum.
- Consider softer design approach of parking deck; color scheme.

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0006) – Proposed Slick City Action Park: Troy, East side of Crooks, North of Maple (1820 Crooks and 1749 Northwood), Section 28, Currently Zoned MR (Maple Road) District and IB (Integrated Industrial and Business) District

Mr. Buechner recused himself because he is the applicant. Mr. Buechner exited the meeting at 8:20 p.m.

Mr. Carlisle reviewed the Preliminary Site Plan application for Slick City Action Park. He addressed parking lot improvements, parking lot trees, and parking along the south neighboring property line. He said the applicant is requesting consideration for a parking waiver and the use of transparency alternatives.

Mr. Carlisle shared overall support for the development because the applicant is repurposing an existing building and providing a desired use in the community. Mr. Carlisle asked the Planning Commission in its deliberation to consider a parking waiver, location of parking lot trees and the use of transparency alternatives.

Mr. Carlisle said any approval of the application should be subject to the conditions as identified in his report dated January 22, 2025.

Present were Project Architect Stephen Auger and Tim Honoway of Ronnisch Construction Group.

Some comments during discussion related to the following:

- Number of parking spaces; applicant request for 128 spaces.
- Parking on neighboring site to the south.
 - Applicant working together with property owner on easement agreement.
 - Parking for employees only; safety of pedestrian traffic.
- Location of interior parking lot islands.
- Transparency alternatives; combination of glazing/mixed building material, consideration to provide fenestration.
- Color renderings for all building elevations.
- Elevation difference between new and existing buildings.
- Three dimensional (3D) rendering to show context of project with surrounding buildings.
- Operational hours: open 7 days a week; 9 a.m. to 8 p.m.
- The first *Slick City Action Park* to be in Michigan.
- Aesthetic improvements to the front elevation.

Chair Perakis opened the floor for public comment.

- Julie Buechner, 2411 Hampton; stated she and her husband Toby are excited to start their new business venture.

Chair Perakis closed the floor for public comment.

Resolution # PC-2025-01-008

Moved by: Fox
 Seconded by: Lambert

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Slick City Action Park: Troy, indoor commercial recreation facility, East side of Crooks, North of Maple (1820 Crooks and 1749 Northwood), Section 28, approximately 3.02 acres in size, Currently Zoned MR (Maple Road) and IB (Integrated Industrial and Business), be postponed, for the applicant to consider the following items:

1. Reorientation of the parking lot trees.
2. Clarity on the trash enclosure and mechanical equipment.
3. Consideration of suggested alterations to the front façade.
4. Provide three-dimensional (3D) rendering that shows the connection between the existing building and the proposed new building.
5. Addition of one (1) tree in the parking lot.
6. Easement for parking on the south side.
7. Widen the first drive aisle to the west of and parallel to the building to twenty-six (26) feet to accommodate fire trucks.

Discussion on the motion on the floor.

There was discussion on providing safety precautions, such as signage and speed bumps, for pedestrian traffic walking from their vehicles parked on the south side of the site to the building entrance because there is no room for a sidewalk.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

Dante Melotti, Jr., 1097 Kirts Blvd, Troy; addressed landscaping and architecture along Big Beaver, noted a residential complex located off Butterfield as a “hidden gem” in Troy.

Mr. Buechner returned to the meeting at 9:10 p.m.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,



Marianna J. Perakis, Chair



Kathy L. Czamecki, Recording Secretary



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PLANNING COMMISSION 2024 ANNUAL REPORT

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

PLANNING COMMISSION

In 2024 the Planning Commission consisted of Marianna Perakis (Chair), Lakshmi Malalahalli (Vice Chair), Marianna Perakis (Vice Chair), Toby Buechner, Carlton Faison, Tyler Fox, Michael Hutson, Tom Krent, Dave Lambert and John Tagle.

Tyler Fox was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held 19 meetings during the year.

John Tagle and Michael Hutson served on the Sustainable Design Review Committee.

Carlton Faison, Lakshmi Malalahalli, Marianna Perakis and Tom Krent served on the Neighborhood Node Subcommittee.

PLANNING COMMISSION TRAINING

Planning Commission members Krent and Lambert attended training sessions at the Michigan Association of Planning (MAP) Annual Conference, held in September, 2024.



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PLANNING COMMISSION 2024 ANNUAL REPORT

SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2024:

Project	Description	PC Action
SP JPLN2023-0033	Proposed Premier Academy Troy Daycare Center and Preschool, Northwest Corner of Crooks and Wattles PIN88-20-17-476-056, -057, -061, Section 17, Zoned NN "I"	Granted Preliminary Site Plan Approval on 02-13
SP JPLN2024-0001	Livernois/Elmwood Business Park, Northeast corner of Livernois and Elmwood (PIN 88-20-34-153-041), Section 34, Zoned IB	Granted Preliminary Site Plan Approval on 03-12
SV JPLN2024-0002	Vacate Alley, North of Elmwood and East of Livernois, Abutting PIN 88-20-34-153-042 & -043 to the west and PIN 88-20-34-153-041 to the east, Northfield Park Subdivision, Section 34	Recommended Approval to City Council on 03-12
SP JPLN2024-0004	Proposed Outdoor Bounce House, North of Fourteen Mile and West of John R PIN 88-20-35-400-017, Section 35, Zoned GB	Granted Preliminary Site Plan Approval on 04-09
SP JPLN2023-0031	Wattles Square Apartments, South side of Wattles and East of John R PIN 88-20-24-10-039, Section 24, Zoned NN "F"	Granted Preliminary Site Plan Approval on 04-23
SU JPLN2024-0010	Motor City Church addition and site improvements, South side of Wattles, East of Coolidge (1349 W. Wattles), Section 20, Zoned R-1B	Granted Preliminary Site Plan Approval on 05-14
PUD 020 JPLN2023-0021	The Village of Hastings PUD, East side of Livernois North of Square Lake, Section 3, Currently zoned NN "Q" and R-1B	Recommended Approval to City Council for CDP and PDP to be granted on 05-28
SP JPLN2023-0031	Wattles Square Apartments, South side of Wattles and East of John R PIN 88-20-24-10-039, Section 24, Zoned NN "F"	Granted Preliminary Site Plan Approval on 05-28
SU JPLN2024-006	Jax Kar Wash, South side of Long Lake, East of Livernois (102 East Long Lake Road), Section 15, Zoned NN "M"	Granted Special Use & Preliminary Site Plan Approval on 05-28
SP JPLN2024-0009	Town Haven Site Condominium, 19 units, South of Wattles, West of Rochester PIN 88-20-22-226-023 & -024, Section 22, Zoned R-1C	Granted Preliminary Site Condominium Approval on 06-11
SP JPLN2024-0020	City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, Zoned CF	Granted Preliminary Site Plan Approval on 06-25
SV JPLN2024-0002	Vacate Right-of-Way, West of Rochester, between Lovell and Hannah, Abutting 801 Hannah PIN 88-20-03-276-001, Clark Estates Subdivision, Section 3	Recommended Denial to City Council on 07-09



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PLANNING COMMISSION 2024 ANNUAL REPORT

SU JPLN2024-003	Starbucks with drive through, North side of Big Beaver, West of John R (1735 E. Big Beaver), Section 23, Zoned CB	Granted Special Use & Preliminary Site Plan Approval on 07-23
SP JPLN2023-0028	John R Commons Townhome Development, West side of John R, North of Big Beaver PIN 88-20-23-476-017	Granted Preliminary Site Plan Approval on 07-23
SP JPLN2023-0020	Rookery of Troy Mixed Use Development, West of Dequindre, South of Long Lake PIN 88-20-13-228-003 & -015, Section 13, Zoned NN "J"	Granted Preliminary Site Plan Approval 08-13
SU JPLN2024-024	Aston Martin Dealership, North side of Maplelawn, West of Crooks (1744 Maplelawn), PIN 88-20-29-401-017, Section 29, Zoned IB	Granted Special Use & Preliminary Site Plan Approval on 08-27
PUD JPLN2024-0012	Somerset West Concept Development Plan, North side of Big Beaver, West side of Coolidge (3100 W Big Beaver), PIN 88-20-19-476-002, -003, & 88-20-19-430-004	Presentation to introduce project; No Action Taken
SP JPLN2024-0023	Somerset Park Apartments Administration and Leasing Center and New Gold Cart Storage Garage, East of Coolidge, South of Big Beaver (2401 Golfview), PIN 88-20-29-176-002, Section 29, Zoned MF	Granted Preliminary Site Plan Approval 09-10
SP JPLN2024-0022	Wilshire Center, Single Family Attached and Multifamily Development, North side of Wilshire, East of Crooks and North of Big Beaver, PIN 88-20-21-326-010, Section 21, Zoned BB	Postponed on 10-08
SU JPLN2024-025	Adult Foster Care Small Group Home (Up to 10 Residents), West side of John R, South side of Abbotsford (5589 John R), PIN 88-20-12-152-003, Section 12, Zoned R-1C	Granted Special Use & Preliminary Site Plan Approval on 11-12
SU JPLN2024-007	EI Car Wash, Northwest corner of Long Lake and Dequindre (2955 & 2995 E Long Lake), Section 12, Zoned NN "J"	Motion to Approve Failed on 11-12
SP JPLN2024-0016	Elevate Troy Mixed Use Development, South of Big Beaver, East of Todd (1787 & 1985 W Big Beaver, PIN 88-20-29-226-003, -002, & -020, Section 29, Zoned BB	Granted Preliminary Site Plan Approval 11-12
SU JPLN2024-021	Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Zoned BB	Postponed on 11-26



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PLANNING COMMISSION 2024 ANNUAL REPORT

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2024:

Amendment	Description	PC Action
CR JPLN2024- 001	Bachard Lofts Conditional Rezoning, North side of Maple, West side of Stephenson (1441 E. Maple), PIN 88-20-26-351-016, Section 26, Proposed rezoning from O to IB	Recommended Rezoning for Approval on 08-27

CITY OF TROY MASTER PLAN

The Planning Commission considered the Master Plan at the following Regular meetings in 2024:

Date	Action
03/12/2024	Discussion on Proposed Neighborhood Node Classifications
04/09/2024	Public Hearing – City of Troy Draft Master Plan Adopted Language and Intent Statement for Neighborhood Node F & L
02/27/2024	Neighborhood Node Subcommittee Meeting 1
07/02/2024	Neighborhood Node Subcommittee Meeting 2
09/03/2024	Neighborhood Node Subcommittee Meeting 3



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O-02b

CITY COUNCIL AGENDA ITEM

Date: February 14, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Brian Goul, Recreation Director

Subject: Troy Historical Society Annual Report for Fiscal Year Ending 2024 and Financial Statements for Fiscal Year Ending 2024

The Troy Historical Society, established as a 501.c.3 nonprofit corporation in 1966, administers the Troy Historic Village for the City of Troy through a renewable management agreement. Troy Historical Society provides engaging education and enrichment programs at the city-owned Troy Historic Village as well as outreach programs for schools and adult groups. Nearly 30,000 guests visit the Village each year, including 15,000 students, chaperones, and teachers from public, private and charter schools in southeast Michigan. The Troy Historical Society is committed to expanding awareness of the Village as an outstanding center for history education, arts and culture, and inclusive community engagement.

The Troy Historical Society provides a welcoming environment that:

- Engages visitors in positive learning experiences and social interactions
- Respects the significance of history as we seek knowledge, understanding and relevance in our lives
- Recognizes artifacts as social objects and catalysts for sharing information and ideas
- Embraces innovative and creative interpretive programs
- Encourages civil discussion and objective analysis and evaluation of controversial issues
- Promotes a stewardship and adherence to the highest standards of historic preservation; manages resources with integrity and transparency; and treats all peoples with dignity and respect

Attached is the Troy Historical Society's Annual Report for FYE 2024 and Financial Statements for FYE 2024.



TROY HISTORIC VILLAGE

where history lives



Annual Report

Fiscal Year Ending June 30, 2024

AROUND THE VILLAGE

The Board of Trustees of the Troy Historical Society (THS) and staff of the Troy Historic Village (Village) present this Annual Report for the Fiscal Year ending June 30th, 2024 (FYE2024). We are pleased to report that **25,086 people visited the Troy Historic Village or attended Troy Historic Village programs this past fiscal year!** Though lower than the previous fiscal year, that number reflects a smaller turnout for the rainy 2023 Troy Traffic Jam but includes nearly identical numbers for school field trips and other public programs at the Village in FYE2023. With life back in full swing, our biggest challenge is distinguishing our quality programming to potential visitors in a sea of options.

STAFF AND BOARD SUPPORT

Owned by the City of Troy and operated by the Troy Historical Society, the Troy Historic Village employed 3 full-time and 13 part-time staff members representing 9 full-time equivalents in FYE 2024. In the past year, two longer-serving staff members moved on to other positions giving us the opportunity to bring in new employees with new ideas and a fresh set of eyes. Hours were added to the education staff and administrative assistant positions as the demands of the extensive programming continued to increase. The Troy Historic Village continued to contract regularly with a Graphic Designer, Blacksmith, and Watercolor Artist for operational and programmatic support and continues to seek out additional partnerships to expand programming.

During FYE2024, THS looked inward to revise, update, and improve policies and procedures. The Village Growth and Direction Committee created work groups to review and update Village safety procedures, investigate and improve staff benefits, and update THS By-Laws. As these groups wrap up, we are looking forward to revising our Employee Manual and Volunteer Handbooks next. The Finance Committee and Fund Development Committee continued to meet regularly to offer financial oversight and support to the Village. The Community Engagement Committee and Preservation, Innovation, and Education committees met as needed to coordinate events, programs, and projects.

Troy Historical Society Board as of September 24, 2024

Ken Heck,
President

Kevin Enright,
Vice President

Ken Meskin,
Treasurer

John Lavender,
Assistant Treasurer

Kris Rose,
Secretary

Howard Adams
Garrick Allison
Barbara Chambers
Kristi Hudson
Jagdish Karira
Padma Kuppa
Sue Lavander
Kevin Lindsey
Michael Nowosatko
JoAnn Preston
Beena Nagappala
Cindy Stewart



AROUND THE VILLAGE

SCHOOL PROGRAM HIGHLIGHTS

Field Trips continue to be the core of what we do! **The Village hosted 9,465 students, 1,934 chaperones, and 474 teachers during the 2023-2024 school year.** With the support of grant funding and the experience of our 2022 pilot program, we held a full-day Indigenous Voices program for all Troy 5th graders in October of 2023. Students experienced six different topics presented by eight partner presenters from tribes across the state. This was a culmination of years of planning and partnering and to see the final programming and hear the positive feedback from students, teacher, and presenters was deeply satisfying!



PUBLIC PROGRAM HIGHLIGHTS

Since Covid, Village staff have used the summer months to explore different topics and add an extra layer of interest in the buildings through temporary exhibits. In the summer of 2023, the exhibit *Pets: A History of Companionship* brought in some fun facts and fuzzy companions. All guests were encouraged to make a pet rock, and additional programs included a pet adoption day, an unusual pet's day, and a day to meet the Leader Dogs for the Blind. Staff created a new scavenger hunt for stuffed animals in all buildings to better engage non-readers throughout the Village.

Other programming aimed at our youngest visitors included a monthly Cheddar's Preschool Story Hour and our Trick or Treat, Cocoa and Crafts with Santa, and Spring Egg Hunt community events. Our Story Hour introduces kids to the Village and to artifacts as part of a program that encourages reading, hands on activities and fine motor skills, and cooperative play. While our community events don't often touch on the historic, they are an excellent use of the Village facilities for safe and fun activities that build up



the community. For adults, we continued our weekly walking group and summer yoga through

FYE2024 and participated in the Great Michigan Read with Firekeeper's Daughter book discussions and related programming. These programs are adjacent to traditional history programs and build communities by reaching a range of interests

In addition to the monthly Thursday Tea programs with history topics, Preservation Conversations focusing on historic preservation, and Constitution Cafés with lively discussion, the Village offered a range of hands-on learning and historic programming geared for adults in FYE2024. Blacksmithing continued to draw people as one of the few programs of its kind in the state, and our Metalsmith created a new project this summer for a special coppersmithing class. Watercolor is

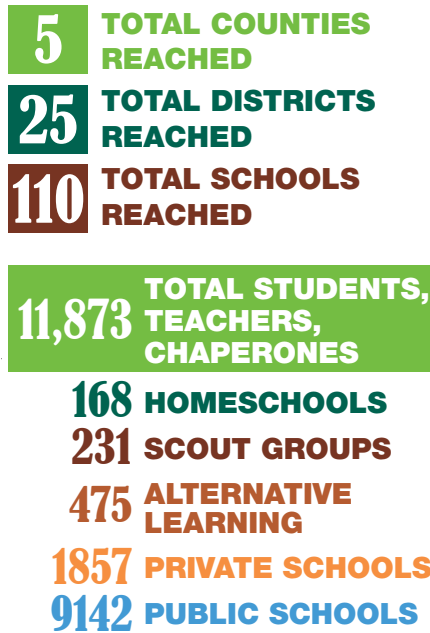
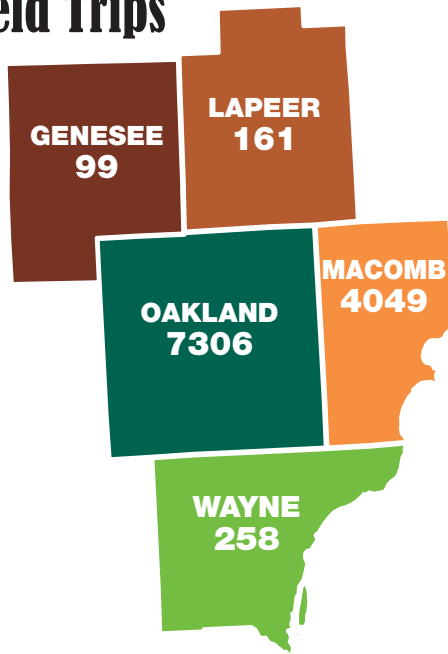
now offered year-round, and this past summer we celebrated all the trades with a new annual Handcrafted and Traditional Trades program. The Radio Show brings back crowds each summer with a different theme, and Victorian Christmas and the Civil War Saturday program gave visitors a chance to engage with knowledgeable reenactors throughout the Village. **In total, 13,213 people of all ages joined us for this wide range of programs, activities, and events in the FYE 2024.**



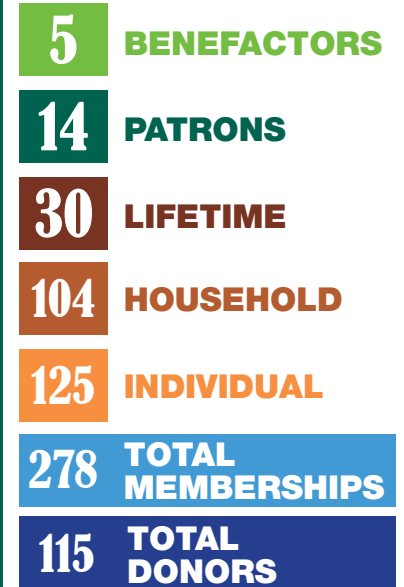
"We continue to look for ways to reach more students of all ages, abilities, and interests!"

~Jen Peters, Executive Director

Field Trips



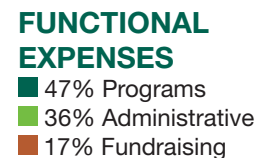
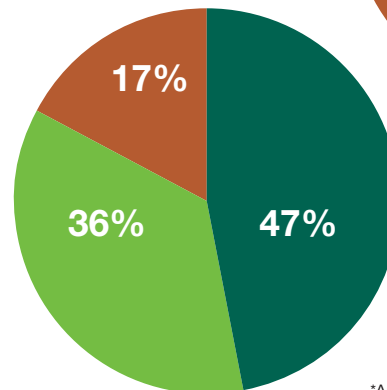
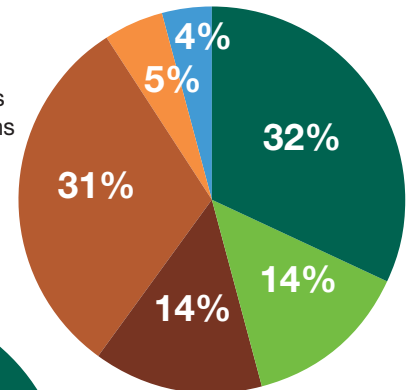
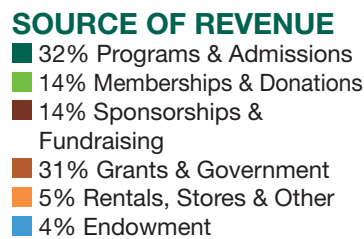
Members



Program Participation



Financials*



*Audited Financial Statements from FY 2023/2024

FINANCIALS

FINANCE

THS successfully completed its thirteenth year operating the Village through a renewable management agreement with the City of Troy. The current agreement will end in 2026. We had a strong 2023-2024 budget that was supported by a full return to field trip programming, continued additional programs and rentals, and continued grant and donor support. **THS ended the year in a strong financial position with total Net Assets of \$570,437.** After four years of pushing a range of programs and bringing in higher than budgeted numbers, cultivating donors, and working to secure grants whenever possible, THS now has a small amount of cash reserves. This puts THS in a much better financial position overall in two ways: continued cash flow throughout the year when the limited programming in January and February had historically made those months financially difficult, and a cash reserve that could be tapped in the event of another work stoppage or other financial disruption.

ENDOWMENTS

The THS managed endowment benefitted from a strong stock market in the past year. The endowment's value was higher at the end of the fiscal year even with \$22,000 in disbursements to the general fund and no additional donations. With a strong performance, the Finance Committee offered an additional \$5,000 from the endowment to cover the cost of starting a staff benefits program in the future. The goal is to work towards increasing benefits as part of the Village's overall growth. Competitive staff salaries including benefits continue to be a fiscal priority and remain so with the continued operational support from the City of Troy.

As of June 30, 2024, the THS endowment fund value was \$432,146; \$22,000 was disbursed to Village operations during the fiscal year.

As the Troy Community Foundation moves forward with growth and marketing, THS has become more active in promoting and utilizing these endowment funds for the benefit of the Village. Staff members apply for grants to support programs while a small annual distribution supports Village maintenance and improvement projects.

As of June 30, 2024, the Troy Historic Village endowment fund managed by the Troy Community Foundation was valued at \$34,920.44.



Financial Snapshot

Revenue

Field Trips, Programs, & Admissions	\$182,854
Memberships & Private Donations	\$70,002
Rentals, Village Store, & Other	\$30,150
Fundraising & Sponsorships	\$90,255
Grants	\$56,724
Assets Released from Restrictions	\$7,703
City of Troy Operations Support	\$106,000
Endowment Distribution	\$22,000

Expenses

Salaries and Related Fees	\$393,416
Artists and Professional Fees	\$69,382
Program Expenses	\$25,962
Fundraising Expenses	\$35,628
Administrative & Overhead Expenses	\$37,654

FINANCIALS

GRANTS

The following grants were received in FYE2024:

- ✓ The **Michigan Arts and Culture Council** awarded \$16,500 Operations Grant in the second of three years of guaranteed grants; THS scored high enough in the fall of 2022 to secure this grant for 3 fiscal years though funding may change from year to year. They also awarded \$6,500 for a Community Partners Grant towards the 2023 Indigenous Voices program.
- ✓ The **Michigan Non-Profit Association** awarded a one-time \$25,000 Non-Profit Relief Fund Grant for general operations.
- ✓ The **Michigan Humanities Council** supplied 35 books for its semi-annual Great Michigan Read program.
- ✓ **Kresge Foundation** allocated \$5,000 from a three-year grant of \$15,000 to support programs at the Village that contribute to the Troy community's quality of life.
- ✓ The **Oakland County Commissioners** awarded a \$10,000 grant to support the 2023 Civil War Days and 2024 Indigenous Voices educational programs.
- ✓ The **Michigan Humanities Council** awarded a \$12,000 Spring Humanities Grant to support the 2024 Indigenous Voices Program (this is a highly competitive grant cycle each year).
- ✓ **The Filmer Foundation** awarded \$9,000 to support the Preservation Conversations program. This funding will enable us to provide quarterly programs at the Troy Public Library in addition to the monthly program at the Village.
- ✓ **The Troy Community Foundation** awarded \$750 towards our Healthy Initiatives programs which include summer yoga and a weekly walking group.
- ✓ The **City of Troy** appropriated \$100,000 to support general operations in the Village and \$6,000 to support Preservation Conversations which promotes historic preservation in Troy and deepens our community's understanding of the field. This is in addition to work completed through the Facilities & Grounds department to maintain and upgrade Village buildings and grounds.



NATIONAL
ENDOWMENT
FOR THE
HUMANITIES



THE
KRESGE
FOUNDATION

Phillip & Elizabeth Filmer Memorial
Charitable Trust



COLLECTIONS

Staff Curator, Elizabeth Thornburg, and volunteers worked on the following projects during FYE2024:

- ✓ Researching Parsonage ministers and their families, researching the Parsonage building, and updating the interpretation in the Parsonage.
- ✓ Researching the history of properties at Troy Corners (6074-6170 Livernois) as well as other former structures at Troy Corners including the Jennings Home/Gow's Little Acre.
- ✓ Identifying historic houses and making note of next steps in recognizing Troy's historic past in 2026.
- ✓ Researching Troy's previous historic properties that were not included in the Historic District.
- ✓ Digitizing the collection of existing photographs of historic district structures from previous photograph loans and roadside surveys.
- ✓ Researching Troy's Agricultural History and Commerce from 1850-1880.
- ✓ Providing research and artifacts for the Victorian Christmas mini exhibit.
- ✓ Digitizing and indexing Troy Roadside Survey from the Dorothy Scott Collection.
- ✓ Cataloging slides from the Troy Community Center Collection from 1970s and 1980s.
- ✓ Providing research and images for Throwback Thursdays social media posts.
- ✓ Researching Johnson Niles land ownership records.
- ✓ Researching Indigenous inhabitants of Oakland County surrounding the area that became Troy.
- ✓ Researching Sylvan Glen Golf Course/ Sylvan Glen Park/ affiliated land from Land Grant to present.
- ✓ Providing research and images for the Village Press.
- ✓ Providing research and artifacts for *How Does Your Garden Grow?* exhibit.
- ✓ Additional digitizing and cataloguing in the Archives.



The following items were accessioned into the Collection:

- ✓ 1905 Methodist Hymnal – Purchase
- ✓ 1910 Methodist Hymnal – Cheryl Gawn
- ✓ Late 19th early 20th century shadowbox of taxidermized Troy area birds – Sandra Clark
- ✓ 1964 framed newspaper photograph and accompanying newspaper article

regarding Sir James Pittman visiting Poppleton School from the Daily Tribune – Martin Jakiela

- ✓ AMT model kit from Troy, MI; Emdee leather medicine bag – Douglas Thornburg

- ✓ 2 Busts of historic Methodist figures; teapot, cup and saucer from Wesley Wedgewood set; 2 engraving prints; 32 books; minister's robe and clerical collar; toby jug; communion chalice; clay jug – LaVere Webster
- ✓ Antique copper pitcher; dough proofing bucket – Kevin Enright
- ✓ 1979 image of Hilly Acres Farm – Mary Louise Porter
- ✓ 1960s – 1970s Troy Jaycee's scrapbook – JoAnn Preston
- ✓ Newspaper clippings; City of Troy street sign c. 2000; low-resolution photographs of Perrin Cemetery; concept drawing of Solar house (address unknown); Troy Community Center plans – City of Troy



The following items were accepted into the THS Education collection:

- ✓ Tools, wooden boxes, board games, frames, bottles, and reproduction toys – Ken Barrett
- ✓ Box of rocks and minerals – Sandra Clark
- ✓ Ice tongs and a shoe tack hammer – Pat Guibord
- ✓ Mason jars, pulley, metal pail – Estate of Judy Cornelier
- ✓ Salt cellars and spoons – Scott Powell

Deaccessions:

- ✓ No items were deaccessioned during FYE2024.



200

Volunteer hours and 10 volunteers were utilized by Collections in FYE2024

BUILDINGS AND GROUNDS



Village staff and volunteers continued to make improvements to interpretation and accessibility around the Village in FYE 2024. A volunteer group finished building and installing a non-functioning outhouse and period appropriate chicken coup to improve the Cabin's interpretive landscape. Spurred by a donation from the Metamora Colonial Dames, the Parsonage interpretation has been moved from a generic 1910s to a more focused 1923 and the Bennett family who lived there at the time. Volunteers painted the second floor, and artifacts more specific to the experience of a young Methodist minister from Cornwall England and his family were acquired



through purchase and donations. Volunteers worked with metalsmith Rose Weiss to replace a cracked firebox in the forge to keep classes running smoothly. In the spring, the Village updated the Audio-Visual system in the Old Troy Church to now include a loop hearing system and improved visual definition.

Following back-to-back rainstorms in August 2023, the Old Troy Church basement filled with 17 inches of water. The City, Village staff, and Village volunteers worked to clear and clean the space. The City reassessed neighborhood drains, sump pumps, and church mechanical systems to maximize existing drainage and protections to the building and equipment. There hasn't been flooding following this work despite similar storms. Other projects by the City included exterior paint touch ups on several buildings, tree pruning and maintenance, and LED lighting updates inside the Main Building (Old City Hall).



A rotted beam in the Wagon Shop created an opportunity for a unique collaboration. Instead of simply replacing the 150+ year old hand-hewn beam with modern materials, the City and Village worked together to replace it with a new hand-hewn beam. The City Grounds department cut and moved a failing oak tree onsite; staff member Alex Konieczny hewed the beam to the needed size using traditional tools and sharing what he learned with other staff and in a newsletter article, and then City Facilities installed the new beam.



31

Rentals including Weddings, Graduations, Family Celebrations, and Business Meetings

COLLABORATIONS & COMMUNITY PARTNERS



Throughout FYE 2024, THS continued to collaborate with community partners and use the Village as a resource for the community including local non-profits. Staff members presented and participated in partner organizations as leaders among the history, museum, and historic preservation communities. Staff, board, and volunteers also enjoyed being active in community events!

Village grounds were used for a range of programs and rentals that benefited the community and community partners. Four Open House events throughout the year enabled the community to enjoy the Village for free. Though standard admission is nominal, it can still be a barrier for some. The Fall (September), Mid-Winter Break (February), and Summer Kickoff (June) Open Houses as well as the Garden Walk Day (July) enable hundreds of visitors to see and enjoy the Village grounds while learning about upcoming programs. The Village partnered with Troy Chamber of Commerce to jointly host a fall Fire and Flannel networking and social event, Troy Kiwanis and Homes for Autism used the Village for their annual fundraisers, and the Village was again the “home base” for Troy Garden Club’s annual Garden Walk.

During FYE 2024, Troy Historic Village hosted the fall Michigan Museum Association mixer. Staff members also attended their annual conference in Flint and several virtual seminars and programs. Adult Program Director Stephanie Arwady served on the Oakland County Historical Commission, Youth Program Director Alex Konieczny spoke to Oakland University

Anthropology Students, and Executive Director Jen Peters spoke to Eastern Michigan University Historic Preservation Graduate Students. Maintaining these connections in the field enables the Village to be a resource among peers. Staff also participated in the Michigan Historical Society History Day Competition, mentored Wayne State University students, provided demonstrations at the Oakland County Pioneer Association’s Ice Cream Social, and spoke to the Metamora Chapter of the Colonial Dames. The Village continued to offer research support to the City of Troy and residents interested in local history.

THS increased its participation in the annual Troy Family Daze event in the fall of 2023 with a fun, interactive booth next to 30 scarecrows sponsored by local businesses. This was in addition to participating in Troy Recreation events, the Troy Farmers Market, Stage Nature Center’s Maple Syrup Time, Troy Fire Department, and Troy Public Library events throughout the year.



BUSINESS AND COMMUNITY SPONSORS

BUSINESS AND COMMUNITY SPONSORS 2023-2024

EDUCATION SPONSORS

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Columbia Center
City of Troy

PROGRAM AND EXHIBIT SPONSORS

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Troy Women's Association
State Farm Insurance – Ann Percy

Genisys Credit Union
Community Choice Credit Union
Troy Garden Club
Tim Hortons - Troy
Corwell Health

Troy Community Foundation
Radiant Paws Pet Massage
Rexpointe Kennels
Leader Dogs for the Blind
Colonial Dames

TROY TRAFFIC JAM 2023

Kirco "Presenting Sponsor"
Columbia Center "Proud Host Venue"

Gold Sponsors

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Troy Downtown Development Authority

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Creative Jeweler
Horizon Bank
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Penske Corp
Nowicki Autosport
Nostalgic Motoring Ltd.

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Butzel Long
The Westington Apartments
Stifel/Coastal Financial Strategies Group
Lambrecht Realty & Lambrecht Marina
Autumn Insurance
Hagerty

Fogo de Chão
Sedona Taphouse
Pasteiner's Auto Zone

Friends of Troy Traffic Jam

B&B Collision
Allison Family Foundation
Cauley Ferrari of Detroit

SCARECROW ROW 2023

100 Women Who Care - Troy
86 Plastic
A.J. Desmond & Sons Funeral Directors
Alexander J. Bongiorno Alliance Mobile Health
Allison Family Foundation
American House Elmwood
Ann Percy - State Farm Insurance
Anthology of Troy
BB's of Troy
Benito's Pizza Troy
Big Beaver United Methodist Church
Billings Lawn Equipment
Bright Behavioral Therapy- Troy
Buffalo Wild Wing Arena
C & G Newspapers
Community Choice Credit Union

Como Pediatric Communication Center
ConnectPay
Dean Sellers Ford
Erin O'Donnell Real Estate - Goman Real Estate
Collective
Explore Yoga
Fogo de Chão
Fox & Hounds Pastry Den
Genisys Credit Union
Green Lantern Pizza
HealthMarkets - Troy
Hindu Community Relations Council
Hindu Swayamsevak Sangh/Balgokulam
Honeybaked Ham
Inman Audiology
Irma's Family Farm Fresh Vegetables
Jonny Cakes Cafe
J-RO School of Music

Karen Greenwood - Coldwell Banker Weir Manuel
La Botana
Lake Michigan Credit Union
Lardner the Gardener
Lederman Kwartowitz Orthopedics
Lillybrook Counseling Services
Lincoln of Troy
Madany Dental
Manpower
Michi Design
Mr Kabob Xpress
MSU Management Education Center
Neil King Physical Therapy
New Century Realtors
Oakland Press
Oakmont Senior Communities

Office Evolution Troy
OUR Credit Union
Papa Romano's
Rexpointe Kennels Inc.
Ridley's Bakery Cafe
San Marino Club
Signs & More
Stage Nature Center
Stifel
Sunrise of Troy
Susheilla Mehta - Berkshire Hathaway Home Services, Kee Realty
T & I Credit Union
Telly's Greenhouse and Garden Center
Trevarrow Ace Hardware
The Choice Group
The Cook Group - Merrill Lynch
The Piano Place
The Quell Group

The Reserve at Red Run
Tri-County Equipment
Troy Chamber of Commerce
Troy Dental Studio
Troy Fire Department (sponsored)
Troy Garden Club
Troy Historical Society (sponsored)
Troy Jewelers
Troy Kickboxing Outfit
Troy Public Library
Troy Police Department (sponsored)
Troy Racquet Club
Troy Recreation Department
Troy Rotary Club
Troy Veterinary Hospital
Troy Youth Soccer League
Troy-Metro Agency
Vigilante Security

BUSINESS AND OPERATIONS 2023-2024

AAA Ice Cream
ALCO Printing

Honey Baked Ham
Red Robin – Troy

Ridley's Bakery Café
Signs and More

Trevarrow Hardware
Troy Garden Club

FOUNDATIONS AND GRANTS



NATIONAL
ENDOWMENT
FOR THE
HUMANITIES



Phillip & Elizabeth Filmer Memorial
Charitable Trust

VOLUNTEERS

In FYE 2024, volunteers continued to support THS and Village Staff by engaging the public, supporting operations, and preserving our resources. Volunteers were Activity Leaders for games and craft stations at our Trick-or-Treat, Cocoa & Crafts, and Egg Hunt events. They also warmly welcomed and checked-in guests for various events, provided Village tours, assisted staff with cleaning office spaces, and distributed marketing materials throughout the community. Volunteers offered their skills and expertise around the Village as they built specialty items for programs and interpretation like the non-functioning outhouse and historically authentic holiday ornaments and decorations, and maintained the Village's gardens.

Volunteers were critical to executing THS's annual fundraisers again this past year. For the Troy Traffic Jam, over 100 volunteers helped with marketing, car show registration, parking the car show participants, monitoring the Pedal Car racers cars, selling raffle tickets, engaging kids in the Kids Zone area, and so much more. For Scarecrow Row, a volunteer team helped with soliciting sponsors, built over half of the scarecrows, and monitored each and every scarecrow until the end of October. Volunteers also set up and took down Scarecrow Row at Troy Family Daze and at

the Village. Other important fundraising opportunities included building prize baskets and selling raffle tickets for the Summer Raffle and selling maple syrup products during Maple Syrup Days at Stage Nature Center. These events not only raise funds for THS, but they are enjoyed by thousands in the Troy community each year.

Knowing volunteers are looking for community as well as a sense of accomplishment, the Village established reoccurring weekly or monthly

volunteer opportunities that included school craft prep, specialized artifact or building cleaning, and a maintenance work group. These opportunities offer volunteers a chance to work with others in a social setting while helping accomplish needed tasks at the Village. Tasks were also tailored to student schedules as much as possible to enable participation.

Monthly meetings and bi-monthly volunteer specific newsletters kept the volunteers connected and periodic surveys drew invaluable insight from volunteering at the largest community events to the smallest volunteering tasks. The Volunteer Coordinator was, and still is, the communication vehicle for staff and volunteers, working to meet the needs of both groups for the overall benefit of Village visitors and the Troy community.



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Volunteers contributed a total of 4,757 hours of time to Village programs and operations support.

LOOKING FORWARD

The work continues! THS and Village Staff are in constant pursuit of improvement on all fronts: internal functioning, quality programming, accessibility, and continued research for better understanding of our history and its applications.

In the upcoming fiscal year, we are looking at ways to improve the THS Board and Village Staff. Board members are currently reviewing By-Laws and other policies. The current By-Laws have only had minor revisions since 2013. This comprehensive review will consider current non-profit best practices as well as the changing function of the THS board from a working board to a support and oversight board. Village Staff also continue their education in best practices as they visit other sites and participate in conferences and seminars.



City funding supported a recent dendroarchaeology study of the three oldest Village buildings for educational purposes. The study confirmed that the Caswell House was built in 1832/33 and the Old Troy Church was built in 1836/37, but established the building date of the Niles-Barnard house as 1826/27 — 10 years earlier than previously thought and making it Troy's oldest building! With this new information, diving back into the written accounts and documents helps us better understand that Johnson Niles likely wrapped his family's home, mercantile business, and early tavern all into a single structure. Shedding light onto the early Euro-American settlement of the Troy area enables us to tell a more robust story.

We've also started an internal campaign to revisit the research and documentation of each Village building to improve the interpretation and experience in each of them. We've started in the Parsonage, and plan to move onto the Caswell House, Town Hall, and General Store in upcoming years. We see this as part of the overall goal of better utilizing Village resources set out in the 2023 Master Plan. We are also looking at accessibility in these individual buildings and overall Village as we consider each of these smaller projects.

Finally, we're already looking ahead to 2026 and the Semiquincentennial. Communities around the United States will find their own ways to celebrate the 250th birthday of the nation, and here in Troy the Village is planning to pose the question, "Why Troy?" We are looking at featuring pioneers and citizens through the years and explore why they may have chosen to live in Troy. We think this will be a great project for school children and current residents alike and we are looking forward to sharing posters and exhibits throughout the community as part of this celebration!



Troy Historical Society

Financial Report

June 30, 2024

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Independent Auditor's Report

To the Board of Directors of
Troy Historical Society

Opinion

We have audited the accompanying financial statements of Troy Historical Society (a not-for-profit organization), which comprise the statement of financial position as of June 30, 2024 and 2023, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Troy Historical Society as of June 30, 2024 and 2023, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Troy Historical Society and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Troy Historical Society's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Troy Historical Society's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Troy Historical Society's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Zerbo Consulting Group, P.C.

November 8, 2024

Statement of Financial Position

June 30, 2024 and 2023

	2024	2023
Assets		
Current Assets		
Cash and cash equivalents	\$ 188,545	\$ 179,477
Restricted cash	-	7,703
Receivables:		
Accounts	2,040	605
Grants	15,961	19,383
Inventory	7,673	4,842
Prepaid expenses	21,617	3,844
Total Current Assets	<u>235,836</u>	<u>215,854</u>
Property and Equipment		
Office equipment	15,183	40,215
Total Cost	<u>15,183</u>	<u>40,215</u>
Less accumulated depreciation	(14,807)	(39,464)
Property and Equipment - Net	<u>376</u>	<u>751</u>
Investments (Note 2)	432,146	418,311
Intangible Assets - Net	7,556	-
Other Assets		
Beneficial Interest in Assets Held at Community Foundation (Note 6)	<u>5,000</u>	<u>5,000</u>
Total Assets	<u>\$ 680,914</u>	<u>\$ 639,916</u>
Liabilities and Net Assets		
Current Liabilities		
Accounts payable	\$ 3,750	\$ 227
Accrued expenses	29,693	24,242
Deferred revenue	77,034	54,928
Total Current Liabilities	<u>110,477</u>	<u>79,397</u>
Net Assets		
Without donor restrictions		
Undesignated	138,291	134,505
Board Designated (Note 4)	432,146	418,311
With donor restrictions	-	7,703
Total Net Assets	<u>570,437</u>	<u>560,519</u>
Total Liabilities and Net Assets	<u>\$ 680,914</u>	<u>\$ 639,916</u>

Statement of Activities and Changes In Net Assets

Years Ended June 30, 2024 and 2023

	2024			2023		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and Other Support						
Program and operational activities	\$ 203,378	\$ -	\$ 203,378	\$ 239,561	\$ -	\$ 239,561
Local government support (Note 5)	100,000	6,000	106,000	106,000	-	106,000
Donations and grants	123,165	1,000	124,165	78,169	-	78,169
Donations - endowment (Note 4)	-	-	-	18,300	-	18,300
Fundraising events	77,608	-	77,608	51,639	-	51,639
Membership	14,320	-	14,320	12,950	-	12,950
Merchandise sales	9,626	-	9,626	9,404	-	9,404
In-kind (Note 7)	888	-	888	6,446	-	6,446
Net assets released from restrictions	14,703	(14,703)	-	4,150	(4,150)	-
Total Revenue and Other Support	<u>543,688</u>	<u>(7,703)</u>	<u>535,985</u>	<u>526,619</u>	<u>(4,150)</u>	<u>522,469</u>
Operating Expenses						
Program activities	261,307	-	261,307	287,665	-	287,665
Management and general	202,504	-	202,504	189,657	-	189,657
Fundraising	98,231	-	98,231	86,991	-	86,991
Total Expenses	<u>562,042</u>	<u>-</u>	<u>562,042</u>	<u>564,313</u>	<u>-</u>	<u>564,313</u>
Excess of Operational Revenue over Operating Expenses	(18,354)	(7,703)	(26,057)	(37,694)	(4,150)	(41,844)
Other Changes in Net Assets						
Investment income (loss) - Net (Note 3)	35,835	-	35,835	24,911	-	24,911
Other income (loss)	140	-	140	(453)	-	(453)
Total Other Changes in Net Assets	<u>35,975</u>	<u>-</u>	<u>35,975</u>	<u>24,458</u>	<u>-</u>	<u>24,458</u>
Change in Net Assets	17,621	(7,703)	9,918	(13,236)	(4,150)	(17,386)
Net Assets - Beginning of year	<u>552,816</u>	<u>7,703</u>	<u>560,519</u>	<u>566,052</u>	<u>11,853</u>	<u>577,905</u>
Net Assets - End of year	<u>\$ 570,437</u>	<u>\$ -</u>	<u>\$ 570,437</u>	<u>\$ 552,816</u>	<u>\$ 7,703</u>	<u>\$ 560,519</u>

Statement of Functional Expenses

Year Ended June 30, 2024

	Program Activities	Management and General	Fundraising	Total
Salaries and wages	\$ 182,109	\$ 149,810	\$ 61,497	\$ 393,416
Professional Fees	53,236	15,040	1,106	69,382
Advertising and promotion	2,919	6,498	28,983	38,400
Supplies	19,600	7,646	5,984	33,230
Telephone and internet	(444)	9,126	167	8,849
Bank service charges	-	4,675	-	4,675
Insurance	-	5,741	-	5,741
Equipment rental	400	1,290	-	1,690
Transportation	1,149	149	-	1,298
Depreciation	-	375	-	375
Amortization	-	444	-	444
In-kind (Note 7)	588	-	300	888
Miscellaneous	1,750	1,710	194	3,654
Total Expenses	<u>\$ 261,307</u>	<u>\$ 202,504</u>	<u>\$ 98,231</u>	<u>\$ 562,042</u>

Statement of Functional Expenses

Year Ended June 30, 2023

	Program Activities	Management and General	Fundraising	Total
Salaries and wages	\$ 214,603	\$ 136,920	\$ 48,000	\$ 399,523
Professional Fees	45,665	16,019	1,317	63,001
Advertising and promotion	4,526	2,732	26,619	33,877
Supplies	12,886	6,999	9,508	29,393
Telephone and internet	6,884	10,417	-	17,301
Bank service charges	440	4,318	-	4,758
Insurance	-	4,297	-	4,297
Equipment rental	600	1,484	-	2,084
Transportation	800	13	300	1,113
Depreciation	-	499	-	499
Miscellaneous	1,261	5,959	1,247	8,467
Total Expenses	\$ 287,665	\$ 189,657	\$ 86,991	\$ 564,313

Statement of Cash Flows

Years Ended June 30, 2024 and 2023

	2024	2023
Cash flows from Operating Activities:		
Change in net assets	\$ 9,918	\$ (17,386)
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	375	500
Amortization	444	-
Net realized and unrealized (gains) losses on investments	(35,835)	(24,911)
Changes in operating assets and liabilities that provided (used) cash:		
Accounts and grants receivable	1,987	(10,963)
Donated investments - endowment	-	(18,300)
Inventory	(2,831)	3,140
Prepaid expenses	(17,773)	(571)
Intangible assets	(8,000)	-
Accounts payable	3,523	(3,442)
Accrued expenses	5,451	10,501
Rental deposits payable	-	(7,000)
Deferred revenue	22,106	21,620
Net cash used in operating activities	<u>(20,635)</u>	<u>(46,812)</u>
Cash flows from Investing Activities:		
Proceeds from sale of investments	22,000	21,700
Net cash provided by investing activities	<u>22,000</u>	<u>21,700</u>
Net increase (decrease) in cash and cash equivalents	1,365	(25,112)
Cash and cash equivalents - Beginning of year	<u>187,180</u>	<u>212,292</u>
Cash and cash equivalents - End of year	<u><u>\$ 188,545</u></u>	<u><u>\$ 187,180</u></u>
Statement of Financial Position Classification of Cash and Cash Equivalents		
Cash and cash equivalents	\$ 188,545	\$ 179,477
Cash for restricted purposes	-	7,703
Total cash and cash equivalents	<u><u>\$ 188,545</u></u>	<u><u>\$ 187,180</u></u>

June 30, 2024 and 2023

Note 1 – Nature of Activities and Significant Accounting Policies

Organization

Troy Historical Society (the Organization) is tax exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code as an organization that is not a private foundation. The Organization's mission is to engage the community and enable life-long exploration of history by sharing and preserving its stories, artifacts, and buildings through creative, meaningful experiences. The Organization's vision is to enhance knowledge and historic context through the resources and activities centered at the Troy Historic Village. The Organization provides opportunities for community development, social interaction, and open dialogue on issues of importance. The Organization enriches lives by connecting its experiences of the past to one another. The Organization was formed in order to foster and encourage the collection and preservation of historical artifacts and to study and conduct historical research. It has grown from this foundation of preservation to preservation and education. The Organization is located in Troy, Michigan.

The City of Troy has a contract with the Organization that allows the Organization to operate, manage, and use the Troy Historic Village and its buildings for the purpose of the Organization's mission. See Note 5.

Nature of Activities

The Organization develops and offers history-related public educational programs to children and families, school fieldtrips, and senior citizens. The Organization operates the Historic Village and works with the City of Troy to maintain the accompanying buildings and artifacts. Fees are charged for most educational and group-taught programs. Other sources of income include local government support, donations, fundraising events, and special-event rentals.

Basis of Presentation

The Organization reports information regarding its financial position and activities according to two classes of net assets that are based upon the existence or absence of restrictions on use that are placed there by its donors: net assets without donor restrictions and net assets with donor restrictions.

Net assets without donor restrictions are resources available to support operations and not subject to donor restrictions. The only limits on the use of net assets without donor restrictions are the broad limits resulting from the nature of the Organization, the environment in which it operates, the purposes specified in its corporate documents and its application for tax-exempt status and any limits resulting from contractual agreements with creditors and others that are entered into in the course of its operations.

Net assets with donor restrictions are subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, such as those that the donor stipulates that resources be maintained in perpetuity.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates

Cash and Cash Equivalents

For purposes of the statement of cash flows, highly liquid investments with maturities of three months or less when purchased are considered cash equivalents and recorded at cost, which approximates fair value.

June 30, 2024 and 2023

Note 1 – Nature of Activities and Significant Accounting Policies (Continued)***Accounts and Grants Receivable***

The Organization considers accounts receivable to be fully collectible as of June 30, 2024 and 2023, respectively; accordingly, no allowance for doubtful accounts is required. If amounts become uncollectible, they will be charged to operations when that determination is made.

Grants and contributions are recognized at fair value as revenues in the period in which there is sufficient evidence that an unconditional promise was received. Conditional promises are recognized when the conditions on which they depend are substantially met. Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. The allowance for uncollectible amounts is estimated based upon historical collection rates and specific identification of uncollectible amounts. As of June 30, 2024 and 2023, respectively, there were no allowances required for grants receivable.

Inventory

The Organization maintains an inventory of books, posters, and other mission related products, purchased for resale, that are sold in The Village Store. Inventory is valued at the lower of cost or market.

Property and Equipment

Property and equipment is carried at cost or, if donated, at fair market value at the time of donation. Depreciation is provided on a straight-line basis over the estimated useful lives of 3 to 27.5 years. The Organization's policy is to capitalize acquisitions of \$2,500 or more. For the years ended June 30, 2024 and 2023, depreciation expense was \$375 and \$500, respectively.

Intangibles

Intangible assets, such as website development costs, are capitalized at cost when they relate to the application and infrastructure development stages. Costs incurred during the planning stage and for maintenance after the website is launched are expensed as incurred. Capitalized website development costs are amortized on a straight-line basis over the estimated useful life of 3 years. The Organization's policy is to capitalize acquisitions of \$2,500 or more. For the years ended June 30, 2024 and 2023, amortization expense was \$444 and \$0, respectively.

Investments

Investments for which market quotations are readily available are valued at the quoted market price.

Deferred Revenue

Deferred revenue consists of advances for future programs, events, rentals, and grants. The Organization recognizes revenue once the program, event, or rental has concluded. Grants are recognized in conjunction with agreement terms when any imposed conditions have been met.

Revenue and Other Support

Contributions of cash and other assets, including unconditional promises to give in the future, are reported as revenue when received and are measured at fair value. The Organization receives support in the form of local government, corporate, and individual grants and contributions. Management has determined that these grants and contributions are from arrangements for which there is no commensurate benefit provided to the resource providers. Therefore, all of this support is considered to be contribution revenue.

June 30, 2024 and 2023

Note 1 – Nature of Activities and Significant Accounting Policies (Continued)***Revenue and Other Support (Continued)***

Contributions that are restricted by the donor are reported as an increase in net assets without donor restriction if the restriction expires in the reporting period in which the contributions are recognized. Contributions with donor-imposed time or purpose restrictions are reported as support with donor restrictions. All other contributions are reported as support without donor restrictions.

Unconditional promises to give with payments due in future periods are assumed to have an implicit time restriction. Those restrictions are released as contributions when collected or when allocations or grants are made to recipient organizations based on those future collections. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional. There were no conditional promises to give recognized as of June 30, 2024 and 2023, respectively.

The Organization offers program related experiences where the performance obligation is delivery of the program. Fees for these programs are based on the type of program and the number of participants in each program. These revenues are treated as exchange transactions and are recognized as revenue after delivery of the program has occurred.

The Organization conducts special fundraising events in which the gross proceeds paid by the sponsor represent contribution revenue to the Organization as there is no admission fee for participants or spectators for these types of events. The Organization also conducts special fundraising events in which the gross proceeds paid by the participant represents payment for the direct benefits received by the participant at the event. The performance obligation is delivery of the event, and revenue is recognized after the event has taken place. Funds received in excess of proceeds paid by participants for these events would represent contribution revenue to the Organization. There were no proceeds deemed to be contributions at any of these types of events for the years ended June 30, 2024 and 2023, respectively.

Contributed Services

The Organization pays for most services requiring specific expertise. However, many individuals donate their time in performing a variety of tasks to assist the Organization's operations. The donated hours and value of these contributed services have not been included in these financial statements, as they do not meet the criteria for recognition and were estimated for the years ended June 30, 2024 and 2023 to be 4,757 hours and 4,652 hours valued at approximately \$159,312 and \$147,934, respectively.

Concentrations of Credit Risk

The Organization derives most of its revenues from local government support, donations, and various fundraising events. For the years ended June 30, 2024 and 2023, local government support was approximately 19% and 20% of total revenues, respectively.

Functional Allocation of Expenses

Costs of providing the program, management and general, and fundraising services have been reported on a functional basis in the statement of functional expenses. The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses required allocation on a reasonable basis that is consistently applied. Depreciation is allocated on the basis of the program or support service that uses the fixed asset. Costs have been allocated between the various programs and support services based on estimates determined by management. Although the methods of allocation used are considered appropriate, other methods could be used that would produce different amounts.

June 30, 2024 and 2023

Note 1 – Nature of Activities and Significant Accounting Policies (Continued)***Adoption of New Accounting Pronouncement***

In September 2020, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2020-07, *Not-for-Profit Entities (Topic 958): Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*, which was issued in order to improve transparency in the reporting of contributed nonfinancial assets, also known as gifts-in-kind, for not-for-profit organizations. The new guidance is effective for the Organization's year-ended June 30, 2023. See Note 7.

Subsequent Events

The financial statements and related disclosures include evaluation of events up through and including November 8, 2024, which is the date the financial statements were available to be issued.

Note 2 – Fair Value Measurement***Fair Value Measurement***

Accounting standards require certain assets and liabilities be reported at fair value in the financial statements and provide a framework for establishing that fair value. The framework for determining fair value is based on a hierarchy that prioritizes the inputs and valuation techniques used to measure fair value.

Fair values determined by Level 1 inputs use quoted prices in active markets for identical assets that the Organization has the ability to access. Fair values determined by Level 2 inputs use other inputs that are observable, either directly or indirectly. These Level 2 inputs include quoted prices for similar assets in active markets and other inputs, such as interest rates and yield curves that are observable at commonly quoted intervals. Level 3 inputs are unobservable inputs, including inputs that are available in situations where there is little, if any, market activity for the related asset. These Level 3 fair value measurements are based primarily on management's own estimates using pricing models, discounted cash flow methodologies, or similar techniques taking into account the characteristics of the asset.

In instances whereby inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Organization's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

The following tables present information about the Organization's assets measured at fair value on a recurring basis at June 30, 2024 and 2023, respectively, and the valuation techniques used by the Organization to determine those fair values:

	Assets Measured at Fair Value on a Recurring Basis at June 30, 2024	
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Balance at June 30, 2024
Investments:		
Money market funds	\$ 19,725	\$ 19,725
Fixed income securities	283,147	283,147
Equity securities	129,274	129,274
Total investments at fair value	\$ 432,146	\$ 432,146

June 30, 2024 and 2023

Note 2 – Fair Value Measurement (Continued)***Fair Value Measurement (Continued)***

	Assets Measured at Fair Value on a Recurring Basis at June 30, 2023	
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Balance at June 30, 2023
Investments:		
Money market funds	\$ 21,760	\$ 21,760
Fixed income securities	271,589	271,589
Equity securities	124,962	124,962
Total investments at fair value	<u>\$ 418,311</u>	<u>\$ 418,311</u>

Note 3 – Investment Income - Net

Investment income (loss) is composed of the following for the years ended June 30, 2024 and 2023:

	2024	2023
Interest and dividends - Net of fees	\$ 15,549	\$ 9,900
Net realized and unrealized gains (losses)	20,286	15,011
Total	<u>\$ 35,835</u>	<u>\$ 24,911</u>

Note 4 – Board Designated Endowment

During the year ended June 30, 2023, investment funds were reorganized into a Troy Historical Society Board Designated Endowment. The Organization's goal of this endowment is to support operations of the Troy Historic Village as the Board of Directors and management deems most beneficial. The following tables present the changes in endowment net assets for the years ended June 30, 2024 and 2023:

	Changes in Endowment Net Assets for the Year Ended June 30, 2024
	Without Donor Restrictions
Board designated endowment funds - Beginning of Year	\$ 418,311
Investment return:	
Investment income	15,549
Net appreciation (realized and unrealized)	20,286
Total Investment return	<u>35,835</u>
Appropriation of endowment assets for expenditure	<u>(22,000)</u>
Board designated endowment funds - End of Year	<u>\$ 432,146</u>

June 30, 2024 and 2023

Note 4 – Board Designated Endowment (Continued)

	Changes in Endowment Net Assets for the Year Ended June 30, 2023	
	Without Donor Restrictions	
Board designated endowment funds - Beginning of Year	\$	-
Board designation of 2022 bequests		396,800
Investment return:		
Investment income		9,900
Net appreciation (realized and unrealized)		15,011
Total Investment return		<u>24,911</u>
Contributions		18,300
Appropriation of endowment assets for expenditure		<u>(21,700)</u>
Board designated endowment funds - End of Year	\$	<u>418,311</u>

Note 5 – City of Troy

Effective in March 2011, the City of Troy approved an operational agreement with the Organization to operate the Troy Historic Village located in Troy, Michigan, which allows the Organization non-exclusive use of the property. The agreement was renewed on July 1, 2016, and it expires on June 30, 2026.

In conjunction with this agreement, the City of Troy includes the Organization in its annual budget within the City's Recreation and Culture Department for building and ground routine maintenance as well as annual appropriations out of its General Fund for Organization operations, insurance, and operations-related maintenance and utilities. For the years ended June 30, 2024 and 2023, the City of Troy provided the Organization with appropriations for organizational operations in the amounts of \$106,000, respectively. The appropriations are recorded as Local Government Support on the Statement of Activities and Changes in Net Assets for the years ended June 30, 2024 and 2023.

Note 6 – Community Foundation Endowment

Effective December 1, 2017, The Organization established an endowment agreement with North Woodward Community Foundation (the Community Foundation) by an irrevocable transfer of funds in the amount of \$5,000 to the Community Foundation. The purpose of the endowment is to provide support to the Organization in its operating and management of the Troy Historic Village, owned by the City of Troy, as directed by the Community Foundation. The Community Foundation has the power to retain, invest, and reinvest the assets of the endowment to further the charitable or other exempt purposes of the Organization. The Community Foundation also has variance power over the endowment in that the Community Foundation's principles and procedures for advised funds provide that the commitments, grants, or expenditures from the funds shall be made to the Organization at such time or times and in such amount or amounts as determined by the Community Foundation. If the Organization ceases to operate and manage the Troy Historic Village, the endowment fund would continue to provide support to the Troy Historic Village by distributions to the next operator of the Troy Historic Village.

June 30, 2024 and 2023

Note 6 – Community Foundation Endowment (Continued)

Annually, the Organization can request five percent of the average endowment fund balance of the preceding four quarters in the form of a distribution. As of June 30, 2024 and 2023, the North Woodward Community Foundation reported an approximate fair value of \$34,920 and \$32,767, respectively, for the endowment fund. As of June 30, 2024 and 2023, a request for distribution has not been made by the Organization.

Note 7 – In-kind Donations

The Organization received various in-kind donations for its programs and in support of the Organization in general. The in-kind donations were used during the years ended June 30, 2024 and 2023, and there were no donor-imposed restrictions associated with the contributed non-financial assets. Fair value of the contributed non-financial assets was determined based on the market value cost of a given item or service. In-kind donations for the years ended June 30, 2024 and 2023 are as follows:

Description	2024	2023
Advertising, promotional services, and sponsorship	\$ 450	\$ 1,550
Village and program supplies (items include but are not limited to round tables, presentation folders, baking supplies, prize baskets for fundraisers, candy, bags, name tags)	438	4,896
Total	\$ 888	\$ 6,446

Note 8 – Liquidity and Availability of Financial Resources

The Organization has \$206,546 of financial assets available within one year of the statement of financial position date to meet cash needs for general expenditure consisting of cash and cash equivalents and receivables. None of the financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the statement of financial position date. The Organization has a goal to maintain financial assets, which consist of cash and cash equivalents and receivables, on hand to meet 60 days of normal operating expenses, which are, on average approximately \$94,000. The Organization has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

From: W. Kent Clarke Jr., JD

To: Troy Fire Dept.

I cannot thank you enough. You and the entire department showed great empathy for a problem you had no obligation to solve.

Your young man who crawled through the entire crawl space to find my cat. I THANK YOU!

Tell me the fire house you work out of and I will order a pizza party for the house on me. Pick the Pizza place.

Please post this letter so folks can learn that YOU guys are ALL doing this on your own time with no compensation.

Mr. Bovensiep,

We are writing to thank you and your department employees for their response to our request. When our street was being plowed one of the branches was torn off of the street tree. We are not complaining about this. Instead, we are grateful to have our street plowed and salted. We called to see if someone could help us with cutting up the branch. We spoke with Angela. She told us there was no problem asking for help. Within 45 minutes we saw one of your employees cutting up the tree branch. We are extremely grateful for this.

We moved to Troy in 1986. This is a wonderful city to live in due to the fact that our services from all Troy employees are outstanding.

Please extend our thanks to your employees for their great work.

Sincerely,

William and Shirley Schmidt



1200 N. Telegraph Road, Dept. 479
Pontiac, MI 48341-0479
(248) 858-0611
oakgov.com/treasurer

Robert Wittenberg, Treasurer

Jody Weissler DeFoe, Chief Deputy Treasurer

Oakland County Treasurer's Office Foreclosure Prevention

The Oakland County Treasurer's Office is in the final stretch of our foreclosure prevention efforts. The tax foreclosure deadline for the 2022 and/or prior year taxes is on March 31, 2025. That means if these taxes aren't paid off by March 31st or any interested party hasn't entered into a repayment schedule with the Treasurer's office by then, the property will be foreclosed.

Since December of 2024, the Treasurer's office has conducted over a thousand Taxpayer Assistance Meetings to assist taxpayers with keeping their properties by working with them to get on a repayment schedule and/or by identifying resources that may be beneficial to them and their situation. We are here to help and strongly encourage taxpayers to contact us before the tax foreclosure deadline if they have delinquent taxes for 2022 and/or prior tax years. Taxpayers interested in scheduling a Taxpayer Assistance Meeting may call us at 248-858-0611 or they may visit www.oakgov.com/treasurer

Thank you!

A handwritten signature in black ink, appearing to be "Robert Wittenberg".

Robert Wittenberg
Oakland County Treasurer